CITY OF VINCENT

AGENDA

Council Briefing

5 December 2023

Time: **6.00pm**

Location: **E-Meeting and at the Administration and Civic Centre,**

244 Vincent Street, Leederville

David MacLennan

Chief Executive Officer

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1. Members of the public present at Council Briefings will have an opportunity to ask questions or make statements during public question time. Questions and statements at Council Briefings must relate to a report contained in the agenda.
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3. Questions asked at an Ordinary Council Meeting must relate to a matter that affects the City of Vincent.
4. Questions asked at a Special Council Meeting or Committee Meeting must relate to the purpose for which the meeting has been called.
5. Written statements will be circulated to Elected Members and will not be read out unless specifically requested by the Presiding Member prior to the commencement of the meeting.
6. Where in-person meetings are not permitted due to a direction issued under the *Public Health Act 2016* or the *Emergency Management Act 2005* questions and/or statements may be submitted in writing and emailed to governance@vincent.wa.gov.au by 3pm on the day of the Council proceeding. Please include your full name and suburb in your email.
7. Shortly after the commencement of the meeting, the Presiding Member will ask members of the public to come forward to address the Council and to give their name and the suburb in which they reside or, where a member of the public is representing the interests of a business, the suburb in which that business is located and Agenda Item number (if known).
8. Questions/statements are to be made politely in good faith and are not to be framed in such a way as to reflect adversely or be defamatory on an Elected Member or City Employee.
9. Where practicable, responses to questions will be provided at the meeting. Where the information is not available or the question cannot be answered, it will be *"taken on notice"* and a written response will be sent by the Chief Executive Officer to the person asking the question. A copy of the reply will be included in the Agenda of the next Ordinary meeting of the Council.
10. It is not intended that public speaking time should be used as a means to obtain information that would not be made available if it was sought from the City's records under Section 5.94 of the *Local Government Act 1995* or the *Freedom of Information Act 1992* (FOI Act). The CEO will advise the member of the public that the information may be sought in accordance with the FOI Act.

For further information, please view the Council Proceedings Guidelines.

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- All Council proceedings are recorded and livestreamed in accordance with the Council Proceedings - Recording and Web Streaming Policy.
- All recordings are retained as part of the City's records in accordance with the State Records Act 2000.
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- All live stream recordings can be accessed on demand at https://www.vincent.wa.gov.au/council-meetings
- Images of the public gallery are not included in the webcast, however the voices of people in attendance may be captured and streamed.
- If you have any issues or concerns with the live streaming of meetings, please contact the City's Governance Team on 08 9273 6500.

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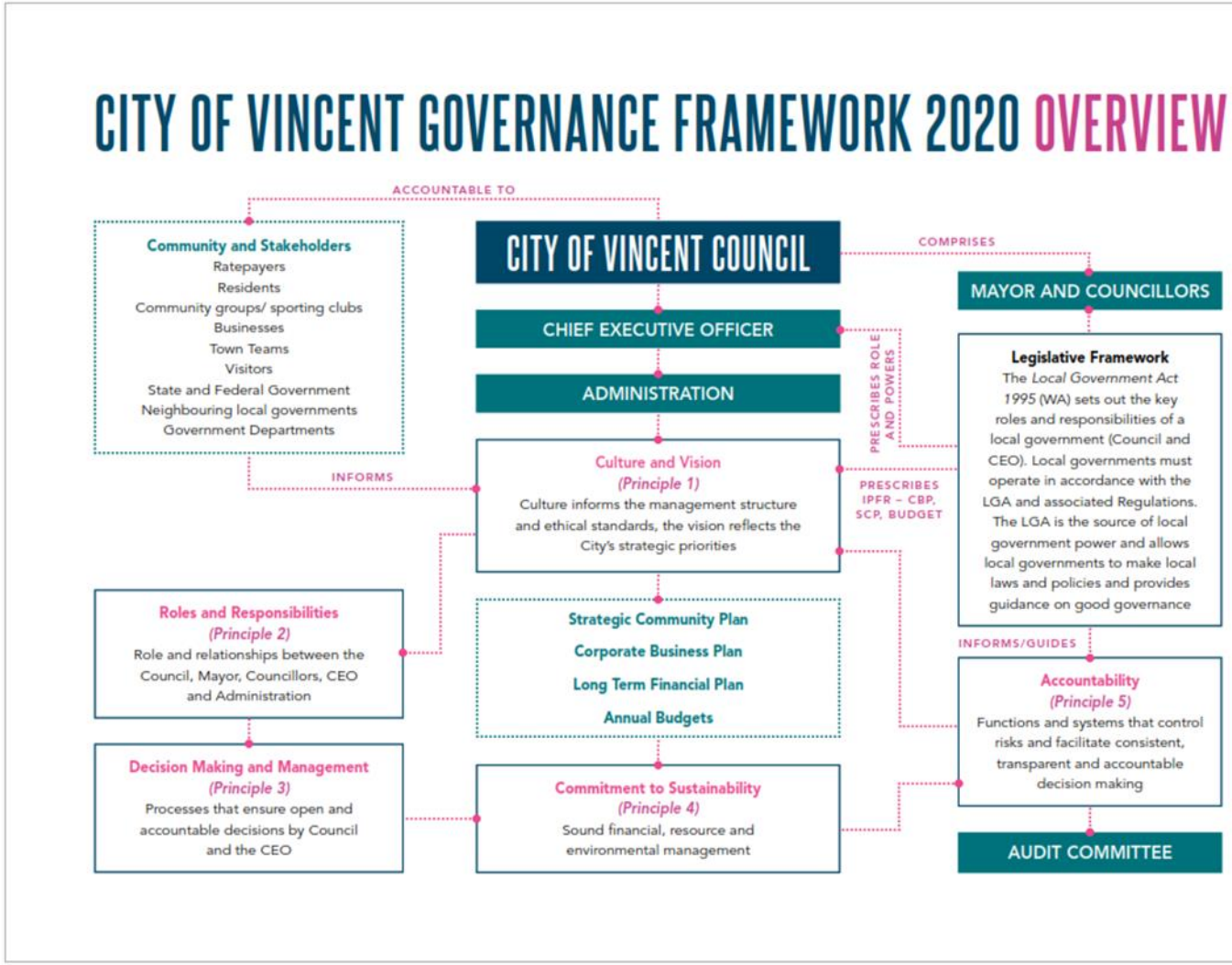
CITY OF VINCENT GOVERNANCE FRAMEWORK 2020 OVERVIEW



COMMUNITY PRIORITIES AND OUTCOMES WE WILL STRIVE TO ACHIEVE

ENHANCED ENVIRONMENT

- Our parks and reserves are maintained, enhanced and are accessible for all members of the community.
- Our urban forest/canopy is maintained and increased.
- We have improved resource efficiency and waste management.
- We have minimised our impact on the environment.
- Power lines are undergrounded.

CONNECTED & HEALTHY COMMUNITY

- Connected & healthy community
- We have enhanced opportunities for our community to build relationships and connections with each other and the City
- Our many cultures are celebrated
- We recognise, engage and partner with the Whadjuk Noongar people and culture
- Our community facilities and spaces are well known and well used
- We are an inclusive, accessible and equitable City for all

SENSITIVE DESIGN

- Our built form is attractive and diverse, in line with our growing and changing community.
- Our built form character and heritage is protected and enhanced.
- Our planning framework supports quality design, sustainable urban built form and is responsive to our community and local context.
- More people living in, working in, or enjoying our town centres.

ACCESSIBLE CITY

- Our pedestrian and cyclist networks are well designed, connected, accessible and encourage increased use.
- We have better integrated all modes of transport and increased services through the City.
- We have embraced emerging transport technologies.

THRIVING PLACES

- We are recognised as a City that supports local and small business.
- Our town centres and gathering spaces are safe, easy to use and attractive places where pedestrians have priority.
- We encourage innovation in business, social enterprise and imaginative uses of space, both public and private.
- Efficiently managed and maintained City assets in the public realm.
- Art, history and our community's living cultures are evident in the public realm.

INNOVATIVE AND ACCOUNTABLE

- We deliver our services, projects and programs in the most inclusive, efficient, effective and sustainable way possible.
- We engage with our community so they are involved in what we are doing and how we are meeting our goals.
- Our decision-making process is consistent and transparent, and decisions are aligned to our strategic direction.
- We embrace good ideas or innovative approaches to our work to get better outcomes for the City and our community.

THESE PRIORITIES AND OUTCOMES WILL BE MET THROUGH THE DELIVERY OF COUNCIL ADOPTED STRATEGIES, PLANS, PROGRAMS, AND POLICIES.

1 DECLARATION OF OPENING / ACKNOWLEDGEMENT OF COUNTRY

"The City of Vincent would like to acknowledge the Traditional Owners of the land, the Whadjuk people of the Noongar nation and pay our respects to Elders past and present."

2 APOLOGIES / MEMBERS ON LEAVE OF ABSENCE

Nil

3 PUBLIC QUESTION TIME AND RECEIVING OF PUBLIC STATEMENTS

4 DECLARATIONS OF INTEREST

5 STRATEGY & DEVELOPMENT

5.1 NO. 500 (LOT: 41; D/P: 418433) FITZGERALD STREET, NORTH PERTH - PROPOSED CHANGE OF USE FROM RESTAURANT/CAFE TO RESTAURANT/CAFE AND SMALL BAR

Ward: South

Attachments:

1. Consultation and Location Plan
2. Development Plans
3. Parking Management Plan
4. Previous Joint Development Assessment Panel Approval
5. Summary of Submissions - Applicant's Response
6. Summary of Submissions - Administration's Response
7. Determination Advice Notes

RECOMMENDATION:

That Council, in accordance with the provisions of the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme, APPROVES the development application for a proposed Change of Use from Restaurant/Café to Restaurant/Café and Small Bar at No. 500 (Lot: 41; D/P: 418433) Fitzgerald Street, North Perth, in accordance with the plans shown in Attachment 2, subject to the following conditions, with the associated determination advice notes in Attachment 7:

1. Development Approval

This approval is for a Change of Use from Restaurant/Café to Restaurant/Café and Small Bar as shown on the approved plans dated 18 August 2023. No other development forms part of this approval;

2. Use of Premises

2.1 This approval is for a Restaurant/Café and Small Bar as defined in the City of Vincent Local Planning Scheme No. 2. The use of the subject land for any other land use may require further approval from the City;

2.2 The total number of persons attending the Restaurant/Cafe and Small Bar at any one time, including staff and customers, shall be limited to 32 persons; and

2.3 The Restaurant/Café and Small Bar shall be limited to the following hours of operation:

- **Monday to Sunday: 8:00am to 5:00pm; and**
- **All deliveries shall be limited to 7:00am to 2:00pm, Monday to Friday; and**

3. Venue Management

3.1 Prior to commencement of the approved development, a Venue Management Plan shall be submitted to and approved by the City. The Venue Management Plan shall be prepared in accordance with City's Policy No. 7.5.7 – Licensed Premises, to the satisfaction of the City (refer advice note 8); and

3.2 The premises shall operate in accordance with the approved Venue Management Plan, to the satisfaction of the City;

4. Waste Management

The approved development shall operate in accordance with the approved Waste Management Plan dated 28 September 2018 at all times, to the satisfaction of the City;

5. Façade Design

5.1 Doors and windows and adjacent floor areas fronting Fitzgerald Street and Venn Street shall maintain an active and interactive relationship with the street, to the satisfaction of the City;

5.2 Glazing and/or tinting shall have a minimum of 70 percent visible light transmission to provide unobscured visibility between the street and the interior of the tenancy, to the satisfaction of the City; and

5.3 Internal security and privacy treatments shall be located and installed internally behind the glazing line or recessed, and shall be transparent and visually permeable to allow views inside the building and enable internal light sources to be seen from the street, to the satisfaction of the City;

6. Car Parking

Prior to operation of the approved development, eight parking bays on-site shall be line marked for the exclusive use of the Restaurant/Café and Small Bar;

7. Bicycle Facilities

A minimum of two short-term bicycle bays shall be provided in the Venn Street verge adjacent to the subject site, in a location approved by the City. These bicycle bays shall be designed in accordance with AS2890.3 prior to the use of the approved development, to the satisfaction of the City; and

8. Parking Management

8.1 Prior to commencement of the approved development, a revised Parking Management Plan shall be submitted to and approved by the City. The Parking Management Plan shall include the following, to the satisfaction of the City:

- **The revised parking bay numbers available to the proposed development, being eight bays;**
- **The revised customer and staff numbers, being a maximum total number of persons attending the venue of 32 persons;**
- **Details of Parking Management Strategies that include:**
  - **The promotion for customers to use the rear car parking bays; and**
  - **The vehicle access gate remaining open during the operating and delivery hours of the tenancy; and**

8.2 The premises shall operate in accordance with the approved Parking Management Plan at all times, to the satisfaction of the City.

EXECUTIVE SUMMARY:

The purpose of this report is to consider an application for development approval for a change of use from Restaurant/Café to Restaurant/Café and Small Bar to an existing commercial premises at No. 500 Fitzgerald Street, North Perth (the subject site).

The subject site is located on the corner of Fitzgerald Street and Venn Street and contains a mixed-use development which includes one commercial tenancy, 19 multiple dwellings and associated car parking.

The subject site is zoned Residential R60-R100 under the City's Local Planning Scheme No. 2 (LPS2) with a portion of the site along the eastern boundary being zoned Residential R40. The portion of the site zoned Residential R60-R100 is located within the Transit Corridor Built Form Area under the City's Policy No. 7.1.1 – Built Form (Built Form Policy), with a building height standard of three to four storeys. The portion

of the subject site zoned Residential R40 is located within the Residential Built Form Area under the Built Form Policy, with a building height standard of two storeys.

The commercial tenancy, which is the subject of this application, is located on the ground floor at the northwest corner of the site and fronts both Fitzgerald Street and Venn Street. The tenancy currently operates as a Restaurant/Café. The remainder of the subject site is built out with ground floor multiple dwellings adjacent to the subject tenancy and two levels of multiple dwellings located above. The site also includes car parking for the dwellings and the subject tenancy located to the rear. This carparking includes open air and covered bays.

The application proposes an additional Small Bar use to the current approved Restaurant/Café use of the subject tenancy. The application also seeks to increase the approved number of persons on-site at any given time. This is proposed to increase the current approval of a maximum 20 patrons with no limit on staff numbers, to a maximum of 32 persons inclusive of staff and patrons.

The additional Small Bar use is proposed to allow for the applicant/operator to obtain a small bar liquor licence which would permit the sale of alcoholic beverages with smaller, snack style meals. This is currently not permitted under the restaurant liquor licence that the operator holds which requires a substantial meal to be served when alcohol is being consumed. A liquor licence is a separate licensing process and is issued by the Racing Gaming and Liquor Division of the Department of Local Government, Sport and Cultural Industries subsequent to first having received the relevant approvals from the City.

No physical works are proposed as part of the application.

The remainder of the business operation remains as existing and is not proposed to be changed as part of this application. The proposal also does not seek alter car parking arrangements.

The areas of discretion being sought under the planning framework relate to land use acceptability and the provision of bicycle parking facilities.

The Small Bar land use is capable of approval in the Residential zone under LPS2 and the City's Licensed Premises Policy (Licensed Premises Policy) provides for consideration of licensed premises being located on major roads. The amenity of the surrounding residential area would remain protected with most of the activity directed towards Fitzgerald Street and current operating hours being maintained. The subject site would also provide sufficient car parking to satisfy the needs of the proposed development.

The development proposes a shortfall of 1 short-term and 2 long-term bicycle parking spaces in accordance with the City's Local Planning Policy Non-Residential Parking (Non-Residential Parking Policy). A condition of approval requiring two bicycle parking spaces to be provided in the Venn Street reserve adjacent to the subject site is included in the officer recommendation to address this shortfall. The installation of these bays would support a shift towards alternate modes of transport to meet the needs of visitors to the proposed development.

The proposal would meet the deemed-to-comply standards of car parking under the City's Non-Residential Parking Policy. This is because, in accordance with the Non-Residential Parking Policy, eight car bays would be required to be provided, with eight bays existing on-site, consistent with the previous approvals for the development. There is no change proposed to this amount of car parking or the car bay configuration as part of this application.

The proposed development is acceptable as considered against the planning framework and is recommended for approval subject to conditions.

PROPOSAL:

The application proposes a change of use of the subject premises from Restaurant/Café to Restaurant/Café and Small Bar and an increase to the approved number of persons on-site. The application seeks an increase from the current approval of a maximum of 20 patrons with no limit on staff numbers, to a maximum of 32, inclusive of staff and patrons.

The existing premises currently trades as La Mortazza, an Italian-style café. The applicant has advised that no changes are proposed to the existing business operation. The change of use to Small Bar is proposed to allow the business to obtain a Small Bar liquor licence. This would allow for the sale of alcoholic beverages with smaller, snack style meals, which is not permitted under the business' current Restaurant liquor licence.

The application does not propose any works or a change from the current approved operating hours of Monday to Sunday 8:00am – 5:00pm.
Plans of the proposal are included as **Attachment 2**. The applicant's supporting documentation being a Parking Management Plan is included as **Attachment 3**.

BACKGROUND:

Landowner:	A D'Alonzo and F D'Alonzo
Applicant:	La Mortazza Pty Ltd
Client:	La Mortazza Pty Ltd
Date of Application:	11 July 2023
Zoning:	MRS: Urban LPS2: Zone: Residential R Code: R40 and R60-R100
Built Form Area:	Transit Corridor and Residential
Existing Land Use:	Restaurant/Café
Proposed Use Class:	Restaurant/Café and Small Bar
Lot Area:	2069 square metres
Right of Way (ROW):	No
Heritage List:	No

Site Context and Zoning

The subject site is bound by Fitzgerald Street to the west, Venn Street to the north, a three-storey grouped dwelling development to the south and a single-storey single house to the east. A location plan is included as **Attachment 1**.

A portion of the subject site and the properties to the north and south of the subject site that front Fitzgerald Street are zoned Residential R60-R100 under LPS2 and are located within the Transit Built Form Area under the City's Built Form Policy, with a building height standard of three to four storeys.

A portion of the subject site along the eastern boundary and properties fronting Venn Street are zoned Residential R40 and are located within the Residential Built Form Area under the Built Form Policy, with a building height standard of two storeys.

Approvals History

Development Assessment Panel Approvals

On 11 July 2018, the Metro West Joint Development Assessment Panel (JDAP) resolved to approve construction of 18 Multiple Dwellings and Restaurant/Café at Nos. 500, 502 and 504 Fitzgerald Street and 45 Venn Street, North Perth. The site has since been amalgamated into one lot.

The development included the allocation of eight parking bays to the commercial use on the site, located to the rear with vehicle access provided from Venn Street. The approval included conditions limiting the restaurant/café to a maximum of 20 patrons at any one time and limiting the operating hours to Monday to Sunday, 8:00am – 5:00pm. The approval also limited delivery hours to Monday to Friday, 7:00am to 2:00pm.

A copy of the JDAP approval and plans dated 11 July 2018 is included as **Attachment 5**.

On 29 April 2019, the JDAP resolved to approve an amendment to the 2018 development approval. The amendment related to the addition of two storerooms at basement level and did not impact the subject premises.

The construction of the development was completed in May 2020 with the subject café commencing operation in August 2022.

Delegated Authority Approvals

Multiple Dwelling Application

In January 2022, a development application was received by the City, seeking approval for an additional one-bedroom dwelling within the existing built form of the development, located on the first floor. In May 2022, Administration approved the application.

The approved plans included the reallocation of a car bay from the commercial tenancy to the new multiple dwelling, reducing the allocation for the subject premises to eight car bays.

Vehicle Access Gate Application

In September 2020, following completion of the development, a vehicle access gate was installed across the Venn Street access driveway, adjacent to the bin store on the east of the subject site. The installation of the vehicle access gate was unauthorised and restricted public access to the allocated car parking bays for the subject premises.

The installation of the vehicle access gate resulted in patrons of the existing venue utilising street parking in Venn Street. This contributed to existing parking issues in Venn Street, as detailed in the submissions received during community consultation for the application.

The City received a complaint in March 2023 regarding the installation of the vehicle access gate. The City's Compliance Services Team subsequently commenced an investigation which resulted in a development application being submitted.

The development application was received by the City in July 2023, seeking retrospective approval for the unauthorised vehicle access gate. In November 2023, Administration approved the application subject to conditions.

The approval included conditions requiring the vehicle access gate to remain open during the operating and delivery hours of the commercial premises on the subject site. A condition of approval also required signage to be installed directing customers to the available parking at the rear of the development.

The approval of this development application would assist in addressing the parking issues on Venn Street with the vehicle access gate open during operating hours and signage directing patrons to the available parking at the rear of the development.

DETAILS:

Summary Assessment

The table below summarises the planning assessment of the proposal against the provisions of the LPS2, the City's Built Form Policy and relevant local planning policies, including the Non-Residential Parking Policy, Licensed Premises Policy and Policy No: 7.5.21 - Sound Attenuation (Sound Attenuation Policy). In each instance where the proposal requires the discretion of Council, the relevant planning element is discussed in the Detailed Assessment section following from this table.

Planning Element	Use Permissibility/ Deemed-to-Comply (or equivalent)	Previously approved	Requires the Discretion of Council
Land Use			✓
Car Parking	✓		
Bicycle Parking			✓
Hours of Operation		✓	
Sound Attenuation Policy	✓		

Detailed Assessment

The deemed-to-comply assessment of the element that requires the discretion of Council is as follows:

Land Use	
Deemed-to-Comply Standard	**Proposal**
LPS2 'P' Use	 Small Bar - 'A' Use
Bicycle Parking	
Deemed-to-Comply Standard	**Proposal**
Policy No. 7.7.1 – Non-Residential Development Parking Requirements *Bicycle Parking* 1 short-term and 2 long-term bicycle parking spaces required.	 Nil short-term or long-term bicycle parking spaces provided.

The above elements of the proposal do not meet the specified standards and are discussed in the Comments section below.

CONSULTATION/ADVERTISING:

First Community Consultation

Community consultation was undertaken in accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015* for a period of 14 days, from 28 September 2023 to 11 October 2023. In accordance with the City's Community and Stakeholder Engagement Policy, the method of consultation included a notice on the City's website, a sign on-site to the Fitzgerald Street and Venn Street elevations, and 27 letters mailed to owners and occupiers of the adjoining and adjacent properties the subject site as shown in **Attachment 1**.

A total of 13 submissions were received at the conclusion of the advertising period including 10 objections, two submissions of support and one submission that neither supported nor objected to the proposal but raised concerns.

The key comments received in support are summarised as follows:

- The existing cafe is consistent with an objective of the Residential zone, being 'to provide for a range of non-residential uses, which are compatible with and complementary to residential development'.
- The design and scale of the subject tenancy will dictate the low-scale nature of the proposed small bar.
- There are other existing non-residential land uses on Fitzgerald Street in the immediate locality.
- The proposed Small Bar use will complement the area and provide amenity for surrounding residents.

The key concerns raised are summarised as follows:

- Concerns regarding existing parking issues on Venn Street for residents, customers and commercial vehicles. Additional concerns regarding the impact of the proposed development on parking availability and traffic safety on Venn Street.
- Concerns regarding a lack of access and signage to the existing car bays for the development, resulting in unsafe vehicle parking on Venn Street.
- Concerns regarding anti-social impacts from the development including the increased noise, the presence of intoxicated patrons and the increase in activity associated with the development late at night.
- Comments that the introduction of a licensed facility is not compatible with the neighbourhood and that the North Perth precinct is already well served by similar land uses in close proximity.

Revised Proposal

The applicant revised the proposal in response to comments received during community consultation. The revisions included:

- A reduction in the proposed patron number from 50 patrons to 36 patrons.
- Amendments to the operating hours which would include returning to the current approved operating hours for the development (being 8:00am – 5:00pm, Monday to Sunday).

Second Community Consultation

The revised proposal was re-advertised for community consultation for a period of seven days from 26 October 2023 to 2 November 2023, in accordance with the City's Community & Stakeholder Engagement Policy. This is because the application received opposition during the first community consultation period and subsequently significant amendments were made. Previous submitters were notified via email and a notice placed on the City's website, consistent with the provisions of the Policy.

Following the conclusion of the second community consultation period, the City received six submissions on the revised proposal. One submission from a previous submitter reaffirming their support for the proposal, three submissions from previous submitters reaffirming their objection to the proposal, one submission from a previous submitter withdrawing their objection to the proposal, and one submission from a new submitter that neither supported nor objected to the proposal but raised concerns.

The additional concerns raised during the second community consultation period are summarised as follows:

- Concerns regarding the existing business is not complying with the existing development approval in relation to the maximum approved patron numbers.
- Concerns regarding the suggested proposal made by the applicant to the community to upgrade the parking in the Venn Street verge resulting in additional risk to traffic safety.
- Concerns that the operation of the proposed Small Bar use would not be consistent with the information provided by the applicant.
- Concerns that the zoning does not allow for the proposed use.
- Concerns regarding the ability for the toilet facilities to cater for the proposed patron numbers.
- Concerns regarding the ability for the venue to accommodate the proposed patron numbers. Request for the applicant to provide a seating plan detailing how the proposed patrons will be accommodated.
- Concerns that the car bays for the premises are currently being used by residents of the mixed use development and that the existing development has a car parking shortfall.
- Concerns regarding the car parking bays being available for staff and patrons not being sufficient to cater for the needs of the development. Request for trial period to be undertaken to determine if the vehicle access gate would be open and the car parking bays would be available for staff and patrons, prior to a decision being made on the application.

The applicant provided a further revision to the proposal occurred following the second consultation period which included the modification from 36 patrons to a maximum of 32 patrons and staff. This clarification was to ensure the development would provide compliant car parking with the City's policy standard.

A detailed summary of submissions received during both consultation periods, along with the applicant's response to the submissions received is provided as **Attachment 5**. Administration's response is provided as **Attachment 6**.

Design Review Panel (DRP):

Referred to DRP: No

The application was not referred to the City's Design Review Panel. This is because no modifications are proposed to the built form.

LEGAL/POLICY:

- *Planning and Development Act 2005*;
- *Planning and Development (Local Planning Schemes) Regulations 2015*;
- City of Vincent Local Planning Scheme No. 2;
- Community and Stakeholder Engagement Policy;
- Policy No. 7.1.1 – Built Form;
- Policy No. 7.5.7 – Licensed Premises;
- Policy No. 7.5.21 – Sound Attenuation; and
- Local Planning Policy – Non-Residential Parking.

Planning and Development Act 2005

In accordance with Schedule 2, Clause 76(2) of the *Planning and Development (Local Planning Schemes) Regulations 2015* and Part 14 of the *Planning and Development Act 2005*, the applicant would have the right to apply to the State Administrative Tribunal for a review of Council's determination.

Local Planning Scheme No. 2

In considering the appropriateness of the use, Council is required to consider the objectives of the Residential zone under LPS2, as follows:

- *To provide for a range of housing and a choice of residential densities to meet the needs of the community;*
- *To facilitate and encourage high quality design, built form and streetscapes throughout residential areas;*
- *To provide for a range of non-residential uses, which are compatible with and complementary to residential development;*
- *To promote and encourage design that incorporates sustainability principles, including but not limited to solar passive design, energy efficiency, water conservation, waste management and recycling;*
- *To enhance the amenity and character of the residential neighbourhood by encouraging the retention of existing housing stock and ensuring new development is compatible within these established areas;*
- *To manage residential development in a way that recognises the needs of innovative design and contemporary lifestyles; and*
- *To ensure the provision of a wide range of different types of residential accommodation, including affordable, social and special needs, to meet the diverse needs of the community.*

Delegation to Determine Applications:

This application is being referred to Council for determination in accordance with the City's Register of Delegations, Authorisations and Appointments, as the application received more than five objections during the community consultation period.

RISK MANAGEMENT IMPLICATIONS:

There are minimal risks to Council and the City's business function when Council exercises its discretionary power to determine a planning application.

STRATEGIC IMPLICATIONS:

This is in keeping with the City's Strategic Community Plan 2022-2032:

Innovative and Accountable

Our decision-making process is consistent and transparent, and decisions are aligned to our strategic direction.

SUSTAINABILITY IMPLICATIONS:

There are no sustainability implications applicable to this application.

PUBLIC HEALTH IMPLICATIONS:

This report has no implication on the priority health outcomes of the City's *Public Health Plan 2020-2025.*

FINANCIAL/BUDGET IMPLICATIONS:

There are no finance or budget implications from this report.

COMMENTS:

Summary Assessment

In assessing the application against the planning framework, it is recommended for approval. The following key comments are of relevance:

- The premises currently operates as a Restaurant/Café land use and the introduction of the proposed Small Bar use would not substantially change the operation of the existing business at the subject site and would continue its function as a food and beverage venue.
- The amenity of the surrounding residential area would not be impacted. The majority of activity would be directed towards Fitzgerald Street and the current operating hours would be maintained. The subject site would also provide sufficient car parking to satisfy the needs of the proposed development.
- The Small Bar land use is capable of approval in the Residential zone and the City's Licensed Premises Policy provides for consideration of licensed premises such as this being located on major roads.
- The car parking provided on-site complies with the car parking standards prescribed under the Non-Residential Parking Policy. The compliant car parking provided would also ensure the premises can operate without impacting the surrounding area. A condition of approval requiring two bicycle parking spaces to be provided in the Venn Street reserve adjacent to the subject site is included in the officer recommendation to support a shift towards alternate modes of transport.
- As the application does not propose changes to the current approved operating hours and does not substantially increase the capacity of the existing venue, an acoustic report is not required for the proposed development. Noise generated from the operation of the venue would be able to be appropriately managed through compliance with the Venue Management Plan, as required by the condition of approval included in the officer recommendation.

A more detailed assessment against the discretionary aspects of the application is set out below. These relate to consideration against LPS2 and relevant local planning policies.

Land Use

Small Bar is an 'A' use within the Residential zone. This means that the use is not permitted unless Council exercises discretion by approving a development application for the use.

In considering the appropriateness of the use, due regard is to be given to the objectives of the Residential zone under LPS2.

The proposal is consistent with the objectives of the Residential zone under LPS2 for the following reasons:

- Compatibility with Existing Residential Development: The proposed use would be compatible with existing residential development in the surrounding area for the following reasons:
    - The use would not substantially change the operation of the existing business at the subject site which is low in scale. The applicant is seeking approval for a Small Bar to allow for the sale of alcoholic beverages with smaller, snack style meals in a similar style of service to the current operation of the Restaurant business.
    - The subject site would provide sufficient car parking to satisfy the needs of the proposed development, in accordance with the City's Non-Residential Parking Policy.
    - The development would retain the existing operating hours which include a closing time of 5:00pm, Monday to Sunday. This would ensure that the development is not generating noise offsite impact at night-time or outside of day trading business hours which would have the potential to impact surrounding residential properties.
    - The subject tenancy is located on the corner of Fitzgerald Street and Venn Street, with most of the activity generated by the business directed toward Fitzgerald Street. This reduces the noise and impacts of the development on the residential properties along Venn Street.

  - The existing garden bed located along the Venn Street frontage of the tenancy provides a physical separation between the development and the adjoining residential properties. The garden bed contains three trees and is developing in maturity which would continue to provide separation for the development from residential uses for the life of the development.
  - The existing site is located across different Built Form Areas and density coding. The Transit Corridor Built Form Area and R60-R100 density coding intended to provide a higher scale and intensity of development in this location. The approval of the existing mixed use development on the subject site which includes the subject tenancy is reflective of this intended scale and intensity. Consistent with this, the subject tenancy already provides for existing vibrancy and activity in close proximity to residential uses and in the existing site context.
  - The location of the development on Fitzgerald Street which is a higher order road, being a Distributor A road, under Main Roads WA Road Hierarchy would reduce the extent of the impacts on surrounding residential properties. This is because the current traffic levels on Fitzgerald Street would generate existing noise levels that would impact on the amenity of residential properties in close proximity.
  - The use would be required to comply with the *Environmental Protection (Noise) Regulations 1997*, consistent with the existing development on the site.
- Active Use: The development would continue to provide an open frontage and active land uses which enables increased passive surveillance of both Fitzgerald Street and Venn Street. This would improve the amenity of the area.
- Scope of Application: The application proposes the continued use of an approved commercial development within the Residential zone. The proposed continued use of the development would not impact the ability for the objectives of the Residential zone of LPS2 relating to residential development to be met.
- Sustainability: The proposal would result in the continued use of the existing premises on-site by the existing operator with no building alterations. The existing mixed use development on the subject site was considered against sustainability principles by the JDAP and with the sustainability principles incorporated into the development deemed acceptable. The proposed development supports prolonging the building's life by using the premises for an expanded purpose and is consistent with approved sustainability principles.
- Consistency with Licensed Premises Policy: The Licensed Premises Policy recommends that licensed premises be concentrated within Town Centre areas or along major roads. The proposed development is located on Fitzgerald Street which is a Distributor A road under the Main Roads WA Road Hierarchy and is a major arterial route through North Perth and the wider City of Vincent, consistent with this requirement.
- Site Accessibility: The site is highly accessible by public transport. It is located within approximately 50 metres from a high frequency bus route stop on Fitzgerald Street. The site is also within 250 metres of the North Perth Town Centre. This provides alternative transport options for patrons and increases the opportunity for multipurpose trips, reducing traffic and car parking demand.
- Venue Management: The Licensed Premises Policy requires the submission of a Venue Management Plan for a Small Bar land use. A condition of approval is included in the officer recommendation requiring a Venue Management Plan to be provided prior to commencement of the proposed development. A Venue Management Plan would inform the operation of premises to minimise the impacts of noise and patron behaviour on the amenity of the surrounding area. The submitted Venue Management Plan would be required to provide guidance on the management of patron behaviour and noise, and demonstrate that the premises could be operated so as not to unduly impact the amenity of the area. The condition of approval included in the officer recommendation also requires the premises to operate in accordance with the Venue Management Plan approved by the City. This is explained further in the Noise and Venue Management section of this report.
- Waste Management: The premises is currently required to operate in accordance with the Waste Management Plan, approved as part of the initial development application. The proposed development is anticipated to have similar waste generation volumes as the existing development. To ensure waste is continued to be managed, a condition of approval is included in the officer recommendation requiring continued compliance with the current Waste Management Plan.

Bicycle Parking

The application meets the deemed-to-comply standard for the number of car bays to be provided for the Restaurant/Café and Small Bar uses under the City's Non-Residential Parking Policy. This means that no discretion is being sought in relation to car parking provision.

Discretion is being sought in relation to the provision of bicycle bays.

The existing development was approved as part of the JDAP application with no bicycle parking for the commercial tenancy and an approved capacity of 20 patrons. This equates to an approved shortfall of one short term bicycle bay and one long term bicycle bay.

The proposal seeks to increase the patron numbers for the development from 20 to a maximum of 32 patrons and staff. This increase results in the need for an additional long term bay to be provided based on the policy standard.

Administration proposes a condition of approval requiring the provision of two bicycle parking spaces in the Venn Street verge adjacent to the subject site. This is because the application proposes an additional use at the subject site which requires consideration of the entire bicycle parking shortfall, and it would be acceptable for the business to encourage alternative transport options. The applicant has agreed to this condition.

The bicycle parking proposed would satisfy the objectives of the Non-Residential Parking Policy for the following reasons:

- Bicycle Parking: The following would be provided to support this active mode of transport:
  - The provision of bicycle parking in the verge would enable a shift towards active and sustainable transport modes.
  - The bicycle parking spaces are to be located in an area that can be monitored by staff to provide security for patrons using bicycles to attend the venue.
  - An existing end-of-trip facility is provided within the building to encourage bicycle use by staff of the venue.
- Public Transport: The subject site is approximately 50 metres from a bus stop for a high frequency bus route (960 bus route) and would support the use of public transport for both staff and patrons of the venue. It operates approximately every five minutes in peak hours and every 10 minutes off-peak.

Noise and Venue Management

The City's Health Services Team has reviewed the application in accordance with the City's Sound Attenuation Policy and are satisfied that an acoustic report is not required for the proposed development. This is because the application does not propose changes to the current approved operating hours and does not substantially increase the capacity of the existing venue.

A Venue Management Plan to be submitted following the determination of the application would detail the operation of the premises to minimise the impacts of noise and patron behaviour on the amenity of the surrounding area, noting that the business is already operating and the Venue Management Plan would relate to the extent of the details and changes proposed through this application. This is recommended as a condition of approval included in the officer recommendation. Provision of a Venue Management Plan would be consistent with the City's Licensed Premises Policy.

Car Parking

The City received submissions during community consultation which raised concerns that the current eight on-site car parking bays are inadequate for the existing and proposed development. There were also concerns that the proposal would result in further increased on-street parking demand on Venn Street with subsequent impacts on safety and vehicle movement on this street, due to limited on-street parking availability.

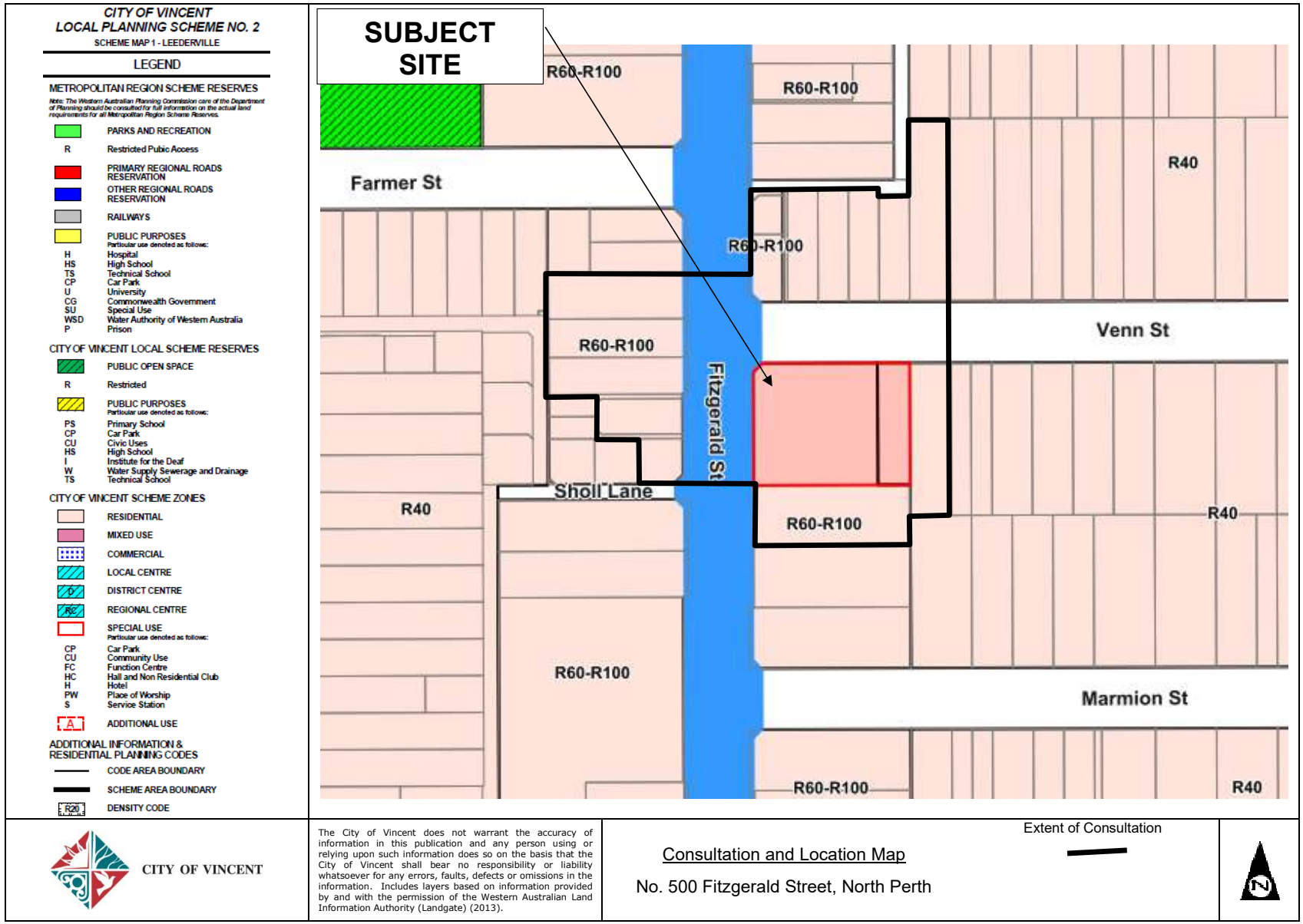
Many of these concerns related to the inability for current customers of the development to access the existing car parking bays located at the rear of the site. As detailed in the Approvals History section of this report, the issue has been addressed through the determination of the application for the unauthorised vehicle access gate that includes a condition to remain open during the operating hours of the business.

The change of use and increase in patron numbers as proposed as part of the application would result in deemed-to-comply car parking being provided under the Non-Residential Parking Policy standards.

Eight car bays would be the total amount of car parking required to be provided for this tenancy in accordance with the Non-Residential Parking Policy. Eight car bays are provided on-site for exclusive use of by the tenancy and comply with this car parking standard. This means that there is no discretion being sought in regards to car parking provision. The car parking configuration of these bays are as per previously approved and would remain as existing on-site.

The applicant submitted a Parking Management Plan, included as **Attachment 3**, which covers overall parking management strategies for the tenancy. Administration has recommended a condition of approval requiring an amended Parking Management Plan to be submitted that includes:

- The requirement for the vehicle access gate to be open during hours of operation.
- The promotion for customers to use the rear car parking bays. Directional signage has been approved through a separate development approval issued by the City as detailed in the Background section of this report.


CITY OF VINCENT
LOCAL PLANNING SCHEME NO. 2
SCHEME MAP 1 - LEEDERVILLE
LEGEND
METROPOLITAN REGION SCHEME RESERVES
Note: The Western Australian Planning Commission care of the Department of Planning should be consulted for full information on the actual land requirements for all Metropolitan Region Scheme Reserves.
PARKS AND RECREATION
R Restricted Pubic Access
PRIMARY REGIONAL ROADS RESERVATION
OTHER REGIONAL ROADS RESERVATION
RAILWAYS
PUBLIC PURPOSES
Particular use denoted as follows:
H Hospital
HS High School
TS Technical School
CP Car Park
U University
CG Commonwealth Government
SU Special Use
WSD Water Authority of Western Australia
P Prison
CITY OF VINCENT LOCAL SCHEME RESERVES
PUBLIC OPEN SPACE
R Restricted
PUBLIC PURPOSES
Particular use denoted as follows:
PS Primary School
CP Car Park
CU Civic Uses
HS High School
I Institute for the Deaf
W Water Supply Sewerage and Drainage
TS Technical School
CITY OF VINCENT SCHEME ZONES
RESIDENTIAL
MIXED USE
COMMERCIAL
LOCAL CENTRE
DISTRICT CENTRE
REGIONAL CENTRE
SPECIAL USE
Particular use denoted as follows:
CP Car Park
CU Community Use
FC Function Centre
HC Hall and Non Residential Club
H Hotel
PW Place of Worship
S Service Station
ADDITIONAL USE
ADDITIONAL INFORMATION & RESIDENTIAL PLANNING CODES
CODE AREA BOUNDARY
SCHEME AREA BOUNDARY
DENSITY CODE
R20
SUBJECT SITE
R60-R100
R60-R100
R40
Farmer St
R60-R100
Venn St
R60-R100
Fitzgerald St
Sholl Lane
R40
R60-R100
R40
R60-R100
Marmion St
R60-R100
R40
CITY OF VINCENT
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Extent of Consultation
Consultation and Location Map
No. 500 Fitzgerald Street, North Perth
N

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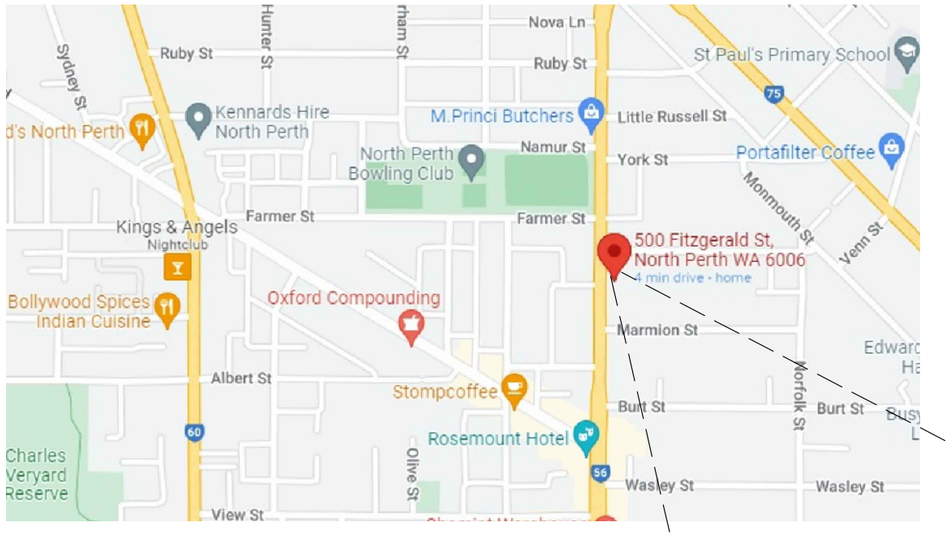
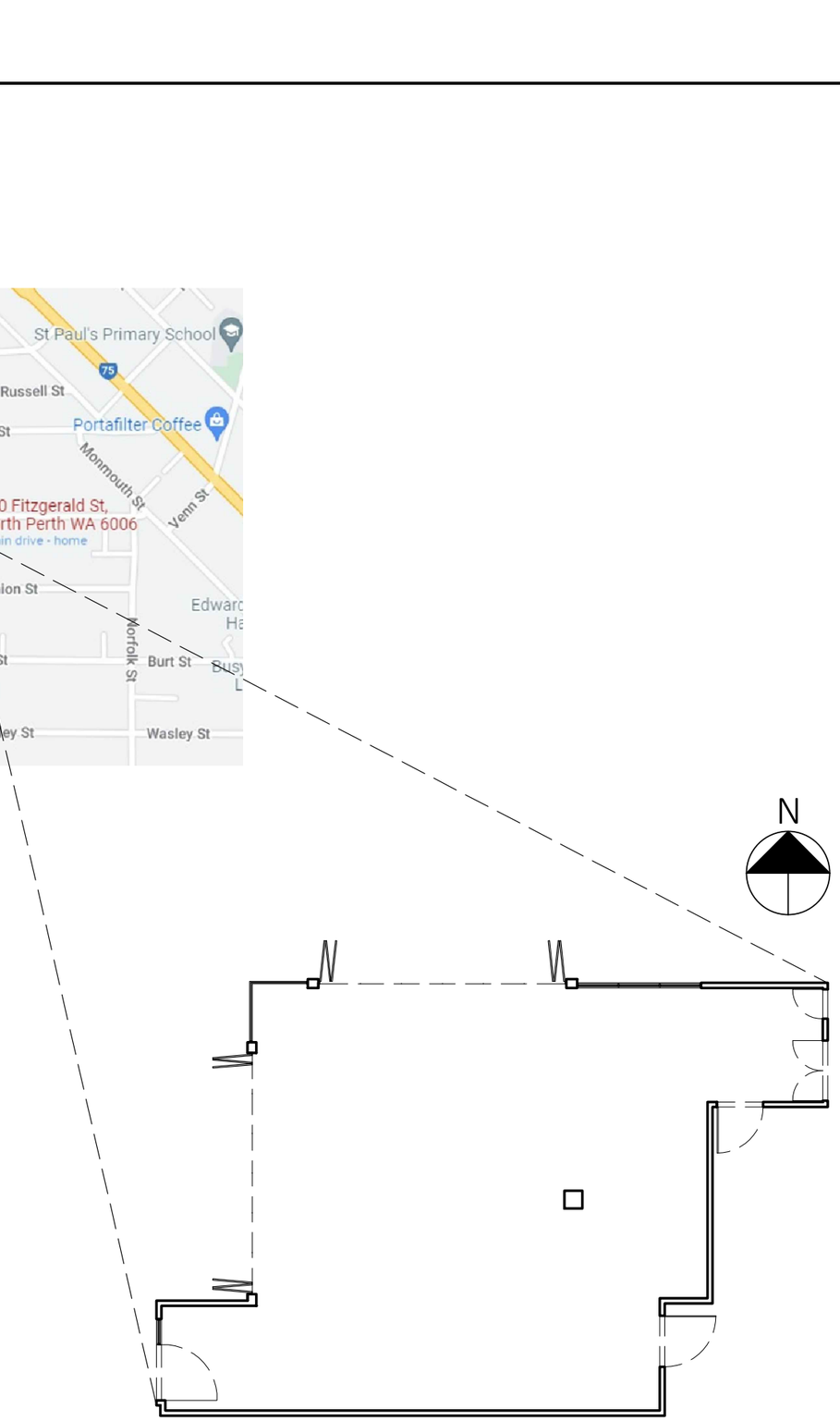
No. 500 Fitzgerald Street, North Perth

CITY OF VINCENT
RECEIVED
18 August 2023

SITE PLAN





TENANCY PLAN

REALEYES DESIGN
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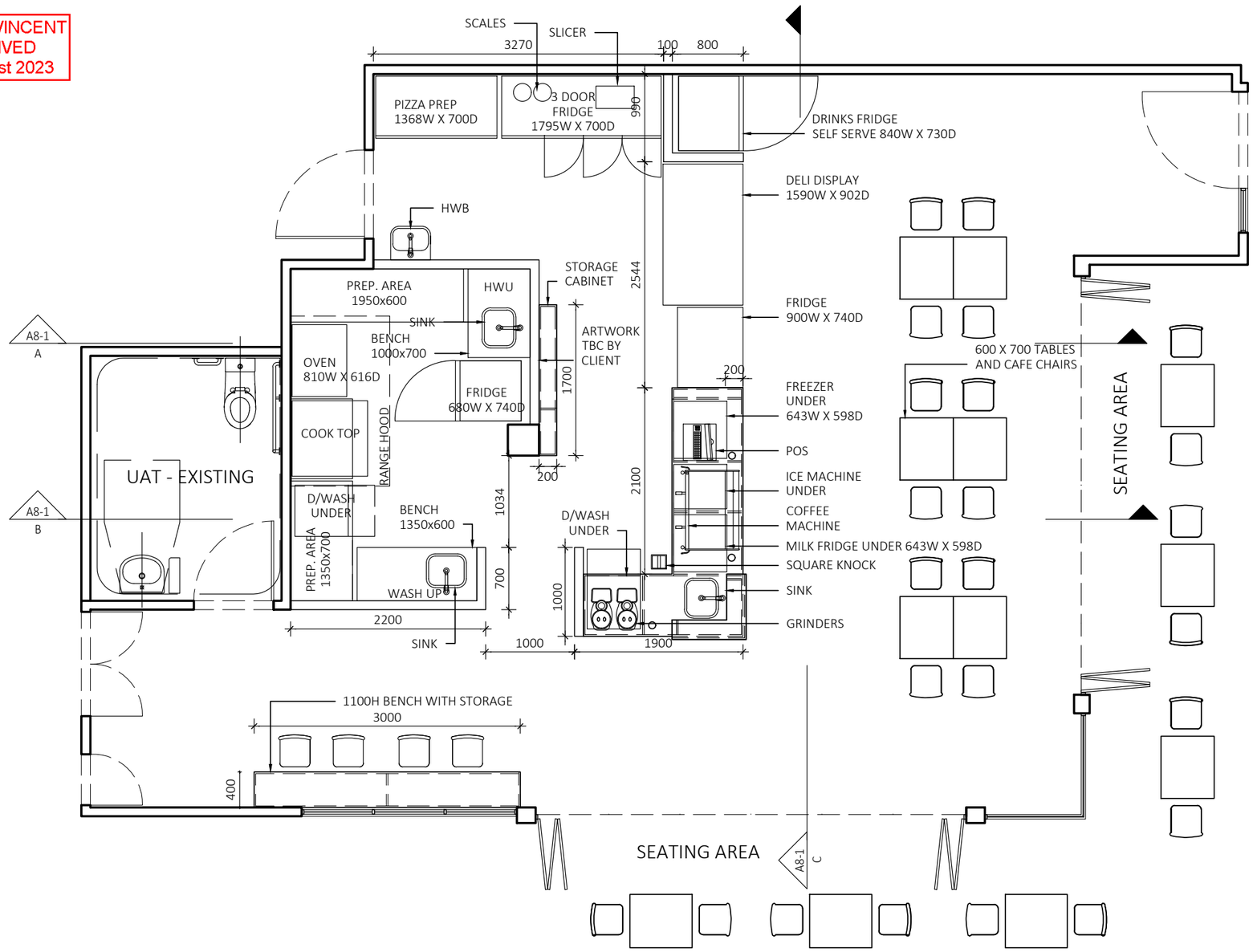
LKDFITOUTS

PROJECT MANAGER: AW	
DESIGNER / DRAFTSMAN: DN	
PROJECT DESCRIPTION: 500 FITZGERALD STREET CAFE	
DRAWING TITLE: SITE PLAN + TENANCY PLAN	
NTS	SHEET: A3
DATE: 02.06.2022	REVISION: B
JOB NO: 2022.09	DWG #: A0-1

ISSUED FOR CONSTRUCTION

CITY OF VINCENT
RECEIVED
18 August 2023



NOTES:

ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF ANY WORK
ALL CONTRACTORS TO CONFORM TO ALL BUILDING CODE OF AUSTRALIA, AUSTRALIAN STANDARDS, AND LOCAL COUNCIL REGULATIONS. THESE STANDARDS OVERRIDE ALL DETAILS AND NOTES ON THESE DRAWINGS

ARTIFICIAL LIGHTING TO COMPLY WITH AS1680 BCA PART J6
EXIT SIGNS AND EMERGENCY LIGHTING TO COMPLY WITH AS2293
ALL WORKS TO COMPLY WITH AS1428.1
ELECTRICAL WORKS TO COMPLY WITH AS3000 - **TO BE CERTIFIED AT COMPLETION OF WORKS**
MECHANICAL VENTILATION TO COMPLY WITH AS1688.2
GLAZING TO COMPLY WITH AS1288 - **ENSURE VISIBLE SAFETY STRIP IS INSTALLED**
FIRE SPRINKLERS TO COMPLY WITH AS 2118 - **TO BE CERTIFIED AT COMPLETION OF WORKS**
SMOKE DETECTION / ALARM SYSTEM TO BE AS AS1670 **TO BE CERTIFIED AT COMPLETION OF WORKS**

ALL PRODUCTS, FINISHES AND EQUIPMENT IS TO BE AS SPECIFIED OR SIMILAR APPROVED.
ALL PRODUCTS AND EQUIPMENT TO BE INSTALLED TO MANUFACTURERS RECOMMENDATIONS AND INSTRUCTIONS AND TO AS STANDARDS

EXISTING SERVICE LOCATIONS TO BE CHECKED ON SITE

SLIP RESISTANCE IS REQUIRED TO BE AS SPECIFIED AT HAND OVER TO CLIENT.

MATERIALS AND SURFACE FINISHES TO COMPLY WITH FIRE HAZARD PROPERTIES IN ACCORDANCE WITH C1.10 OF BCA

ALL FINISHES IN WET AREAS TO HAVE WATER PROOF MEMBRANE THAT EXTENDS TO ADJACENT WALL IN ACCORDANCE WITH AS 3740 - 2010

ALL WORK IN FOOD PREPARATION AREAS TO COMPLY WITH AS 4674 - FIT OUT OF FOOD PREMISES

FIRE BLANKETS AND FIRE EXTINGUISHERS TO BE INSTALLED TO AUSTRALIAN STANDARDS

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LKDFITOUTS

PROJECT MANAGER: AW	
DESIGNER / DRAFTSMAN: DN	
PROJECT DESCRIPTION: 500 FITZGERALD STREET CAFE	
DRAWING TITLE: GA PLAN GENERAL ARRAGEMENT	
1:50	SHEET: A3
DATE: 02.06.2022	REVISION: F
JOB NO: 2022.09	DWG #: A3-1

ISSUED FOR CONSTRUCTION

APPENDIX 1: PARKING MANAGEMENT PLAN

The purpose of the parking management plan is to assess and consider how the proposal will satisfy the parking demand of the development. Consideration of the existing site and surrounding context is required, as well as management strategies to ensure management of parking areas.

Minimum parking requirements may be waived or varied based on the parking management plan submitted. Justification for waiving or varying the minimum parking requirements is not limited to the elements contained within this template.

Owner / Applicant Details:	
Name:	Raffaella D'Alonzo
Address:	1601/19 The Circus, Burswood
Phone:	0476 111 036
Email:	d_raff@outlook.com
Property Details:	
Lot No.:	41
Address:	500 Fitzgerald St, North Perth
Parking Allocation: Please specific for each criteria the number bays allocated to each user group (i.e. staff, customers, accessible, service, etc).	
No. car parking spaces:	9
No. short term bicycle bays:	4
No. long term bicycle bays:	4
End-of-trip facilities:	0
No. other parking: e.g., scooters	0
Parking Demand: Please specify the anticipated parking demand for the development.	
Anticipated no. of staff at any one time:	1
Anticipated no. of customers at any one time:	36
Likelihood of multipurpose trips:	NO
Alternative transport options: Please consider alternative ways people may be able to access your site. The Journey Planner website may provide some assistance.	
Train: Where is the nearest station, how far is this from your site, and is the route provided with footpath access and shade?	N/A
Bus: Where is the nearest bus stop, how far is this from your site and how frequent is the bus during peak periods?	50 meters from cafe every 5 mins

Cycling: Is there a cycle path that accesses your site, are there existing facilities cyclists can use?	N/A
Public parking: Are there public parking facilities (on-street or car parks) in the vicinity of the site? How many bays are available and are there any parking restrictions? Note: use of on-street parking within residential streets will not be supported.	There is ample parking at Woodville Reserve, which is 50 meters from La Mortazza Cafe; from our understanding there are no parking restrictions.
Shared parking arrangement: Clause 77Q of the Deemed Provisions of the Planning and Development (Local Planning Schemes) Regulations 2015 outlines the matters that the local government may have regard for when determining whether to approve a shared parking arrangement, including:	
Whether the peak operation hours of the development will overlap with those of the shared site.	
Whether the use of the car parking spaces to be made available on the shared site will impede the use of delivery or service areas on the shared site.	
Any relevant local planning policy.	
Adequate car parking is likely to be available at all times for both the proposed development and the shared site.	
The relationship between he proposed development and the shared site will be such that the shared car parking spaces are likely to be used by persons using the proposed development.	
Parking Management Strategies: Please detail any parking management strategies that will be implemented such as management or tandem bays, way finding.	
General Strategies Bay allocation and marking, time limited parking, fees payable.	1-time limited parking on Venn Street 2- signage on Venn Street stating additional parking at Woodville Reserve (50 meters away from the cafe)
Management and maintenance of parking (including car stackers)	
Management of tandem parking for staff / tenants	
Wayfinding measures	
Promotion of alternative transport modes: I.e. The provision of well-maintained bicycle and end of trip facilities, use of active transport initiatives or public transport promotion.	there are few promotions of alternative transport mode such as: 1-bicycle: we have 4 bicycle racks available for all customers within 5 meters from the cafe (in the property) 2-bus: there is a bus stop within the 50 meters from the cafe, which would allow the customers to reach the cafe without the hassle of parking their cars

Service Bays Please detail how service vehicles will be accomodated	
No. service bays provided: Private and/or shared	N/A
Expected no. of delivery's: Include schedule of deliveries (i.e. days, times)	2 times a week Tuesdays and Thursdays approx 8am
Management of shared service bays: Include requirements of other tenancies, demonstrating there will no conflict.	
Other Sign marking, etc	

Key findings from Traffic Impact Statement / Assessment

THE EXISTING CONDITIONS INCLUDES PARKING FOR CUSTOMERS ON VENN STREET (2 HOURS LIMIT PARKING) OR IN THE VICINITY (9 BAYS ON SITE AND THE WOODVILLE RESERVE ACROSS THE ROAD)
THE PEAK-HOUR CONGESTION IS OBSERVED NEAR THE CAFE FROM 11AM TO 2PM.
DAILY CUSTOMERS: 90 PAX WEEKDAYS AND 120 PAX WEEKENDS.
THE MITIGATION MEASURE CAN BE TAKEN BY EDUCATING OUR CUSTOMERS TO PARK THEIR VEHICLE AT THE WOODVILLE RESERVE ACROSS THE ROAD OF THE CAFE, AND USING THE BUS AS AN OPTION.
ANOTHER POTENTIAL MITIGATION MEASURE COULD BE THE IMPLEMENTATION OF VERGE PARKING ON VENN STREET, WHICH CAN CREATE 3 EXTRA BAYS. AT THE MOMENT WE HAVE 4 STREET BAYS, WHICH COULD BECOME 7 BY IMPLEMENTING THE VERGE AS CARBAYS, WHICH WILL ALSO FREE UP THE BOTTLE NECK IN THE INTERSECTION OF VENN STRFEET AND FITZGERALD STREET.

Justification for vehicle parking bays not satisfying the ratios stipulated in Table 1.

we have a 2 hour parking limit on Venn Street which will help turn over vehicles and the ample parking at Woodville Reserve would be sufficient enough.

Office Use Only	
Responsible Officer	Manager Policy & Place
Initial Council Adoption	06/03/2018
Previous Title	Policy No. 7.7.1 Non-Residential Parking Requirements
Reviewed / Amended	01/2023
Next Review Date	2027

Government of **Western Australia**
Development Assessment Panels

Planning and Development Act 2005

City of Vincent Local Planning Scheme No. 2

Metro West Joint Development Assessment Panel

Determination on Development Assessment Panel Application for Planning Approval

Property Location: Lots 1 (504), 2 (502) and 3 (500) Fitzgerald Street and Lots 27-28 (45) Venn Street, North Perth
Application Details: 18 Multiple Dwellings and Restaurant/Café

In accordance with regulation 8 of the *Planning and Development (Development Assessment Panels) Regulations 2011*, the above application for planning approval was **granted** on 11 July 2018, subject to the following:

1. **Approve** DAP Application reference DAP/18/01359 and accompanying plans (Attachment 7) in accordance with Clause 68 of the *Planning and Development (Local Planning Schemes) Regulations 2015* and the provisions of the *City of Vincent Local Planning Scheme No. 2*, subject to the following conditions:

Conditions

1. This decision constitutes planning approval only and is valid for a period of two years from the date of approval. If the subject development is not substantially commenced within the two year period, the approval shall lapse and be of no further effect.

2. Use of Premises

   2.1 The use of the tenancy marked as 'Café' on the plans dated 8th June 2018, shall be used in accordance with the definition of Restaurant/Café as defined in the City of Vincent's Local Planning Scheme No.2;

   2.2 The Café shall have a maximum of 20 patrons at any one time;

   2.3 The hours of operation for the café shall be limited to 8.00am to 5.00pm; and

   2.4 All deliveries shall be limited to 7:00am to 2:00pm Monday to Friday.

3. External Fixtures

   All external fixtures and building plant, including air conditioning units, piping, ducting and water tanks, shall be located so as to minimise any visual and noise impact on surrounding landowners, and screened from view from the street, and surrounding properties to the satisfaction of the City.

Government of **Western Australia**
Development Assessment Panels

4. Car Parking and Access

4.1 30 car bays shall be provided, including a disabled access bay, as shown on the plans;

4.2 A bicycle location plan providing a minimum of two residential bicycle bays shall be lodged with and approved by the City prior to the commencement of the development. The bicycle facilities shall be designed in accordance with AS2890.3;

4.3 Vehicle and pedestrian access points are required to match into existing footpath levels.

4.4 The car parking and access areas shall be sealed, drained, paved and line marked in accordance with the approved plans and are to comply with the requirements of AS2890.1 prior to the occupation or use of the development;

4.5 All visitor bays shall be marked and permanently set aside as such, as required by the Residential Design Codes of WA.

4.6 The applicant is to agree in writing that a notice is placed on the Sales Contract to advise prospective purchasers that the City of Vincent will not issue a residential or visitor car parking permit to any owner or occupier of the residential dwellings under Policy No. 3.9.3 – Parking Permits;

4.8 The car park shall be used only by residents and visitors directly associated with the development; and

4.9 No vehicular access from the site is permitted from Fitzgerald Street. All vehicular access should be from Venn Street.

5. Parking Management Plan

5.1 Prior to occupation of the development a Parking Management Plan shall be submitted to and approved by the City. The Parking Management Plan shall be prepared by a qualified parking consultant.

5.2 A management plan for the delivery and service vehicle movements, relating to the proposed café, shall be submitted to the City for its approval prior to the occupation of the development. The plan shall address:

i. Hours of delivery and service vehicles, Monday to Friday;

ii. Movements of delivery vehicles to ensure that they do not restrict access to the car parking bays for the proposed development and to ensure that they do not obstruct the vehicle movements on Fitzgerald Street and Venn Street; and

iii. The Management Plans as identified in Conditions 5.1 and 5.2 above shall be implemented and the development shall be carried

out in accordance with the plans, to the satisfaction of the City at the expense of the owners/occupiers.

6. Stormwater

6.1 All stormwater produced on the subject land shall be retained on site, by suitable means to the full satisfaction of the City.

7. Verge Trees

7.1 No verge trees shall be removed without prior written approval of the City. The verge trees shall be retained and protected from damage including unauthorised pruning to the satisfaction of the City; and

8. Ground Floor Design

8.1 Windows, doors and adjacent areas of the Café fronting Venn Street and Fitzgerald Street shall provide an active and interactive relationship with the street to the satisfaction of the City and shall be maintained thereafter to the satisfaction of the City. Darked, obscured, mirror or tinted glass of the like is prohibited.

9. Acoustic Report and Noise Management

9.1 All of the recommended measures included in the approved Acoustic Report (Herring Storer Acoustics, June 2018) shall be implemented as part of the development, to the satisfaction of the City prior to the commencement of the use or occupation of the development and maintained thereafter to the satisfaction of the City at the expense of the owners/occupiers.

10. Screening

10.1 The proposed screening devices depicted on the balconies of the upper floors to the northern and western elevations are to be comply with the requirements of State Planning Policy 3.1 Residential Design Codes and implemented prior to the practical completion of the development.

11. Landscape and Reticulation Plan

11.1 A detailed landscape and reticulation plan for the development site and adjoining road verge is be lodged with and approved by the City prior to commencement of the development. The plan shall be drawn to a scale of 1:100 and show the following:

i. The location and type of existing and proposed trees and plants;

ii. Areas to be irrigated or reticulated; and

iii. Deep Soil Zones.

11.2 All works shown in the plans as identified in Condition 11.1 above shall be undertaken in accordance with the approved plans to the City's satisfaction, prior to occupancy or use of the development and

maintained thereafter to the satisfaction of the City at the expense of the owners/occupiers.

12. Schedule of External Finishes

12.1 Prior to commencement of development a detailed schedule of external finishes (including materials and colour schemes and details) shall be submitted to and approved by the City. The development shall be finished in accordance with the approved schedule prior to the use or occupation of the development.

13. Clothes Drying Facilities

13.1 All external clothes drying areas shall be adequately screened in accordance with State Planning Policy 3.1 Residential Design Codes prior to the use or occupation of the development and shall be completed to the satisfaction of the City.

14. Construction Management Plan

14.1 A Construction Management Plan shall be submitted to and approved by the City prior to any works commencing on the site. The Construction Management Plan is required to address the following concerns:

i. Public safety, amenity and site security;
ii. Contact details of essential site personnel;
iii. Construction operating hours;
iv. Noise control and vibration management;
v. Dilapidation Reports of nearby properties;
vi. Air and dust management;
vii. Stormwater and sediment control;
viii. Soil excavation method;
ix. Waste management and materials re-use;
x. Traffic and access management;
xi. Parking arrangements for contractors and subcontractors;
xii. Consultation Plan with nearby properties; and
xiii. Compliance with AS 4970 – 2009 relating to the protection of trees on development sites

That relates to any works to take place on the site.

15. Public Art

15.1 Percent for public art contribution of $50,000 being one percent of the total $5 million value of the development, in accordance with the Policy No. 7.5.13 - Percent for Art shall be allocated towards public art prior to the commencement of the development;

15.2 Confirmation in writing outlining how the proposed development will comply with the City's Policy 7.5.13 – Percent For Art shall be submitted prior to commencement of development; and

15.3 Public art shall be approved by the City and fully installed or alternatively a cash-in-lieu payment made prior to occupation of the development.

16. Waste Management

    16.1 A Waste Management Plan prepared to the satisfaction of the City shall be submitted and approved by the City; and

    16.2 Waste management for the development shall thereafter comply with the approved Waste Management Plan.

17. Dust

    17.1 The applicant shall undertake adequate measures to minimise any impacts of dust and sand drift from the site to the satisfaction of the City.

18. General

    18.1 Conditions that have a time limitation for compliance, and the condition is not met in the required time frame, the obligation to comply with the requirements of the condition continues whilst the approved development exist.

Advice Notes

1. This is a development approval only and is issued under the City of Vincent Local Planning Scheme No.2 and the Western Australian Planning Commission's Metropolitan Region Scheme. It is the proponent's responsibility to comply with all other applicable legislation and obtain all required approvals, licences and permits prior to commencement of this development.

2. This development approval does not take into account any restrictive covenants. It is the proponent's responsibility to ensure that the development will not result in a conflict of contractual obligations.

3. An Infrastructure Protection Bond for the sum of $3000 together with a non-refundable inspection fee of $100 shall be lodged with the City by the applicant, prior to commencement of works, and will be held until all building/development works have been completed and any disturbance of, or damage to the City's infrastructure, including verge trees, has been repaired/reinstated to the satisfaction of the City. An application for the refund of the bond shall be made in writing. The bond is non-transferable.

4. All pedestrian access and vehicle driveway/crossover levels shall match into existing verge, footpath and Right of Way levels to the satisfaction of the City.

5. The movement of all path users, with or without disabilities, within the road reserve, shall not be impeded in any way during the course of the building works. This area shall be maintained in a safe and trafficable condition and a continuous path of travel (minimum width 1.5m) shall be maintained for all users at all times during construction works. Permits are required for placement of any material within the road reserve.

6. With respect to the Stormwater, no further consideration shall be given to the disposal of storm water 'off site' without the submission of a geotechnical report from a qualified consultant. Should approval to dispose of storm water 'off site'

be subsequently provided, detailed design drainage plans and associated calculations for the proposed storm water disposal shall be lodged together with the building permit application working drawings.

7. With respect to the dust and sand drift condition, adequate measures to minimise any impacts of dust and sand drift from the site include all requirements as stipulated within the Department of Environmental Regulation's 'A guideline for managing the impacts of dust and associated contaminants from land development sites, contaminated sites remediation and other related activities'.

8. The City accepts no liability for the relocation of any public utility and/or any other services that may be required as a consequence of this development. The applicant/owner shall ensure that the location of all services is identified prior to submitting an application for a building permit. The cost of relocated any services shall be borne by the applicant/owner.

9. The applicant and owner are advised that sufficient parking can be provided on the subject site and as such the City of Vincent will not issue a residential or visitor car parking permit to any owner or occupier of the residential dwellings. This information should be provided to all prospective purchasers and it is recommended that a notice be placed on Sales Contracts to advise purchasers of this restriction.

10. The sound insulation recommendations should be submitted and approved prior to the issue of a Building Permit. The engagement of and the implementation of the recommendations of this acoustic consultant are to be at the applicant's/owner(s)' cost.

11. If the development the subject of this approval is not substantially commenced within a period of 2 years, or another period specified in the approval after the date of determination, the approval will lapse and be of no further effect;

12. Where an approval has so lapsed, no development must be carried out without the further approval of the local government having first been sought and obtained; and

13. If an applicant or owner is aggrieved by this determination there is a right of review by the State Administrative Tribunal in accordance with the Planning and Development Act 2005 Part 14. An application must be made within 28 days of the determination.

Where an approval has so lapsed, no development shall be carried out without further approval having first been sought and obtained, unless the applicant has applied and obtained Development Assessment Panel approval to extend the approval term under regulation 17(1)(a) of the *Planning and Development (Development Assessment Panels) Regulations 2011*.

DEVELOPMENT ASSESSMENT PANEL
APPROVED
11-Jul-2018

LOCATION REF.(UBD)	LOT No: 1	LOT No: 2	LOT No: 3	LOT No: 27	LOT No: 28	LOT No: 55
	AREA : 622m²	AREA : 478m²	AREA : 516m²	AREA : 214m²	AREA : 214m²	AREA : 86m²
	C/T VOL: 1291/106	C/T VOL: 657/171	C/T VOL: 1367/935	C/T VOL: 1457/649	C/T VOL: 1457/649	C/T VOL: 652/172

NOTE: IF HOUSE REMAINING, SURVEY OF BOUNDARIES FOR HOUSE POSITION REQUIRED.

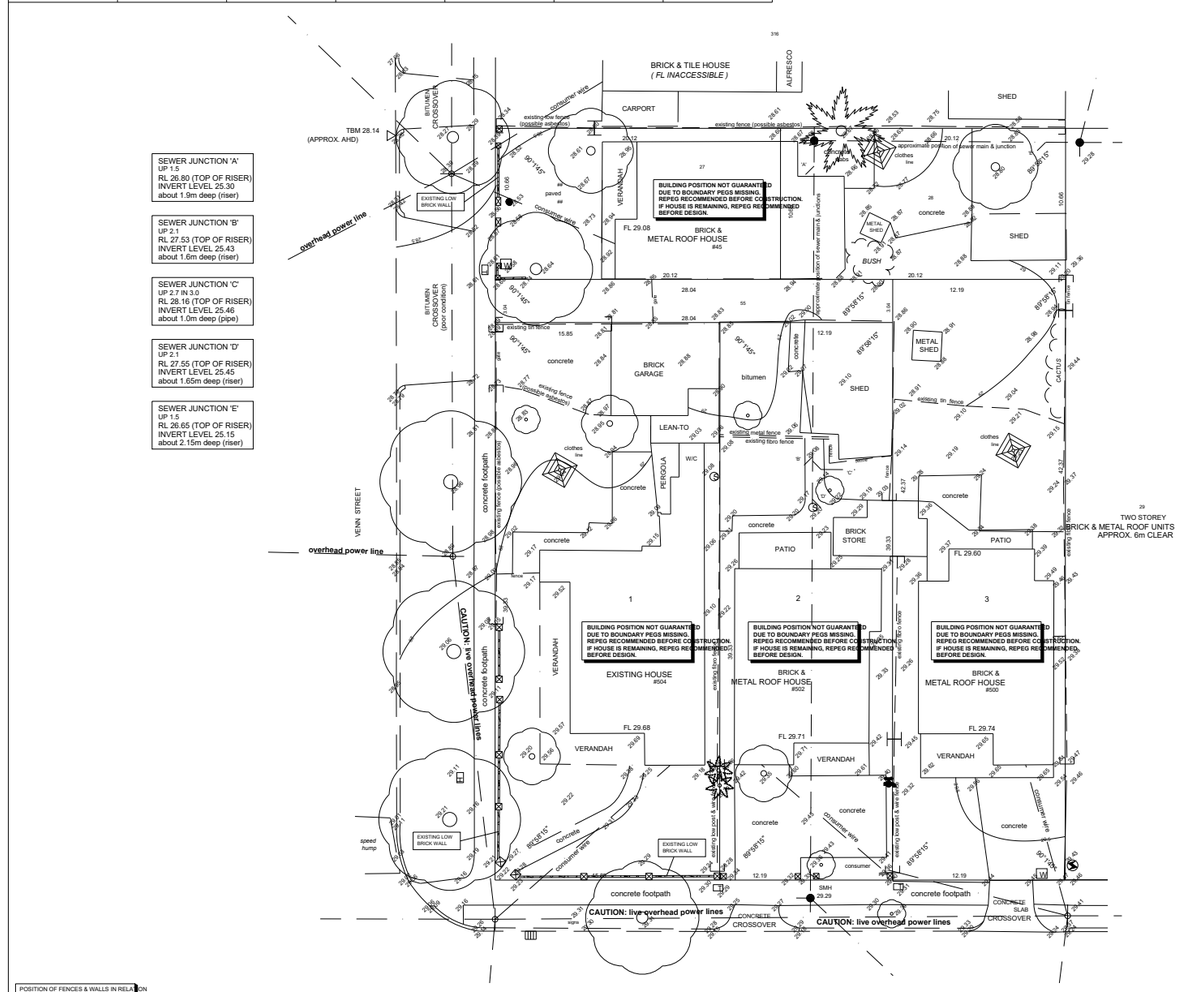
SEWER JUNCTION 'A'
UP 1.5
RL 26.80 (TOP OF RISER)
INVERT LEVEL 25.30
about 1.9m deep (riser)

SEWER JUNCTION 'B'
UP 2.1
RL 27.53 (TOP OF RISER)
INVERT LEVEL 25.43
about 1.6m deep (riser)

SEWER JUNCTION 'C'
UP 2.7 IN 3.0
RL 28.16 (TOP OF RISER)
INVERT LEVEL 25.46
about 1.0m deep (pipe)

SEWER JUNCTION 'D'
UP 2.1
RL 27.55 (TOP OF RISER)
INVERT LEVEL 25.45
about 1.65m deep (riser)

SEWER JUNCTION 'E'
UP 1.5
RL 26.65 (TOP OF RISER)
INVERT LEVEL 25.15
about 2.15m deep (riser)



POSITION OF FENCES & WALLS IN RELATION TO BOUNDARIES NOT GUARANTEED UNLESS REPEG CARRIED OUT AT TIME OF SURVEY.

POSITION OF FEATURES IN RESPECT TO BOUNDARIES NOT GUARANTEED. ALL PEGS GONE AT TIME OF SURVEY.

DIAL BEFORE YOU DIG www.1100.com.au

AUSTRALIAN HEIGHT DATUM (AHD) DERIVED FROM SEWER MANHOLE 1950 LID LEVEL.

DESIGNER:
Studio Di Architettura

CLIENT/s:
TONY D'ALONZO

SITE ADDRESS:
#500 - #504 FITZGERALD STREET &
#45 VENN STREET,
NORTH PERTH

LOCAL AUTHORITY : CITY OF VINCENT

BUILDER
DWN BY : DATE :
SHEET No : 1 of
JOB No : 68089

I / WE THE OWNER /S AGREE TO THE CONTENTS OF THIS DOCUMENT AND ALL INITIALLED SHEETS

OWNER /S :
WITNESS :
BUILDER :
WITNESS :
DATE :

VARIATIONS - all sheets

DETAILS	DWN	DATE	CHK
-	-	-	-

SURVEYOR SITE INSPECTION REPORT

ELECTRICITY:	OVERHEAD	GAS:	YES
TELECOM:	YES	WATER:	YES
SEWERAGE:	YES (SEE THIS PLAN FOR DEPTHS TO JUNCTIONS)		
ROAD:	BITUMEN / HOTMIX		
KERB:	SEMI MOUNTABLE (cracked)		
FOOTPATH:	CONCRETE		
VEGETATION:	ESTABLISHED GARDENS & TREES		
SOIL:	SAND & POSSIBLE LIMESTONE AT DEPTH		
VIEWS:	NIL		
REPEG:	REQUIRED	REPEG TYPE:	OLD SURVEY AREA

ONLY OBVIOUS VISIBLE SERVICES HAVE BEEN LOCATED. PRIOR TO ANY EXCAVATION, CONSTRUCTION OR DEMOLITION THE RELEVANT SERVICE AUTHORITIES MUST BE CONTACTED TO CONFIRM THE LOCATION OF ALL UNDERGROUND SERVICES.

TITLE DETAILS

LOT NOs:	1, 2, 3 & 55 27 & 28	C/T VOL:	see plan
DIA:	4533	FOL:	see plan
PLAN:	2355		

LEGEND

T.B.M.	TREE	HYDRANT
POWER DOME	PALM TREE	STOP VALVE
NBN	TREE STUMP	TAP
TELECOM PIT	POWER POLE	PRE-LAID WATER PIPE
COMMUNICATION PIT	STREET LAMP	WATER METER
FENCE END	GRATED DRAIN	SEWERAGE MANHOLE
PILLAR	SIDE ENTRY PIT	SEWERAGE MANHOLE
TOP OF RETAINING WALL	DRAINAGE MANHOLE	SEWERAGE INSPECTION LID

NOTES:
ALL SEWER DETAILS PLOTTED FROM INFORMATION SUPPLIED BY WATER CORPORATION SPATIAL INFORMATION MANAGEMENT. REFER TO THE DISCLAIMER NOTE ON WATER CORP E-PLAN.

BLOCK LOCATED MORE THAN 1 KILOMETRE FROM THE OCEAN.

IMPORTANT NOTE:
PLUMBING CONTRACTORS TO CONFIRM SEWER DEPTHS BEFORE PIPE LAYING.
LOCATION OF BOUNDARY PEGS & IMPROVEMENTS NOT GUARANTEED UNLESS BOUNDARIES ARE REPEGGED AT TIME OF SURVEY.
POSITION OF FENCES & WALLS IN RELATION TO BOUNDARIES NOT GUARANTEED UNLESS REPEG CARRIED OUT AT TIME OF SURVEY.
CHECK TITLE FOR EASEMENTS, CAVEATS & COVENANTS.

R. G. LESTER & ASSOCIATES
LICENSED LAND & ENGINEERING SURVEYORS
NORTH BEACH PLAZA
SHOP 7 / 1 NORTH BEACH ROAD
NORTH BEACH WA 6020
PH: 9448 5009 FX: 9203 6722
admin@lestersurveys.com.au

REF NO: 68089 FILE NO: 3170 DATE: 11.01.18 DRAWN: AC

SITE PLAN 1:200 at A2
0 5 10 15

M:\!CAD\Contours\68089FITZGERALD.SKF

MIXED USE DEVELOPMENT - LOT 1 to 3 (No 500 to 504) FITZGERALD STREET & LOT 27 to 28 (No. 45) VENN STREET NORTH PERTH

SITE SURVEY DRAWING

SCALE 1:200 @ A1 SIZE

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MOB: 0412 677 383
EMAIL: PROGETTO@IINET.NET.AU

Drawing No: SHEET 1 of 15

DEVELOPMENT ASSESSMENT PANEL
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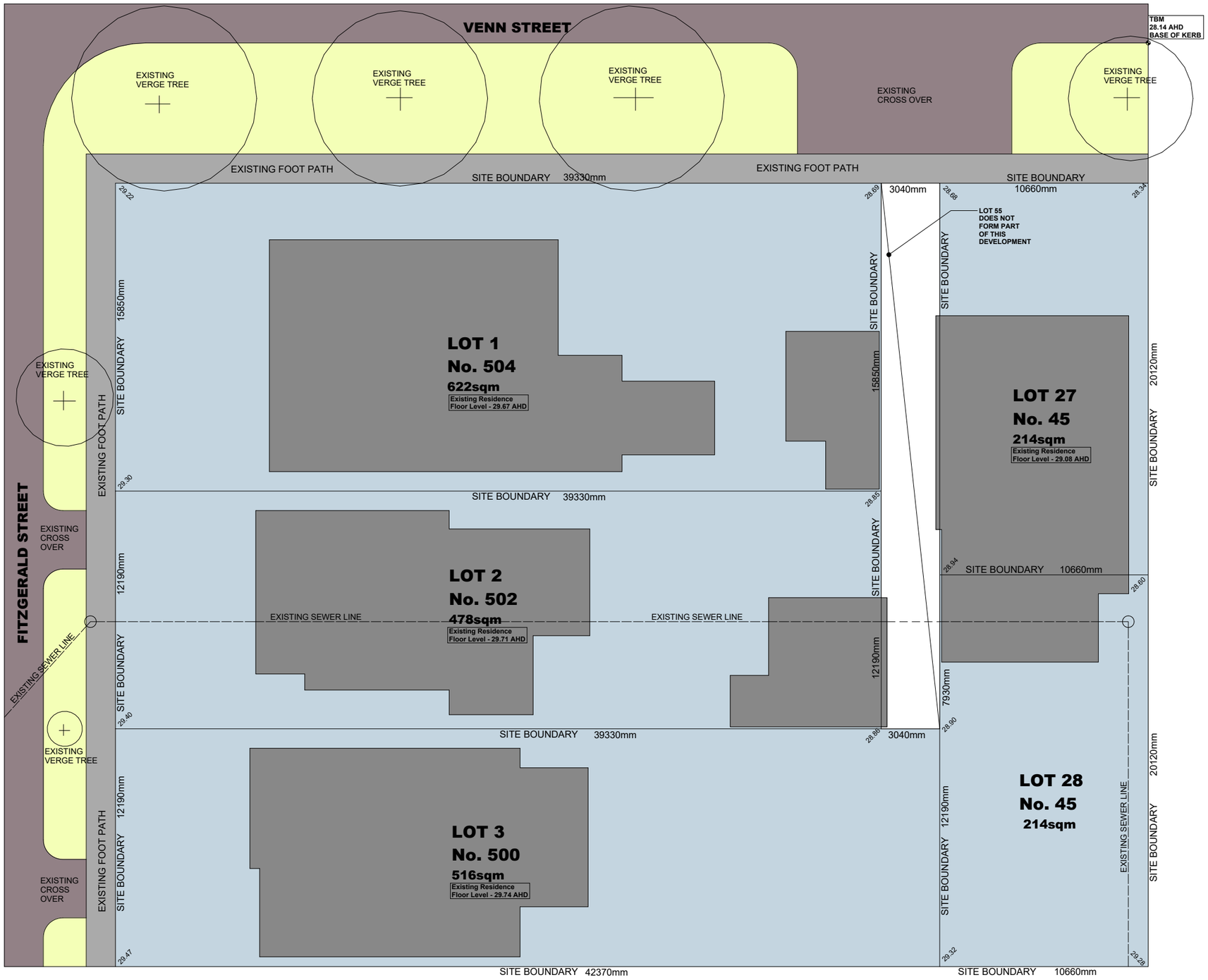
11-Jul-2018



MIXED USE DEVELOPMENT - LOT 1 to 3 (No 500 to 504) FITZGERALD STREET & LOT 27 to 28 (No. 45) VENN STREET NORTH PERTH

EXISTING SITE PLAN

SCALE 1:100 @ A1 SIZE

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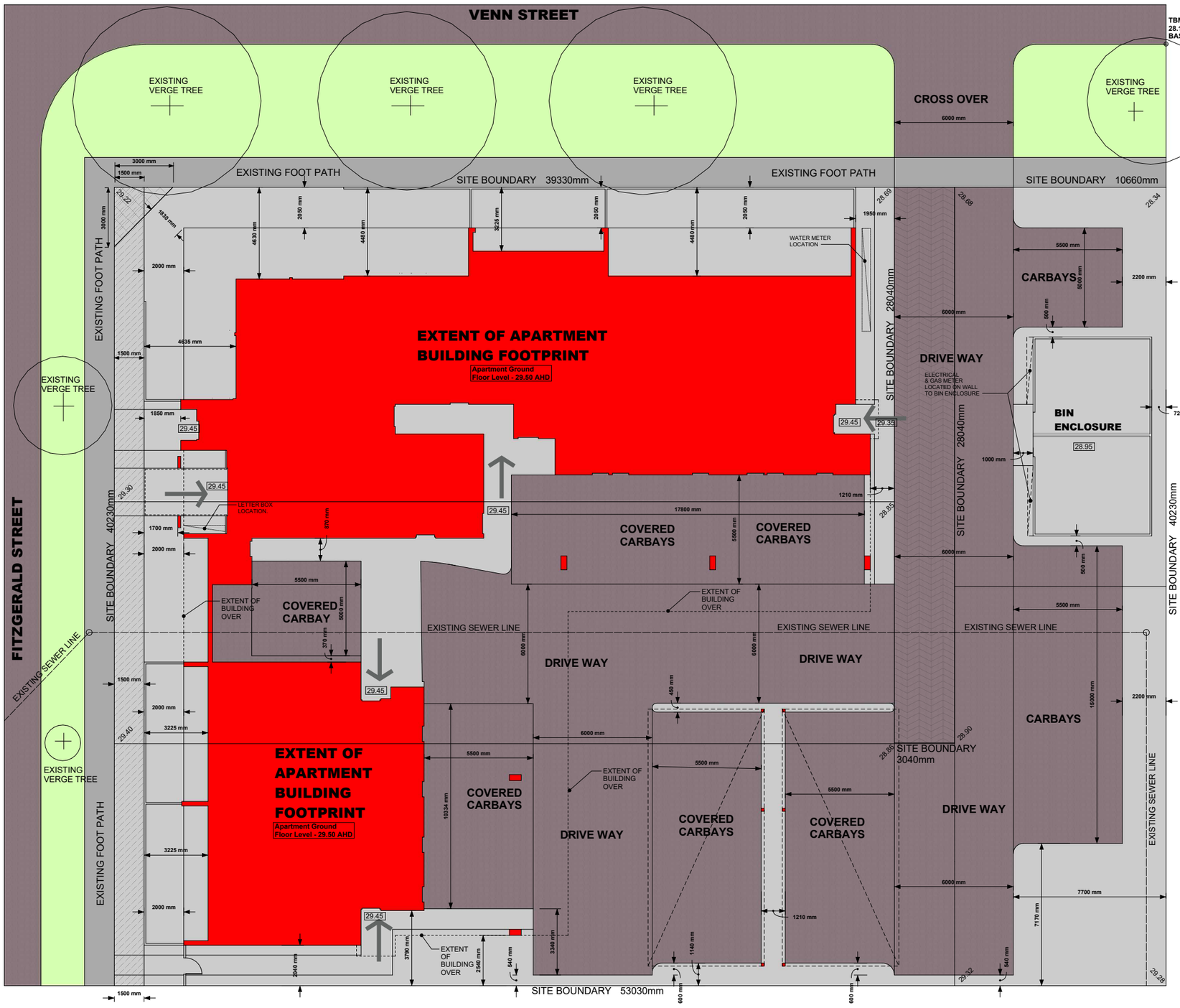

MIXED USE DEVELOPMENT - LOT 1 to 3 (No 500 to 504) FITZGERALD STREET & LOT 27 to 28 (No. 45) VENN STREET NORTH PERTH

SITE PLAN
SCALE 1:100 @ A1 SIZE

0 1 2 3 4 5 10

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SHEET 3 of 15

DEVELOPMENT ASSESSMENT PANEL
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LEGEND:

1. Single House - I Storey
2. Single House - 2 Storey
C. Carport
2G. Grouped Dwelling - 2 Storey
3M. Multiple Dwelling - 3 Storey
G. Garden Shed

MIXED USE DEVELOPMENT - LOT 1 to 3 (No 500 to 504) FITZGERALD STREET & LOT 27 to 28 (No. 45) VENN STREET NORTH PERTH

SITE ANALYSIS PLAN
SCALE 1:500 @ A1 SIZE

0 5 10

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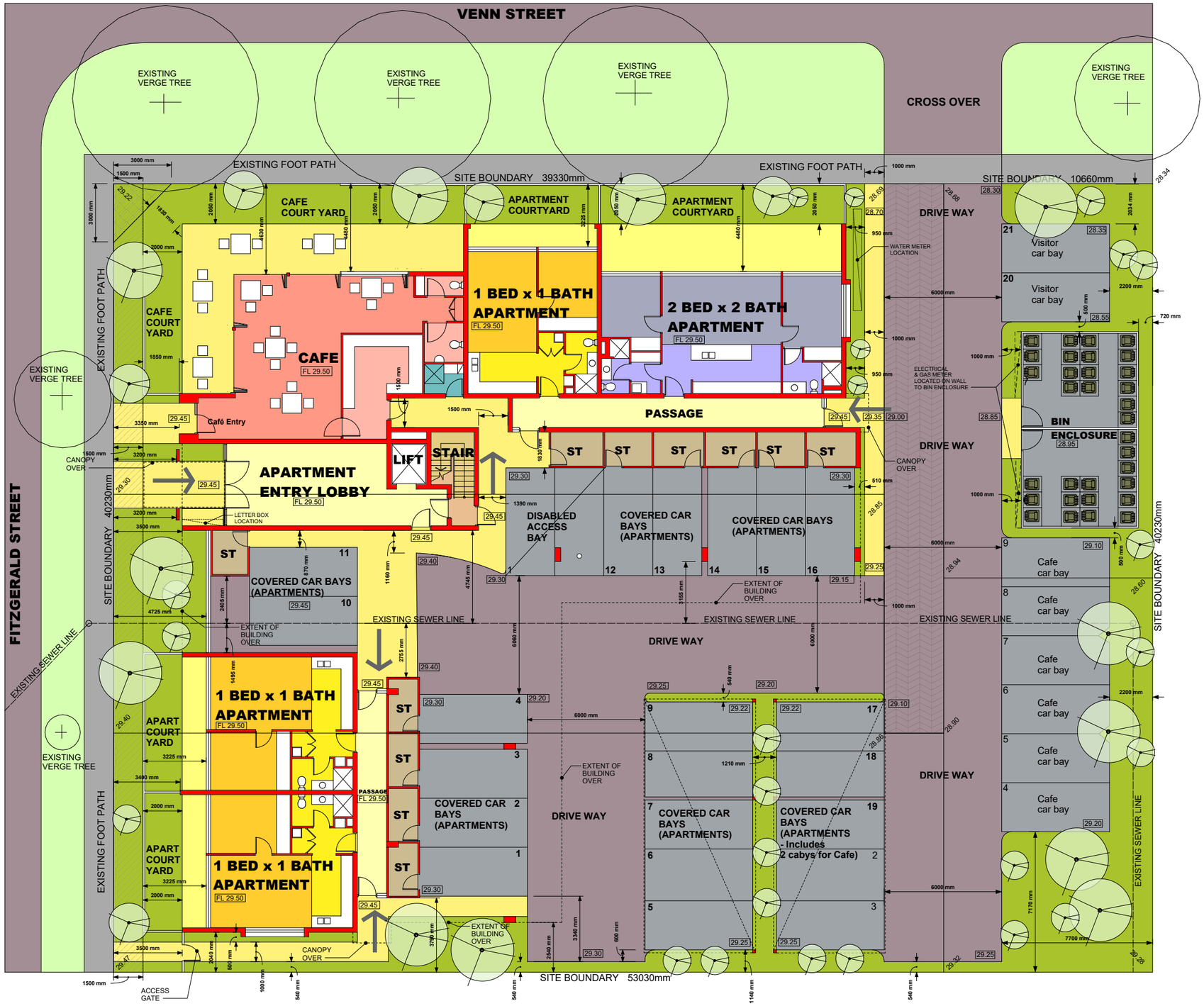

3m x 3m TRUNCATION

1.5m FUTURE ROAD WIDENING

Apartment & Cafe Ground Floor Level - 29.50 AHD

Total 21 Car bays for Apartments
19 Car bays + 2 Visitor Bays Allocated to the Apartments.

Total 9 Carbays allocated for Café (including Disabled Carbay)

Total 30 Carbays on site

3.04m Wide R.O.W. with LEGAL ACCESS RIGHT

MIXED USE DEVELOPMENT - LOT 1 to 3 (No 500 to 504) FITZGERALD STREET & LOT 27 to 28 (No. 45) VENN STREET NORTH PERTH

GROUND FLOOR PLAN
SCALE 1:100 @ A1 SIZE

0 1 2 3 4 5 10

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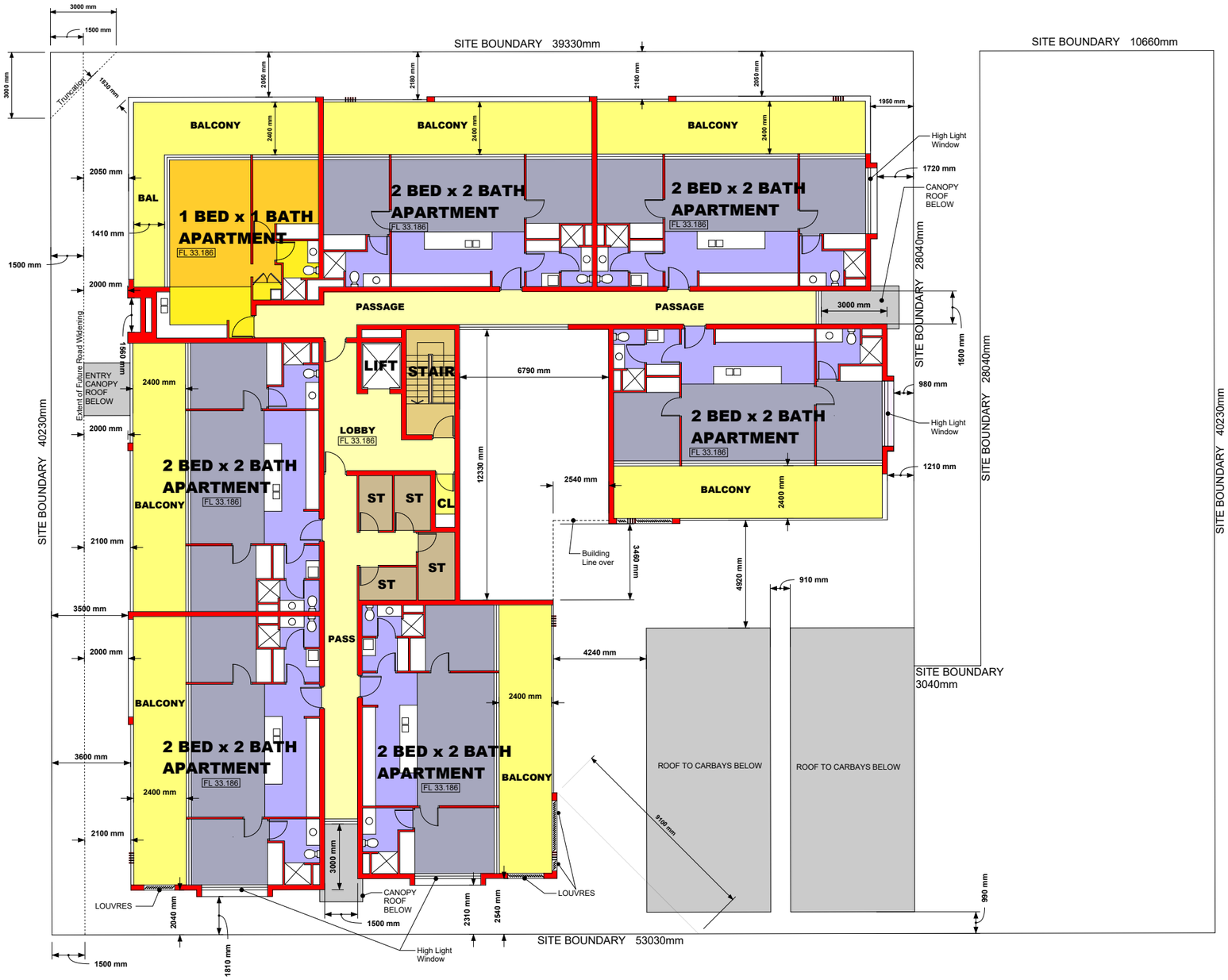

MIXED USE DEVELOPMENT - LOT 1 to 3 (No 500 to 504) FITZGERALD STREET & LOT 27 to 28 (No. 45) VENN STREET NORTH PERTH

1st FLOOR PLAN
SCALE 1:100 @ A1 SIZE

0 1 2 3 4 5 10

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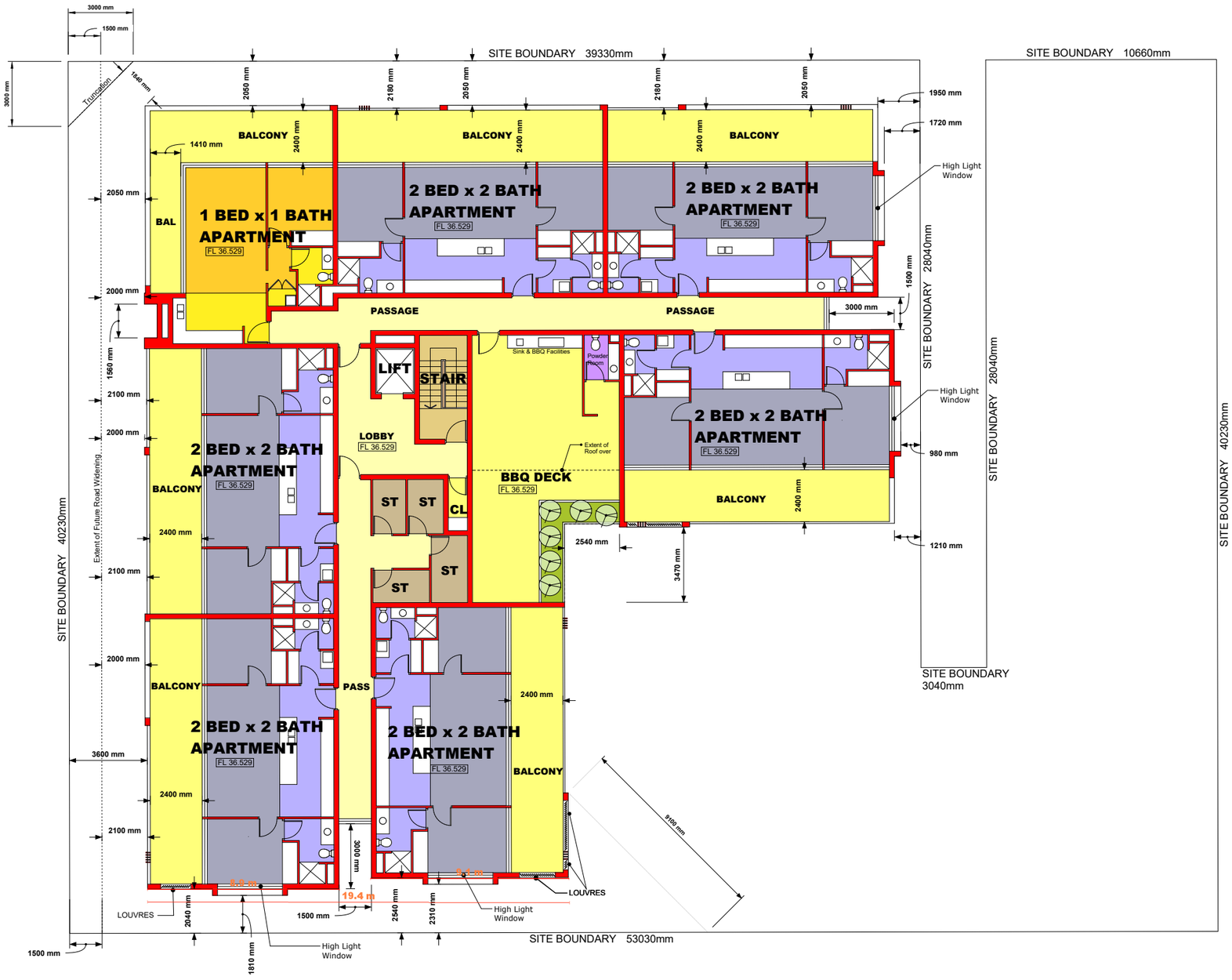

MIXED USE DEVELOPMENT - LOT 1 to 3 (No 500 to 504) FITZGERALD STREET & LOT 27 to 28 (No. 45) VENN STREET NORTH PERTH

2nd FLOOR PLAN
SCALE 1:100 @ A1 SIZE

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SHEET 7 of 15

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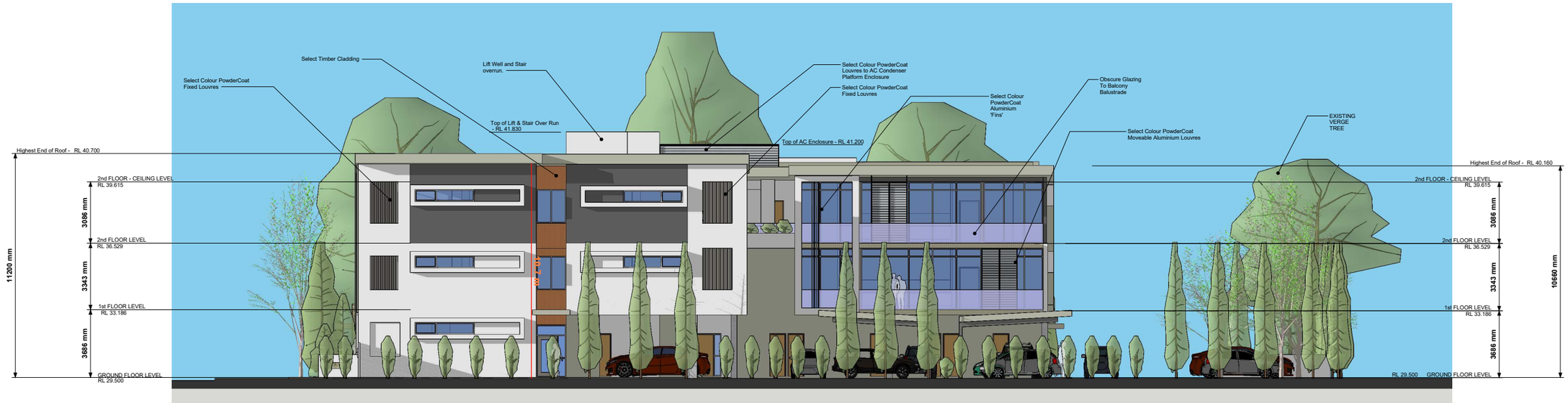
FITZGERALD STREET ELEVATION (WEST ELEVATION)

SCALE 1:100 @ A1 SIZE



SOUTH ELEVATION

SCALE 1:100 @ A1 SIZE

MIXED USE DEVELOPMENT - LOT 1 to 3 (No 500 to 504) FITZGERALD STREET & LOT 27 to 28 (No. 45) VENN STREET NORTH PERTH

0 1 2 3 4 5 10

ELEVATIONS

SCALE 1:100 @ A1 SIZE

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DEVELOPMENT ASSESSMENT PANEL
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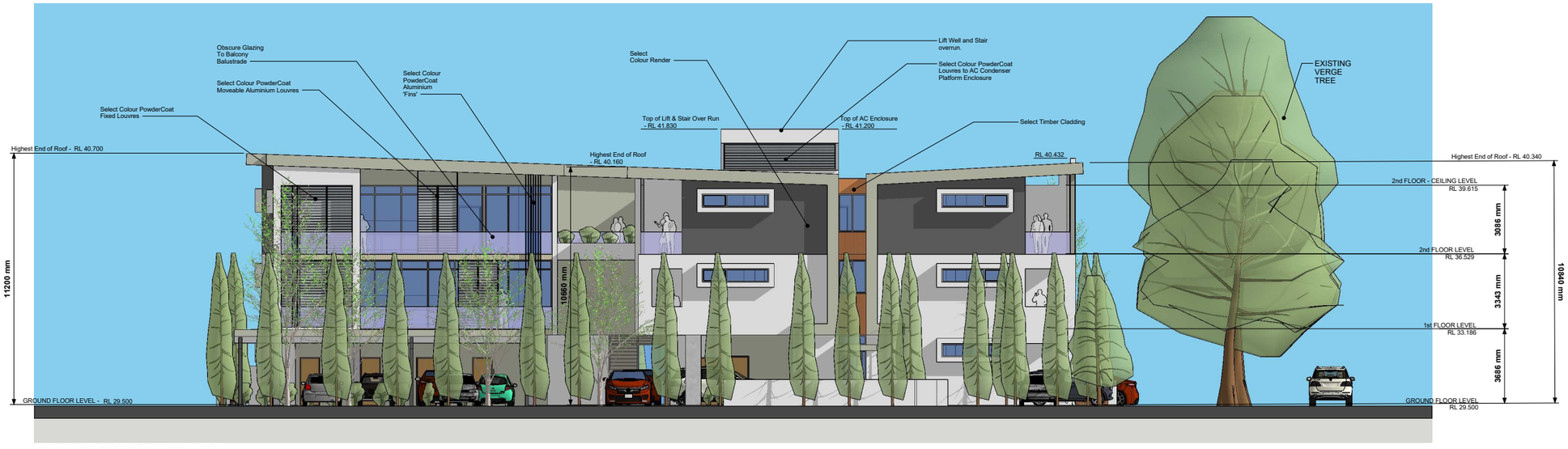
11-Jul-2018

VENN STREET ELEVATION (NORTH ELEVATION)

SCALE 1:100 @ A1 SIZE



EAST ELEVATION

SCALE 1:100 @ A1 SIZE

MIXED USE DEVELOPMENT - LOT 1 to 3 (No 500 to 504) FITZGERALD STREET & LOT 27 to 28 (No. 45) VENN STREET NORTH PERTH

0 1 2 3 4 5 10

ELEVATIONS

SCALE 1:100 @ A1 SIZE

DEVELOPMENT APPLICATION PROJECT No. ST2017.4 JANUARY 2018 Revised JUNE 2018

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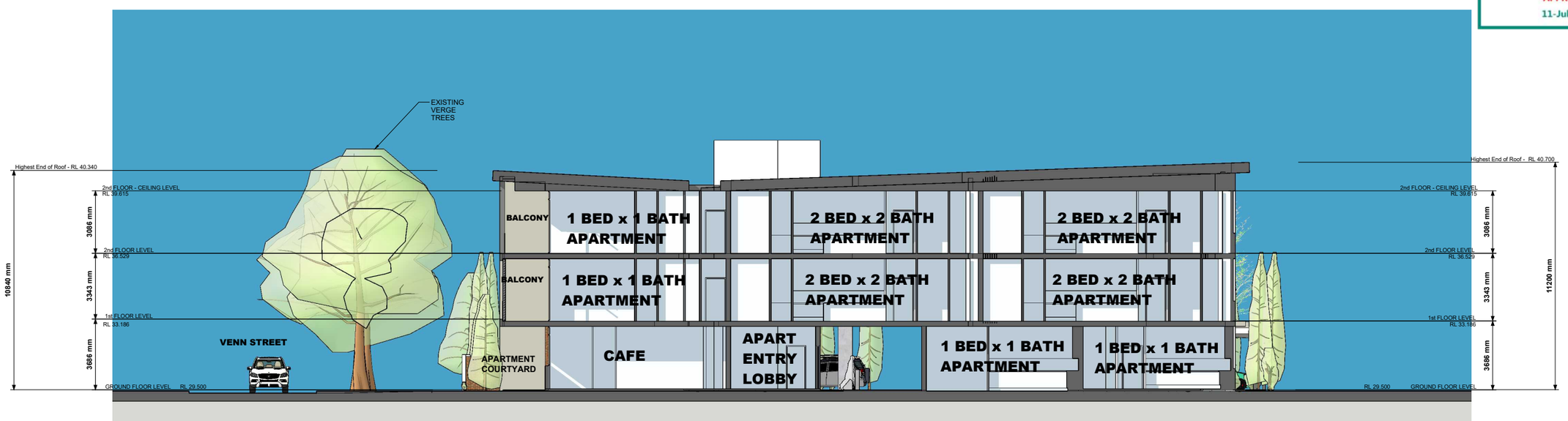
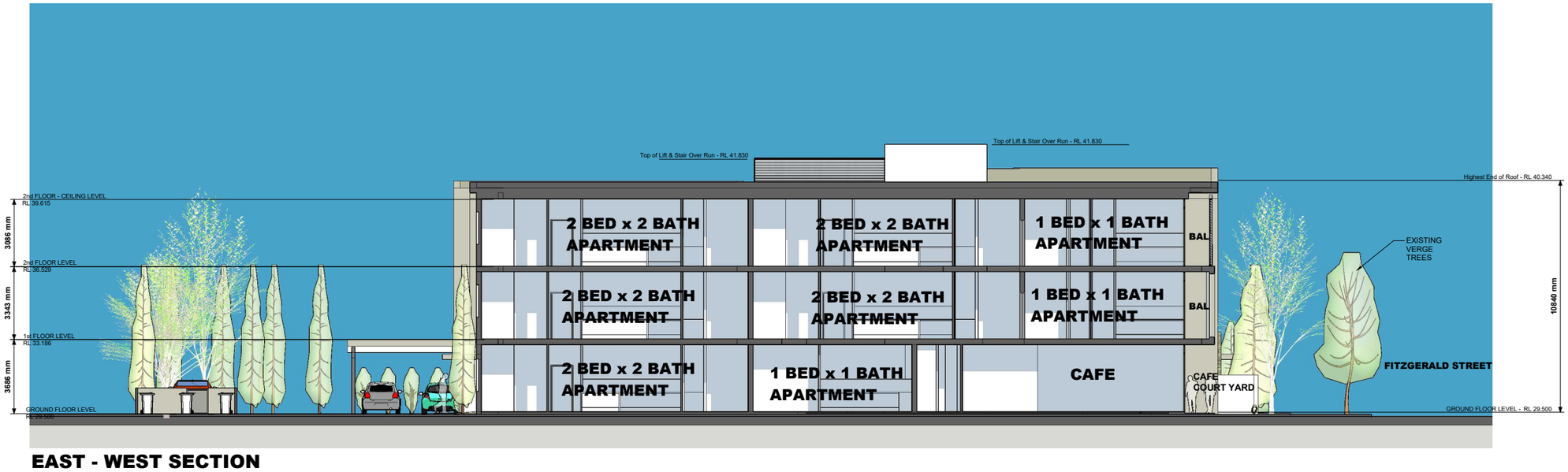


NORTH - SOUTH SECTION

SCALE 1:100 @ A1 SIZE



EAST - WEST SECTION

SCALE 1:100 @ A1 SIZE

MIXED USE DEVELOPMENT - LOT 1 to 3 (No 500 to 504) FITZGERALD STREET & LOT 27 to 28 (No. 45) VENN STREET NORTH PERTH

0 1 2 3 4 5 10

SECTIONS

SCALE 1:100 @ A1 SIZE

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Drawing No: SHEET 10 of 14

DEVELOPMENT ASSESSMENT PANEL
APPROVED
11-Jul-2018

PLOT RATIO AREAS - 1st FLOOR

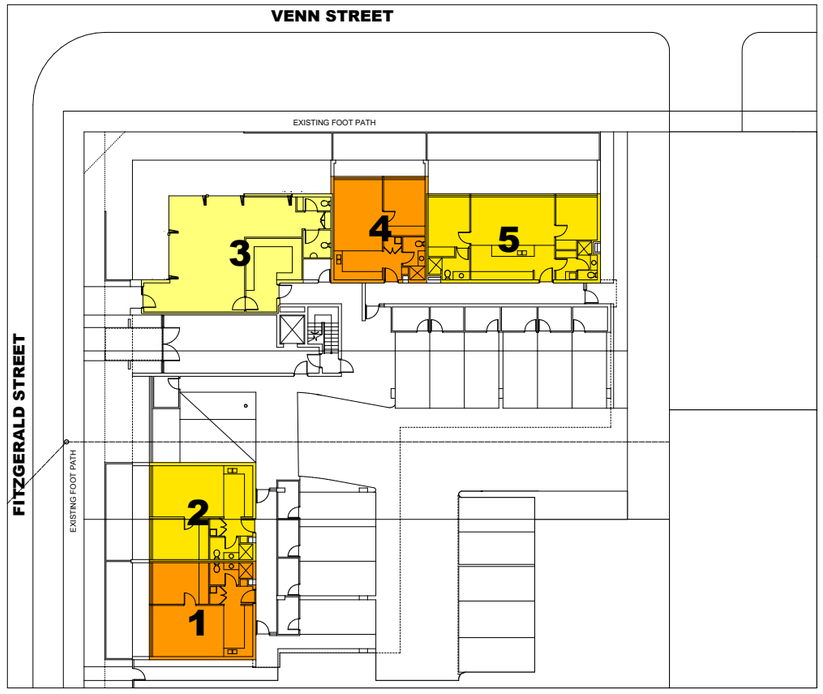
SCALE 1:200 @ A1 SIZE

PLOT RATIO AREAS - 2nd FLOOR

SCALE 1:200 @ A1 SIZE

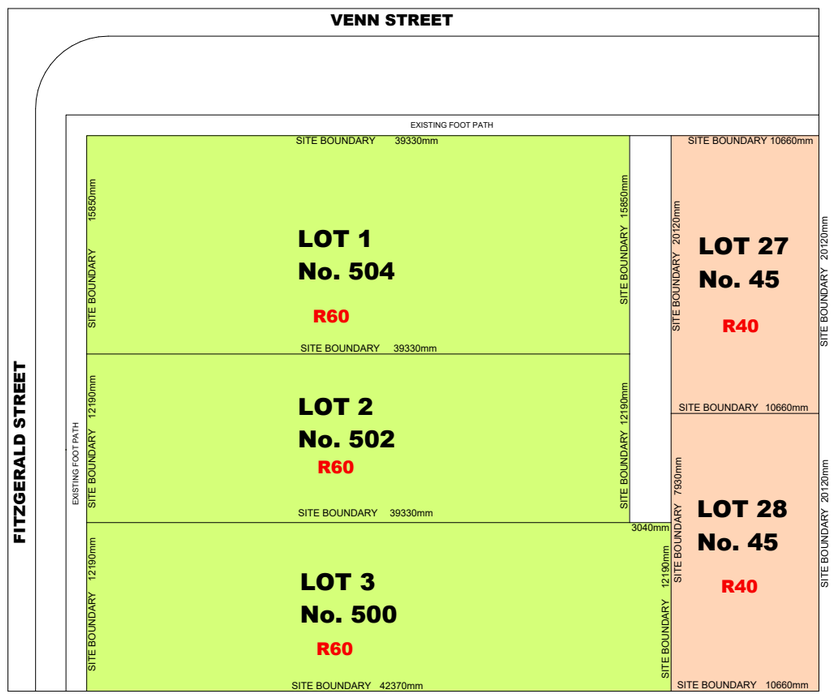
PLOT RATIO AREAS

	UNIT TYPE	PLOT RATIO AREA
1	1 BED APARTMENT	55sqm
2	1 BED APARTMENT	55sqm
3	CAFE	96sqm
4	1 BED APARTMENT	55sqm
5	2 BED APARTMENT	78sqm
6	2 BED APARTMENT	78sqm
7	2 BED APARTMENT	78sqm
8	2 BED APARTMENT	78sqm
9	1 BED APARTMENT	56sqm
10	2 BED APARTMENT	78sqm
11	2 BED APARTMENT	78sqm
12	2 BED APARTMENT	78sqm
13	2 BED APARTMENT	78sqm
14	2 BED APARTMENT	78sqm
15	2 BED APARTMENT	78sqm
16	1 BED APARTMENT	56sqm
17	2 BED APARTMENT	78sqm
18	2 BED APARTMENT	78sqm
19	2 BED APARTMENT	78sqm
	TOTAL PLOT RATIO AREA	1387sqm
	Maximum Plot Ratio Permissible	1388sqm



PLOT RATIO AREAS - GROUND FLOOR

SCALE 1:200 @ A1 SIZE



SITE AREAS

SCALE 1:200 @ A1 SIZE

	ZONING CODE	LAND AREA
LOT 1 - No. 504	R60	622sqm
LOT 2 - No. 502	R60	478sqm
LOT 3 - No. 500	R60	516sqm
TOTAL AREA		1616sqm
Maximum Plot Ratio = 0.7		1131.2sqm

	ZONING CODE	LAND AREA
LOT 27 - No. 45	R40	214sqm
LOT 28 - No. 45	R40	214sqm
TOTAL AREA		428sqm
Maximum Plot Ratio = 0.6		256.8sqm

MIXED USE DEVELOPMENT - LOT 1 to 3 (No 500 to 504) FITZGERALD STREET & LOT 27 to 28 (No. 45) VENN STREET NORTH PERTH

PLOT RATIO AREAS

SCALE 1:200 @ A1 SIZE

0 1 2 3 4 5 10

DEVELOPMENT APPLICATION PROJECT No. ST2017.4 JANUARY 2018

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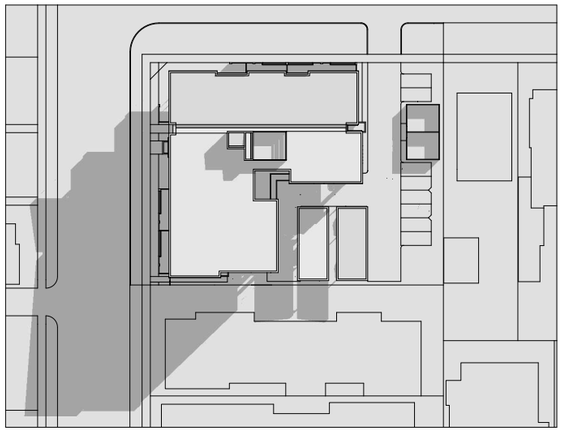
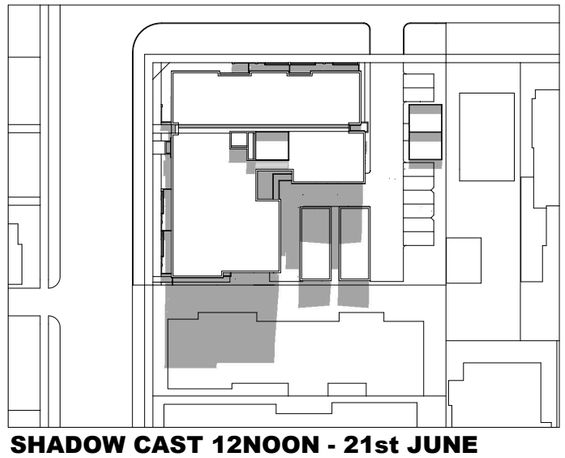
Drawing No:
SHEET 11 of 15

DEVELOPMENT ASSESSMENT PANEL
APPROVED
11-Jul-2018

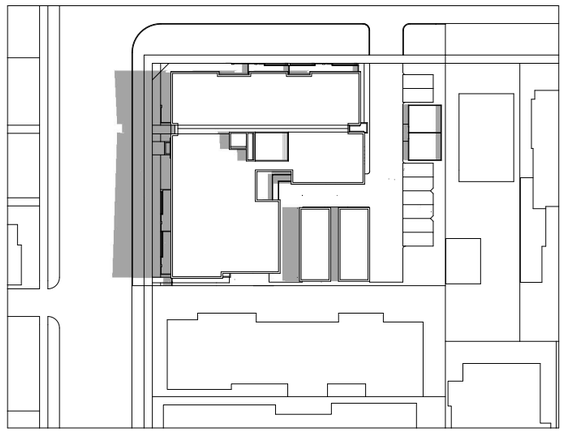


SHADOW CAST 9AM - 21st JUNE
SCALE 1:500 @ A1 SIZE

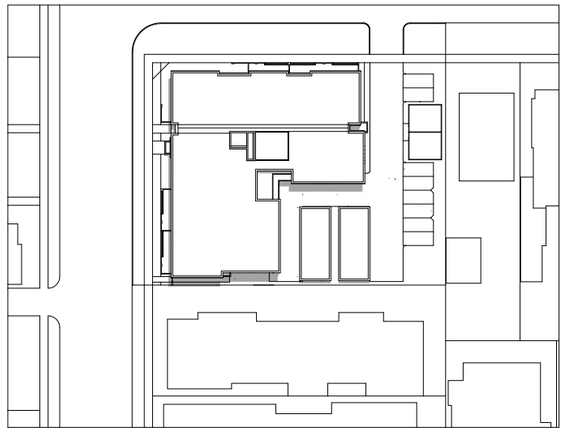


SHADOW CAST 12NOON - 21st JUNE
SCALE 1:500 @ A1 SIZE

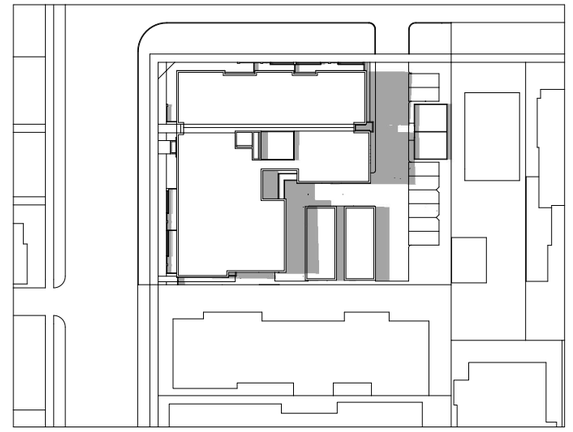
SHADOW CAST 3PM - 21st JUNE
SCALE 1:500 @ A1 SIZE



SHADOW CAST 9AM - 21st DECEMBER
SCALE 1:500 @ A1 SIZE



SHADOW CAST 9AM - 21st DECEMBER
SCALE 1:500 @ A1 SIZE



SHADOW CAST 9AM - 21st DECEMBER
SCALE 1:500 @ A1 SIZE

MIXED USE DEVELOPMENT - LOT 1 to 3 (No 500 to 504) FITZGERALD STREET & LOT 27 to 28 (No. 45) VENN STREET NORTH PERTH

SHADOW DIAGRAMS
SCALE 1:500 @ A1 SIZE

0 5 10

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Revised June 2018

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SHEET 12 of 15

DEVELOPMENT ASSESSMENT PANEL
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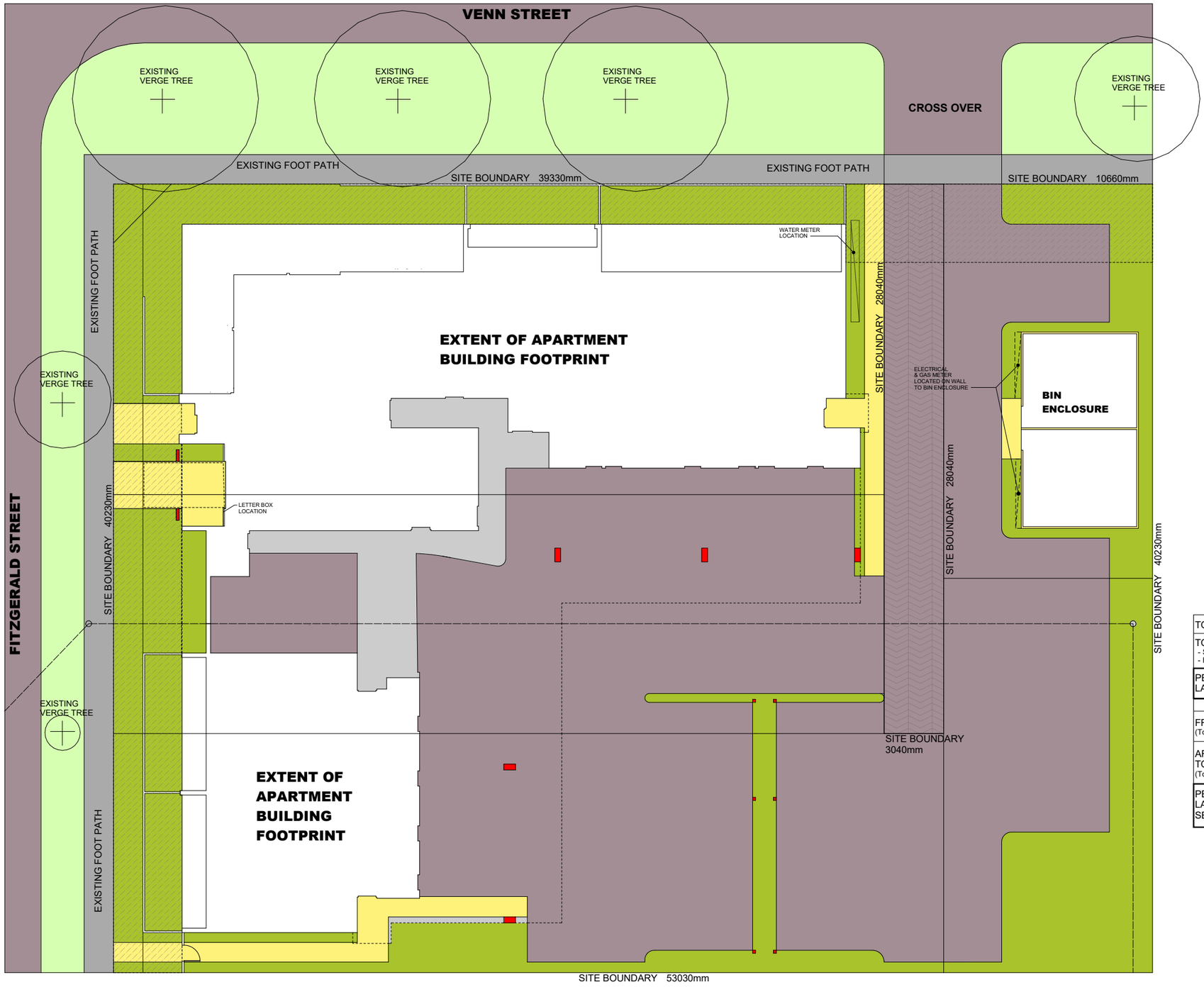
11-Jul-2018



SOFT LANDSCAPING
416m2

HARD LANDSCAPING
73m2

LANDSCAPING WITHIN FRONT SETBACK
229m2

3.04m Wide R.O.W. with LEGAL ACCESS RIGHT

TOTAL SITE AREA	2044m2
TOTAL AREA OFLANDSCAPING - Soft Landscaping = 416m2 - Hard Landscaping = 73m2	489m2
PERCENTAGE OF LANDSCAPING ON SITE	23.92%
FRONT SETBACK AREA (To both Fitzgerald & Venn Streets)	242m2
AREA OF LANDSCAPING TO FRONT SETBACK AREA (To both Fitzgerald & Venn Streets)	229m2
PERCENTAGE OF SOFT LANDSCAPING TO FRONT SETBACK AREA	94.63%

MIXED USE DEVELOPMENT - LOT 1 to 3 (No 500 to 504) FITZGERALD STREET & LOT 27 to 28 (No. 45) VENN STREET NORTH PERTH

LANDSCAPING EXTENT
SCALE 1:100 @ A1 SIZE

0 1 2 3 4 5 10

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Drawing No: SHEET 13 of 15

DEVELOPMENT ASSESSMENT PANEL
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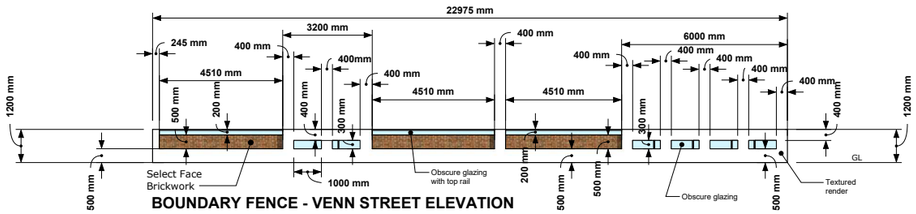
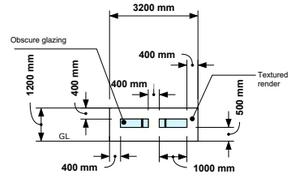
11-Jul-2018

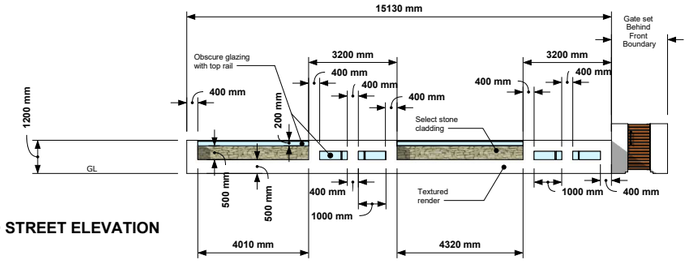
VENN STREET ELEVATION (NORTH ELEVATION)

FITZGERALD STREET ELEVATION (WEST ELEVATION)

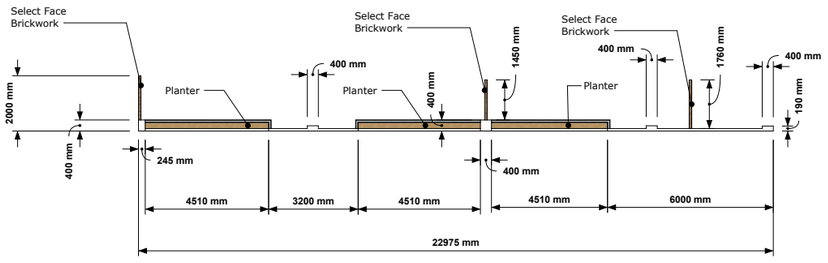


BOUNDARY FENCE - VENN STREET ELEVATION

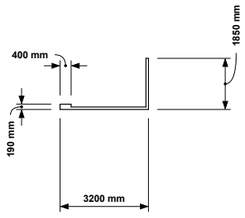


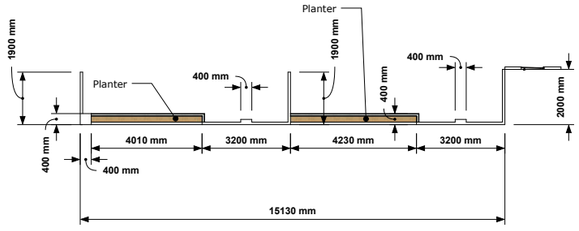


BOUNDARY FENCE - FITZGERALD STREET ELEVATION



BOUNDARY FENCE PLAN - VENN STREET





BOUNDARY FENCE PLAN - FITZGERALD STREET

MIXED USE DEVELOPMENT - LOT 1 to 3 (No 500 to 504) FITZGERALD STREET & LOT 27 to 28 (No. 45) VENN STREET NORTH PERTH

FRONT BOUNDARY FENCE

SCALE 1:100 @ A1 SIZE

0 1 2 3 4 5 10

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DEVELOPMENT ASSESSMENT PANEL
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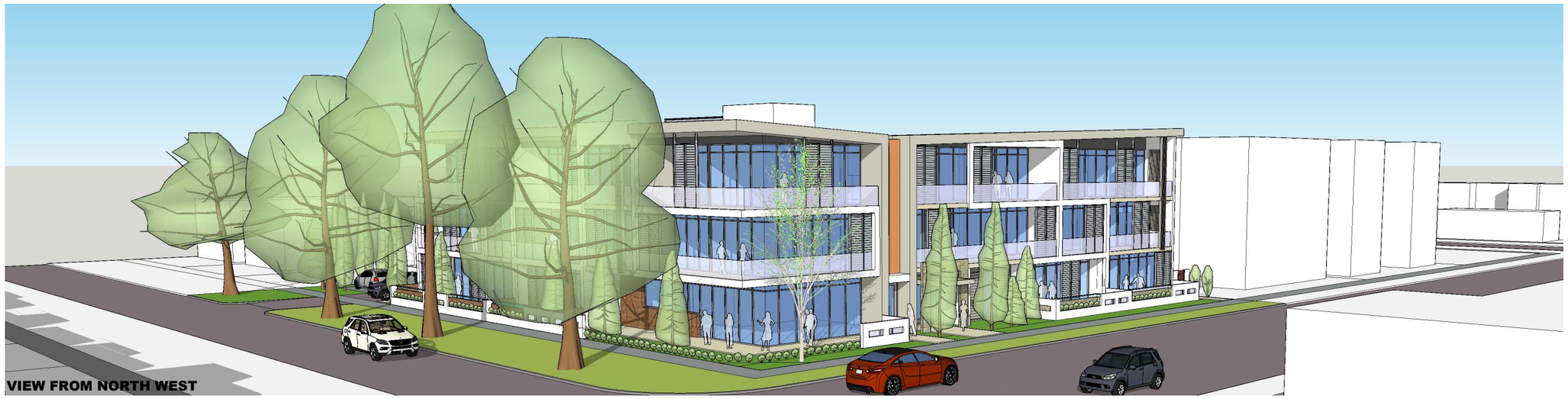
11-Jul-2018

VIEW FROM SOUTH WEST



VIEW FROM NORTH WEST

VIEW FROM NORTH EAST

VIEW FROM SOUTH EAST

MIXED USE DEVELOPMENT - LOT 1 to 3 (No 500 to 504) FITZGERALD STREET & LOT 27 to 28 (No. 45) VENN STREET NORTH PERTH

PERSPECTIVE IMAGES

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Drawing No: SHEET 15 of 15

Summary of Submissions:

The tables below summarise the comments received during the advertising period of the proposal, together with the Applicant's response to each comment.

Comments Received in Support:	Applicant Comment:
Amenity of Area • The existing café has been a welcome addition to the local area and an asset to the local community. • The proposal will add vibrancy to the local area and the North Perth Town Centre. • Fitzgerald Street already comprises a range of other non-residential land uses in the immediate locality, and this proposal will add to the vitality of North Perth. • The addition of a small bar use will also complement the area, by providing another amenity for surrounding residents, to enjoy at a low-scale venue within walking distance.	Thank you so much, our addition would benefit all of us.
Scale of Development • The physical attributes of the cafe space will dictate the low-scale nature of the proposed small bar, and the local-focus will impart a sense of collective responsibility in terms of patron behaviour. • The proposed addition of a small bar use will also be compatible with the surrounding residential properties, through its small scale, the already established cafe-nature of the business.	
Zone Objectives • The existing cafe is consistent with an objective of the Residential zone, being "to provide for a range of non-residential uses, which are compatible with and complementary to residential development."	

Comments Received in Objection:	Applicant Comment:
Car Parking • Significant concerns regarding existing parking issues on Venn Street. • Venn Street is currently experiencing a high volume of traffic and parking in the street with the existing operations of the cafe. • There are existing parking issues in Venn Street with the café being licensed for 20 patrons. Concerns regarding the proposed increase in	We understand your concerns, however, we have retracted the additional patrons and additional trading hours. We also have concerns in regard of the parking and we have already contacted the Council engineers to help us to solve the issue. We have been in contact with the Council as we are seeing the bottle neck congestions at the entry of Venn Street off Fitzgerald Street. We have spoken with the Council engineers about using our Verge to implement verge parking in front of the café on Venn

Summary of Submissions:

Comments Received in Objection:	Applicant Comment:
capacity to 50 patrons with only 9 car parking spaces being provided. • The extended trading hours of a Small Bar will create parking problems at evening hours and multiply existing parking issues and increase safety issues as well. • Commercial vehicles currently servicing the café do not have an allocated bay. The commercial vehicles currently park on the verge and the road on the north side of Venn Street, increasing the traffic hazard, in close proximity to the Fitzgerald Street junction. • There is insufficient parking to cater for a small bar on this street with the potential traffic generated by rideshares. • Existing parking issues result in cars being parked on the street. This makes manoeuvring down the street difficult and dangerous and causes difficulties for traffic flow and safety. • The 9 car bays provided for the development will not address the parking issues and may result in increased issues as the cars manoeuvre in and out of bays, disrupting local traffic accessing Venn Street. • Existing customers are consistently parking on the yellow 'No Stopping' lines on the corner of Venn and Fitzgerald Street, making it dangerous to turn left or right out of Venn Street. • There is no signage currently for customer parking. There currently is a large black gate that works with a remote that you cannot gain access to the car parking bays.	Street to free up both lanes on Veen Street and to make it safe from cars and people walking. At this stage, we have already made some implementation by: Opening up the gate which has additional parking for the customers; the gate is open as per our trading hours; We have also made up a sign encouraging our customers to park at Woodville reserve across the road.
<u>Noise and Anti-Social Behaviour</u> • The noise generated from a Small Bar, and the alcohol consumption and problems it causes is not appropriated for a resident street such as Venn Steet. • The street is known for its quiet, safe, family character and the addition of a bar is not appropriate. • Concerns regarding undesirable behaviour due to alcohol consumption. • Concerns regarding the increased noise, the presence of drunk patrons and the increase in activity associated with the cafe late at night.	We are seeking approval for a Small Bar because it's the appropriate liquor license that would help us achieve the Italian vine. We have not asked to become a Small Bar or a Pub, we are going to trade as a Café Deli with the options of a small selection of alcohol. The alcohol will approximately consist in : 2 types of Italian beers, 2 Italian red wines, 2 Italian white wine, 1 Prosecco and Limoncello. We are not promoting the consumption of alcohol and the Directors of La Mortazza and including the Manager and the staff have already obtained an RSA license and training in regard of consumptions of Liquor. The music will not be louder then already is. We are not changing trading hours, so the consumption of alcohol will be only between 8am and 5 pm.

Summary of Submissions:

Comments Received in Objection:	Applicant Comment:
Amenity Impact • Concerns that the development will have a detrimental effect on the quality of life and fabric of the neighbourhood.	We are not becoming a Pub. We intend and we remain trading as a Café Deli.
Presence of Similar Land Uses • The North Perth precinct is already well served by small bars and cafes and given the amenity impact the proposal is not necessary. • The proposal to introduce a licensed facility is not compatible with the neighbourhood when there are alternative options in close proximity on Angove Street.	The option that we will be offering is purely Italian alcohol with a minimal selection of alcohol, we do not believe the are other cafes near by with the same concept.

Comments Received Expressing Concern:	Applicant Comment
Car Parking • Concerns about the impact of additional cars parking along Venn Street due to the proposal. • Currently the cafe does not have any onsite parking bays available for customers except for 2 visitors parking bays in the complex which are shared with the residents of 500 Fitzgerald Street. • Cafe customers park along Venn Street which blocks local traffic, blocks street parking for local Venn Street residents and makes the intersection with Fitzgerald Street unsafe. • Request for the City to provide parking bays along Fitzgerald Street within the southbound bus lane after the morning peak period to reduce congestion.	**We have 9 car bays allocated for our customers.** We also have concerns in regard of the parking and we have already contacted the Council engineers to help us to solve the issue. We have been in contact with the Council as we are seeing the bottle neck congestions at the entry of Venn Street off Fitzgerald Street. We have spoken with the Council engineers about using our Verge to implement verge parking in front of the café on Venn Street to free up both lanes on Veen Street and to make it safe from cars and people walking. At this stage, we have already made some implementation by: Opening up the gate which has additional parking for the customers; the gate is open as per our trading hours; We have also made up a sign encouraging our customers to park at Woodville reserve across the road.

Note: Submissions are considered and assessed by issue rather than by individual submitter.

PLEASE NOTE FROM LA MORTAZZA DIRECTORS:
IT WOULD BE MUCH APPRECIATED IF YOU CAN RETRACT YOUR OBJECTIONS OF PARKING ISSUES AS WE HAVE HEARD YOUR CONCERNES ABOUT THE PARKING AND WE HAVE RETRACTED THE CHANGE OF HOURS AND THE CHANGE OF PATRONS. THANK YOU

Summary of Submissions:

The tables below summarise the comments received during the advertising period of the proposal, together with the Administration's response to each comment.

Comments Received in Support:	Applicant Comment:
Amenity of Area • The existing café has been a welcome addition to the local area and an asset to the local community. • The proposal will add vibrancy to the local area and the North Perth Town Centre. • Fitzgerald Street already comprises a range of other non-residential land uses in the immediate locality, and this proposal will add to the vitality of North Perth. • The addition of a small bar use will also complement the area, by providing another amenity for surrounding residents, to enjoy at a low-scale venue within walking distance.	The submissions received in support are noted.
Scale of Development • The physical attributes of the cafe space will dictate the low-scale nature of the proposed small bar, and the local-focus will impart a sense of collective responsibility in terms of patron behaviour. • The proposed addition of a small bar use will also be compatible with the surrounding residential properties, through its small scale, the already established cafe-nature of the business.	
Zone Objectives The existing cafe is consistent with an objective of the Residential zone, being "to provide for a range of non-residential uses, which are compatible with and complementary to residential development."	

Summary of Submissions:

Comments Received in Objection:	Applicant Comment:
Car Parking • Significant concerns regarding existing parking issues on Venn Street. • Venn Street is currently experiencing a high volume of traffic and parking in the street with the existing operations of the cafe. • There are existing parking issues in Venn Street with the café being licensed for 20 patrons. Concerns regarding the proposed increase in capacity to 50 patrons with only 9 car parking spaces being provided. • The extended trading hours of a Small Bar will create parking problems at evening hours and multiply existing parking issues and increase safety issues as well. • The 9 car bays provided for the development will not address the parking issues and may result in increased issues as the cars manoeuvre in and out of bays, disrupting local traffic accessing Venn Street.	• Following the conclusion of the initial community consultation period, in response to the comments and submissions received during consultation, the applicant revised the proposal reducing the proposed patron numbers from 50 to 36. This means that the application meets the deemed-to-comply standard for the number of car bays to be provided for the Restaurant/Café and Small Bar uses under the City's Non-Residential Parking Policy, and no discretion is being sought in relation to car parking provision. The development is acceptable against the City's policies relating to car parking. • The applicant also removed the proposed change in operating hours, with the proposal to retain the current, approved, operating hours for the development. These hours being 8:00am – 5:00pm, Monday to Sunday, with deliveries required to occur between 7:00am to 2:00pm, Monday to Friday.
• There is insufficient parking to cater for a small bar on this street with the potential traffic generated by rideshares.	• As noted above the development provides car parking which meets the deemed-to-comply standard of the City's Non-Residential Parking Policy. The Policy accounts for the total car parking demand generated by the proposed development which is considered acceptable.
• Commercial vehicles currently servicing the café do not have an allocated bay. The commercial vehicles currently park on the verge and the road on the north side of Venn Street, increasing the traffic hazard, in close proximity to the Fitzgerald Street junction. • Existing parking issues result in cars being parked on the street. This makes manoeuvring down the street difficult and dangerous and causes difficulties for traffic flow and safety. • Existing customers are consistently parking on the yellow 'No Stopping' lines on the corner of Venn and Fitzgerald Street, making it dangerous to turn left or right out of Venn Street. • There is no signage currently for customer parking. There currently is a large black gate that works with a remote that you cannot gain access to the car parking bays.	• The unauthorised addition of a vehicle access gate has resulted in patrons of the existing venue utilising street parking in Venn Street, contributing to existing parking and safety issues in Venn Street. Following the determination of the application for the vehicle access gate by the City, the vehicle access gate is required to remain open during the operating and delivery hours of the premises on the subject site and for signage to be installed directing customers to the available parking at the rear of the development. This will assist with reducing the impact of the car parking for the development on Venn Street. • The vehicle access gate is required to be open during approved the delivery hours for the premises which allow for deliveries to occur at 7:00am prior to the business opening to suitably mitigate the impact of commercial vehicles on the traffic and safety of vehicle movements on Venn Street.

Summary of Submissions:

Comments Received in Objection:	Applicant Comment:
Noise and Anti-Social Behaviour • The noise generated from a Small Bar, and the alcohol consumption and problems it causes is not appropriated for a resident street such as Venn Steet. • The street is known for its quiet, safe, family character and the addition of a bar is not appropriate. • Concerns regarding undesirable behaviour due to alcohol consumption. • Concerns regarding the increased noise, the presence of drunk patrons and the increase in activity associated with the cafe late at night.	• The business is currently permitted to serve alcohol with a meal under a Restaurant/Café liquor licence. The Small Bar liquor licence permits the business to serve alcohol without a meal. • To ensure any potential impacts are appropriately managed, a Venue Management Plan is required to be provided and approved by the City, prior commencement of the Small Bar land use. The Venue Management Plan will inform the operation of premises to minimise the impacts of noise and patron behaviour on the amenity of the surrounding area. • The submitted Venue Management Plan would be required to provide guidance on the management of patron behaviour and noise, and demonstrate that the premises could be operated so as not to unduly impact the amenity of the area. • As mentioned above, the applicant removed the proposed change in operating hours, with the proposal to retain the current, approved, operating hours for the development. These hours will ensure that the development will not result in off-site impacts during the evening hours.
Amenity Impact Concerns that the development will have a detrimental effect on the quality of life and fabric of the neighbourhood.	• The proposed development would provide for compliant car parking and maintain the current, approved, operating hours to ensure the amenity of the residential neighbourhood is not impacted by the proposed development.
Presence of Similar Land Uses • The North Perth precinct is already well served by small bars and cafes and given the amenity impact the proposal is not necessary. • The proposal to introduce a licensed facility is not compatible with the neighbourhood when there are alternative options in close proximity on Angove Street.	• The presence of other similar non-residential land uses located in proximity to the subject site is not a consideration under the planning framework. The City's Licensed Premises Policy provides for consideration of licensed premises being located on major roads. As Fitzgerald Street is a major road, the location of the proposal Small Bar land use is considered acceptable against the relevant planning framework.

Summary of Submissions:

Comments Received Expressing Concern:	Applicant Comment
Car Parking • Concerns about the impact of additional cars parking along Venn Street due to the proposal.	• As mentioned above, following the conclusion of the initial community consultation period, the applicant revised the proposal reducing the proposed patron numbers from 50 to 36. This means that the application meets the deemed-to-comply standard for the number of car bays to be provided for the Restaurant/Café and Small Bar uses under the Non-Residential Parking Policy.
• Currently the cafe does not have any onsite parking bays available for customers except for 2 visitors parking bays in the complex which are shared with the residents of 500 Fitzgerald Street. • Cafe customers park along Venn Street which blocks local traffic, blocks street parking for local Venn Street residents and makes the intersection with Fitzgerald Street unsafe.	• As mentioned above, the unauthorised addition of a vehicle access gate has previously restricted access to the parking bays for the premises and resulted in patrons utilising street parking in Venn Street, contributing to vehicle safety issues in the street. • Following the determination of the application for the vehicle access gate by the City, the vehicle access gate is required to remain open during the operating hours of the premises on the subject site and for signage to be installed directing customers to the available parking at the rear of the development. This will enable visitors to the development to utilise the car bays provided.
• Request for the City to provide parking bays along Fitzgerald Street within the southbound bus lane after the morning peak period to reduce congestion.	• This request has been forwarded to the City's Engineering Service Team for consideration. It is recommended that this request separately be provided to the Department of Planning Lands and Heritage in relation to the management of car parking along Fitzgerald Street.

Note: Submissions are considered and assessed by issue rather than by individual submitter.

Determination Advice Notes:

1. **This is a development approval issued under the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme only. It is not a building permit or an approval to commence or carry out development under any other law. It is the responsibility of the applicant/owner to obtain any other necessary approvals and to commence and carry out development in accordance with all other laws.**

2. **If the development the subject of this approval is not substantially commenced within a period of 2 years, or another period specified in the approval after the date of determination, the approval will lapse and be of no further effect.**

3. **Where an approval has so lapsed, no development must be carried out without the further approval of the local government having first been sought and obtained.**

4. **If the applicant or owner is aggrieved by this determination, there is a right of review by the State Administrative Tribunal in accordance with the *Planning and Development Act 2005* Part 14. An application must be made within 28 days of the determination.**

5. **This is approval is not an authority to ignore any constraint to development on the land, which may exist through statute, regulation, contract or on title, such as an easement or restrictive covenant. It is the responsibility of the applicant and not the City to investigate any such constraints before commencing development. This approval will not necessarily have regard to any such constraint to development, regardless of whether or not it has been drawn to the City's attention.**

6. **The development will be classified as a 'Public Building' and must comply with the *Health (Public Buildings) Regulations 1992*. An application is to be made to the City's Health Services for the assessment of the public building and maximum accommodation numbers prior to occupation of the premises. Please contact Health Services on (08) 9273 6000 upon receipt of this approval to discuss the requirements further with an Environmental Health Officer.**

7. **The food business must comply with the *Food Act 2008*, *Food Regulations 2009* and the Australia New Zealand Food Standards Code. The applicant must register with the City's Health Services prior to operation of the food business. Please contact Health Services on 9273 6000 to discuss the requirements further with an Environmental Health Officer.**

8. **The amended Venue Management Plan shall include the following:**

   - **Noise control measures and management procedures of music;**
   - **Patron management and anti-social behaviour;**
   - **Community relations and complaint management procedure;**
   - **Set-up and pack-down of furniture;**
   - **Deliveries;**
   - **Post-service waste disposal; and**
   - **Staff training.**

   It is recommended the applicant/operator liaise with the City to discuss the Venue Management Plan prior to the lodgement of a Building Permit.

9. **The hours in which the sale, supply and consumption of alcohol may be undertaken are restricted by the *Liquor Control Act 1988*.**

10. **Any noise created at the premises must ensure compliance with the provisions within the *Environmental Protection (Noise) Regulations 1997*.**

5.2 NO. 276 (LOT: 63; D/P: 97776) NEWCASTLE STREET, PERTH - PROPOSED OFFICE AND SHOWROOM (AMENDMENT TO APPROVED) (UNAUTHORISED EXISTING DEVELOPMENT)

Ward: South

Attachments:
1. Consultation and Location Plan
2. Development Plans
3. Existing Development Approval Notices and Approved Plans
4. Summary of Submissions - Administration Response
5. Summary of Submissions - Applicant Response

RECOMMENDATION:

That Council, in accordance with the provisions of the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme, APPROVES the development application for Office and Showroom (Amendment to Approved) (Unauthorised Existing Development) at No. 276 (Lot: 63; D/P: 97776) Newcastle Street, Perth, in accordance with the plans shown in Attachment 2, subject to the following conditions:

1. All conditions, requirements and advice notes detailed on the development approval 5.2020.57.1 granted on 14 April 2020 and 5.2021.486.1 granted on 10 January 2022 continue to apply to this approval except as follows:

1.1 Condition 10 is deleted and replaced as follows:

10. All landscaping works shown in the approved plans dated 9 November 2023 shall be undertaken within 28 days of the date of this approval and maintained thereafter at the expense of the owners/occupiers, to the satisfaction of the City.

1.2 Condition 11 is deleted and replaced as follows:

11.1 The obscure glazing privacy screen to the north east elevation of the first floor, as indicated on the approved plans dated 9 November 2023, shall be durable and visually impermeable to a minimum height of 1.6 metres above the first-floor finished floor level, to the satisfaction of the City.

11.2 The north-east elevation of the ground floor shall be screened by either:

(a) The provision of bamboo planting along the north east lot boundary, as shown on the approved plans dated 9 November 2023. The bamboo shall be maintained to a minimum height of 1.6 metres above the ground floor finished floor level to restrict views of the adjoining property; or

(b) The installation of privacy screening to the portion of the north-east elevation of the ground floor indicated in red on the approved plans dated 9 November 2023. The screening shall be fixed, durable and visually impermeable to restrict views of the adjoining property;

The privacy screening and/or bamboo planting are to be maintained at all times from the date of the issue of this decision, to the satisfaction of the City

EXECUTIVE SUMMARY:

The purpose of this report is to consider an application for development approval for amendments to an approved Office and Showroom development No. 276 Newcastle Street, Perth (subject site), including unauthorised existing development. The subject site is developed as a two storey commercial building with basement car parking and has been occupied by a development company since May 2022.

The application seeks approval for proposed landscaping works as well as works that have been undertaken at the subject site that are inconsistent with the previous approvals issued by the City. This means that some of the works undertaken are currently unauthorised.

The unauthorised existing development relates to changes to the privacy screening previously approved to the north-eastern elevation of the office building and changes to landscaping along the north-eastern lot boundary.

The new works relate to additional landscaping proposed within the open carpark at the front of the site.

There are no changes to the building layout or land use proposed as part of this application.

The proposal seeks an element objectives assessment against the visual privacy and landscaping planning elements. The proposal has been designed to provide for a landscaping outcome that is appropriate for the development site and that would increase the overall canopy coverage across the site of 17.3 square metres.

The landscaping provided to the north-eastern lot boundary provides screening of views from the office towards the adjoining residential property and minimises impact of overlooking to this property.

The additional landscaping provided to the Newcastle Street elevation would increase and make an effective contribution to urban canopy cover and would positively contribute to the Newcastle Street streetscape.

The proposal satisfies element objectives of the Built Form Policy, and the application is recommended for approval subject to updating existing conditions.

PROPOSAL:

The subject application seeks to amend the existing development approval relating to the two-storey office and showroom at No. 276 Newcastle Street, Perth. A location plan of the subject site included as **Attachment 1**.

The application seeks approval for works that already exist on-site which are not consistent with the previous approval, as well as new works that do not currently exist on-site. A summary of these works is provided below.

Existing Unauthorised Works

The application seeks approval to modify the previously approved development plans and conditions of approval to be consistent with the development undertaken on site.

The application seeks approval for the following works that are existing on site and are unauthorised development:

- Removal of privacy screening to the ground floor of the north-eastern elevation of the building. The approved privacy screen consisted of horizontal slats attached to the outside of the building and separated from the glazing by 0.5 metres.
- Provision of bamboo planting along the north-eastern planter bed which would provide privacy screening from the ground floor office. This would replace the eight magnolia trees shown in this garden bed on the previously approved plans.

Proposed New Works

In addition to the above unauthorised existing works, the application also proposes the provision of two additional trees within existing planting beds in the street setback area to Newcastle Street.

All works for which approval is being sought as part of this application are shown in **Attachment 2**. Copies of the development approval notices and approved plans are included as **Attachment 3**.

BACKGROUND:

Landowner:	Silviano Giorgi & Maria Teresa Giorgi
Applicant:	Building Corporation WA Pty Ltd
Client:	Giorgi Nominees Pty Ltd
Date of Application:	7 February 2023
Zoning:	MRS: Urban LPS2: Zone: Commercial R Code: N/A
Built Form Area:	Activity Corridor
Existing Land Use:	Office & Showroom
Proposed Use Class:	Office & Showroom
Lot Area:	881 square metres
Right of Way (ROW):	N/A
Heritage List:	N/A

Site Zoning and Context

The subject site accommodates a two-storey commercial building with a basement car park located at the rear of the site and accessed by a driveway along the south-eastern side of the building. The street setback area is used for car parking and the building is used as an office and showroom.

The subject site and adjoining properties are zoned Commercial under the City's Local Planning Scheme No. 2 (LPS2) and are within the Activity Corridor Built Form Area under the City's Policy No. 7.1.1 – Built Form (Built Form Policy).

The subject site is bounded by Newcastle Street to the south-west, a single storey warehouse and showroom to the south-east, a two-storey lodging house (backpackers) to the north-west and a two storey grouped dwelling complex known as the 'Boot Factory' at No. 117 Lake Street to the north-east. No. 117 Lake Street is included on the City's Heritage List as 'Category B – Conservation Recommended'.

On the southern side of Newcastle Street immediately opposite the subject site is a three-storey building accommodating a hotel and restaurant. Properties on the southern side of Newcastle Street are within the City of Perth.

A location plan is included as **Attachment 1**.

Approvals History

On 1 July 2019, Administration approved a development application for a two-storey office and showroom development with basement car parking. At the time of this approval, the subject site contained two two-storey character dwellings fronting Newcastle Street. The development incorporated the retention of the eastern dwelling to be integrated into the proposed office and showroom.

The approved plans included the provision of an external sun and privacy screen to a portion of the ground and first floor windows on the north-eastern elevation which face No. 117 Lake Street. A condition was included in the approval notice requiring that the screening be 75 percent visually impermeable in accordance with the deemed-to-comply standards of Clause 5.4.1 of the R Codes Volume 1.

An amendment to this approval was granted on 25 October 2019. These plans flipped the proposed design, resulting in the retention of the western character dwelling.

Further amendments were approved on 14 April 2020 and 10 January 2022. These amendments resulted in the following key changes to the approved plans:

- Ground floor slab setback from north-eastern lot boundary reduced from 2.4 metres to 1.9 metres to ensure compliance with the National Construction Code.
- Provision of fencing, signage and a vehicle access gate to Newcastle Street.
- Reconfiguration of landscaping and deep soil area on site.

The amended approvals did not change the privacy screening proposed to the ground and first floor windows on the north-east elevation of the development, facing No. 117 Lake Street, Perth. Figure 1, below, shows the approved privacy screening to the north-east elevation of the subject site.

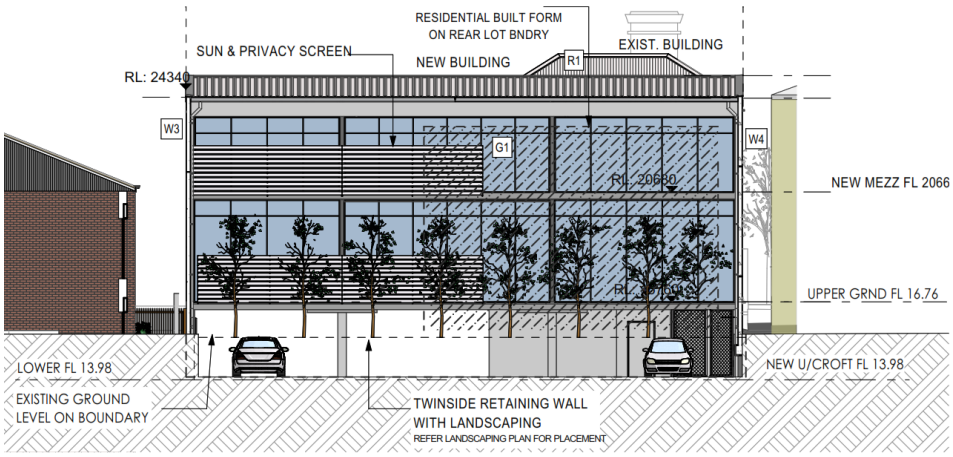


Figure 1: North-east elevation plan of No. 276 Newcastle Street, Perth, showing the previously approved privacy screening.

The magnolia trees along the north-eastern lot boundary were intended to provide canopy coverage at maturity. They were not proposed or considered as a method for screening views from the building towards the adjoining property.

Unauthorised Works

This development application has been submitted as a result of occupancy permit inspections that were undertaken by the City in May 2022. At these inspections it was identified that the external privacy screening had not been installed to the ground floor and first floor north-east elevation, and the magnolia trees had not been installed along the north eastern lot boundary, as shown in the approved plans.

The City also received complaints in May 2022 expressing concern that no privacy screening had been installed to the north-eastern elevation, as had been shown in the approved plans.

In September 2022 an opaque film was applied to a portion of the first floor windows. This screening is consistent with the extent of screening shown on the approved plans and is visually impermeable. The opaque film applied to the windows on the first floor satisfies Condition 11 of the 14 April 2020 development approval and does not form part of this application.

The subject development application for approval of the unauthorised works was lodged with the City in February 2023.

The applicant has advised that they do not wish to install the screening on the ground floor because of the impact on the internal amenity and outlook of the office and have instead proposed the bamboo planting to screen views of the adjoining property.

The City's Development Compliance Enforcement Policy allows for the consideration of an unauthorised development to continue to operate during the development application assessment process. The City's Compliance team liaised with the occupants of the subject site to ensure that the blinds to offices that would have been screened by the external privacy screen were always closed. This ensured the protection of the privacy of the adjoining property while the application was assessed.

The processing timeframe of this application is reflective of the complexities associated with unauthorised development and liaising with the applicant to consider alternative screening outcomes. In accordance with Clause 75(1)(c) of the Deemed Provisions of the *Planning and Development (Local Planning Scheme) Regulations 2015* (Planning Regulations), a longer period to determine the application has been arranged with the applicant.

DETAILS:

Summary Assessment

The table below summarises the planning assessment of the proposal against the provisions of the City of Vincent Local Planning Scheme No. 2 (LPS2) and the Built Form Policy. In each instance where the proposal requires the discretion of Council, the relevant planning element is discussed in the Detailed Assessment section following from this table.

Planning Element	Use Permissibility/ Acceptable Development Standard	Previously approved	Requires further Discretion
Land Use	✓		
Street Setback	✓		
Front Fence		✓	
Building Height	✓		
Building Setbacks/Boundary Wall		✓	
Building Orientation	✓		
Landscaping			✓
Privacy			✓
Public Domain Interface	✓		
Pedestrian Access and Entries	✓		
Parking & Access	✓		
Bicycle Facilities	✓		
Façade Design		✓	
Adaptive Reuse	✓		
Environmentally Sustainable Design	✓		

Detailed Assessment

The planning elements that do not satisfy the acceptable outcomes and require the discretion of Council are as follows:

Landscaping	
Acceptable Outcomes Standard	**Proposal**
Built Form Policy Volume 3 Clause 1.5 <u>Canopy Cover</u> 80 percent (48.2 square metres) of the north-east lot boundary setback area at ground level to be provided as canopy cover. The office building is set back 3 metres from the north-east lot boundary.	<u>Canopy Cover</u> Nil canopy cover provided to the north-east lot boundary setback.
Privacy	
Acceptable Outcomes Standard	**Proposal**
Built Form Policy Volume 3 Clause 1.6 The Built Form Policy does not provide an acceptable outcome for visual privacy. An assessment against the element objective is required.	The north-eastern elevation of the ground floor is proposed to be screened with bamboo which is planted to the north-eastern boundary. The north-eastern elevation of the first floor is screened using obscure film on the windows to a height of 1.6 metres above the finished floor level.

The above elements of the proposal do not meet the specified acceptable outcome standards and are discussed in the Comments section below.

CONSULTATION/ADVERTISING:

Community consultation was undertaken in accordance with the Planning Regulations for a period of 14 days. Consultation was undertaken from 10 August 2023 to 23 August 2023.

The method of consultation included a notice on the City's website and 31 letters mailed to owners and occupiers of the dwellings within the adjoining property at No. 117 Lake Street as shown in **Attachment 1** in accordance with the City's Community and Stakeholder Engagement Policy. Consultation letters were only sent to dwellings at No. 117 Lake Street because it is the only property which would have the potential to be adversely affected by the removal of the privacy screening to the north-eastern elevation.

At the conclusion of consultation, the City received six submissions, all of which objected to the proposal.

Concerns raised in the submissions are summarised as follows:

- The amenity of the adjoining property would be negatively affected by overlooking into the shared garden, private courtyards and unit windows, particularly the master bedroom windows on the first floor.
- The use of vegetative screening is inadequate to provide privacy and screening because it is not 'visually impermeable' in accordance with deemed-to-comply standards of the R Codes and will not reach a sufficient height to provide privacy for all units.
- Express concern about the ongoing maintenance of the bamboo, including in the event of changes in ownership or adverse weather events.
- The existing office building is close to the lot boundary which creates an imposing view from No. 117 Lake Street.

A summary of submissions received during the consultation period along with Administration's responses to submissions is provided in **Attachment 4**. The applicant's response to the submissions received are provided as **Attachment 5**.

Following consultation, amended plans were received on 9 November 2023, included as **Attachment 2**. These amended plans are consistent with those received on 7 February 2023 which were advertised. These plans were updated to include a north-eastern elevation plan showing the obscure film screening to the first floor. The final set of plans did not alter any built form outcome or propose new departures or greater to the planning framework. For this reason, further community consultation on these plans was not required as per the standards of the City's Community and Stakeholder Engagement Policy. Those that made a submission have been notified of the changes.

Design Review Panel (DRP):

Referred to DRP: Yes

The proposal was referred to the City's DRP Chairperson for comment on the modifications to the landscaping. The referral related to the development plans dated 7 February 2023. Comments were requested on the impact of the proposed removal of the external screening and the changes to the landscaping.

The proposed landscaping quality was supported by the DRP Chairperson and their comments are summarised as follows:

- The proposed additional trees in the Newcastle Street front carpark area are supported.
- Although not canopy cover, the use of bamboo to the north-eastern setback still provides a soft buffer to the adjoining property. Bamboo can grow quite tall meaning this can still generate a level of shading to the office.

LEGAL/POLICY:

- *Planning and Development Act 2005.*
- *Planning and Development (Local Planning Schemes) Regulations 2015.*
- City of Vincent Local Planning Scheme No. 2.
- Community and Stakeholder Engagement Policy.
- Policy No. 7.1.1 – Built Form Policy.

Planning and Development Act 2005

In accordance with Schedule 2, Clause 76(2) of the Planning Regulations and Part 14 of the *Planning and Development Act 2005*, the applicant would have the right to apply to the State Administrative Tribunal for a review of Council's determination.

Planning and Development (Local Planning Schemes) Regulations 2015

In accordance with Schedule 2 Clause 67(2) of the Deemed Provisions in the Planning Regulations and in determining a development application, Council is to have due regard to a range of matters to the extent that these are relevant to the development application.

The matters for consideration that are relevant to this application relate to the compatibility of the development with its setting including the relationship of the proposal with development on adjoining land, amenity, consistency with local planning policies, submissions received about the application and advice from the DRP.

Unauthorised Development

Schedule 2, Clause 65 of the Planning Regulations provides the ability for development applications to be made for development that has already been carried out. In accordance with Clause 68, the application can be approved, approved with conditions, or refused. In accordance with the *Planning and Development Regulations 2009* the application fee for development applications for existing unauthorised developments is three-times the standard fee.

In accordance with Section 164 of the *Planning and Development Act 2005,* the approval of a development application for unauthorised development does not apply retrospectively. This means that the approval sought would not apply to the period during which the development has been in existence without approval.

Delegation to Determine Applications:

This application is being referred to Council for determination in accordance with the City's Register of Delegations, Authorisations and Appointments.

This is because the delegation to Administration to determine applications does not extend to applications which have received more than five objections during the community consultation period. The application received six objections during the community consultation period.

RISK MANAGEMENT IMPLICATIONS:

There are minimal risks to Council and the City's business function when Council exercises its discretionary power to determine a planning application.

STRATEGIC IMPLICATIONS:

This is in keeping with the City's Strategic Community Plan 2022-2032:

Innovative and Accountable

Our decision-making process is consistent and transparent, and decisions are aligned to our strategic direction.

SUSTAINABILITY IMPLICATIONS:

The City's Built Form Policy includes environmentally sustainable design provisions. These provisions are informed by the key sustainability outcomes of the City's Sustainable Environment Strategy 2019 - 2024, which requires new developments to demonstrate best practice in respect to reductions in energy, water and waste and improving urban greening.

An Environmentally Sustainable Development assessment was provided as part of the previous development approvals for the subject site. There are limitations to influence whole of life environmental impact of the entire development on the site through this application. This is because the scope of the application is limited to changes to landscaping and the removal on an external screening device. Due to the limited scope of the development application, an updated environmentally sustainable development assessment was not requested to be provided.

PUBLIC HEALTH IMPLICATIONS:

This report has no impact on the priority health outcomes of the City's *Public Health Plan 2020-2025*.

FINANCIAL/BUDGET IMPLICATIONS:

There are no financial/budget implications from this application.

COMMENTS:

Summary Assessment

In assessing the application against the planning framework, it is recommended for approval. The following key comments are of relevance:

- The bamboo along the north-eastern lot boundary screens views from the ground floor of the office towards the adjoining property. This reduces the real and perceived impact of overlooking to the adjoining property. An updated condition of approval is proposed to be imposed to ensure the ongoing maintenance of the bamboo or provision of alternative screening.
- The application results in an overall increase of canopy cover on the site by 16.4 square metres through the addition of two Honey Locust trees to the Newcastle Street elevation of the site. The additional trees to this area would positively contribute to the Newcastle Street streetscape and the City's urban tree canopy.

A detailed assessment against the discretionary aspects of the application is set out below.

Visual Privacy

The Built Form Policy does not provide acceptable outcomes or deemed-to-comply standards relating to visual privacy from commercial developments and assessment is required against the element objective.

In assessing the acceptability of the proposal, it is useful to consider the standards of the R Codes. This is because the adjoining property to the north at No. 117 Lake Street is a residential property and the R Codes provide an accepted baseline for the protection of privacy to residential properties.

The R Codes provide a deemed-to-comply standard for screening devices to be a minimum of 1.6 metres in height, at least 75 percent obscure, permanently fixed and made of durable material to restrict view in the direction of overlooking to an adjoining property.

The R Codes Explanatory Guidelines note that landscaping can provide an effective screen for the control of overlooking while also enhancing the development and residential amenity. Any development approval would then be subject to a condition to ensure the vegetation was retained for the life of the development.

The development satisfies the element objective of the Built Form Policy relating to visual privacy for the following reasons:

- Site Context: The north-east elevation of the building includes floor-to-ceiling windows and is used as an office which is occupied during business hours. Directly to the north-east of the subject site is an area of open space at No. 117 Lake Street that is used as a landscaped communal garden, with private outdoor living areas along the western side. The units associated with these private outdoor living areas include major openings in their south-east elevations as shown in Figure 2, below.

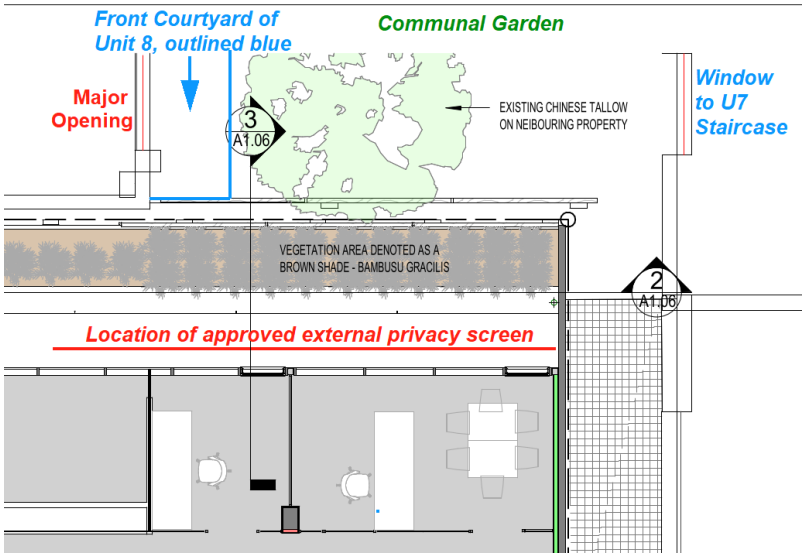


Figure 2: Ground floor plan of No. 276 Newcastle Street showing context of proposed bamboo landscaping screening

- Bamboo planting to ground floor restricts views: On the ground floor the external privacy screen has been replaced with bamboo planting in the garden bed along the north-eastern lot boundary. The applicant has advised that this was to improve the internal amenity and outlook of the office space. The bamboo was planted in April 2022 and now exceeds 1.6 metres in height above the finished floor level of the ground floor office. The bamboo provides effective screening of views from the ground floor of the subject site, towards No. 117 Lake Street as demonstrated in Figures 4, 5 and 6 below:

Figure 4: View from ground floor of No. 276 Newcastle Street looking north towards No. 117 Lake Street.

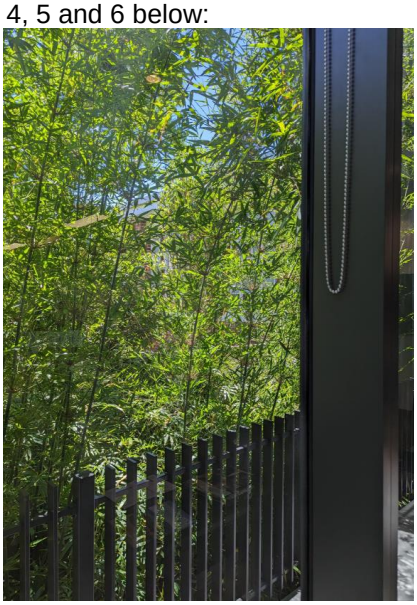


Figure 5: View from ground floor of No. 276 Newcastle Street looking north-east towards No. 117 Lake Street.

Figure 6: View from ground floor of No. 276 Newcastle Street looking east towards No. 117 Lake Street.

The City's Parks team has confirmed that the bamboo will have sufficient space to grow and be maintained on an ongoing basis to provide screening. The variety of bamboo that has been installed (*bambus gracilis*) is evergreen and would provide screening throughout the year. It has a dense habit and typically grows to 6 to 8 metres in height. For these reasons, the bamboo is an appropriate screening measure.

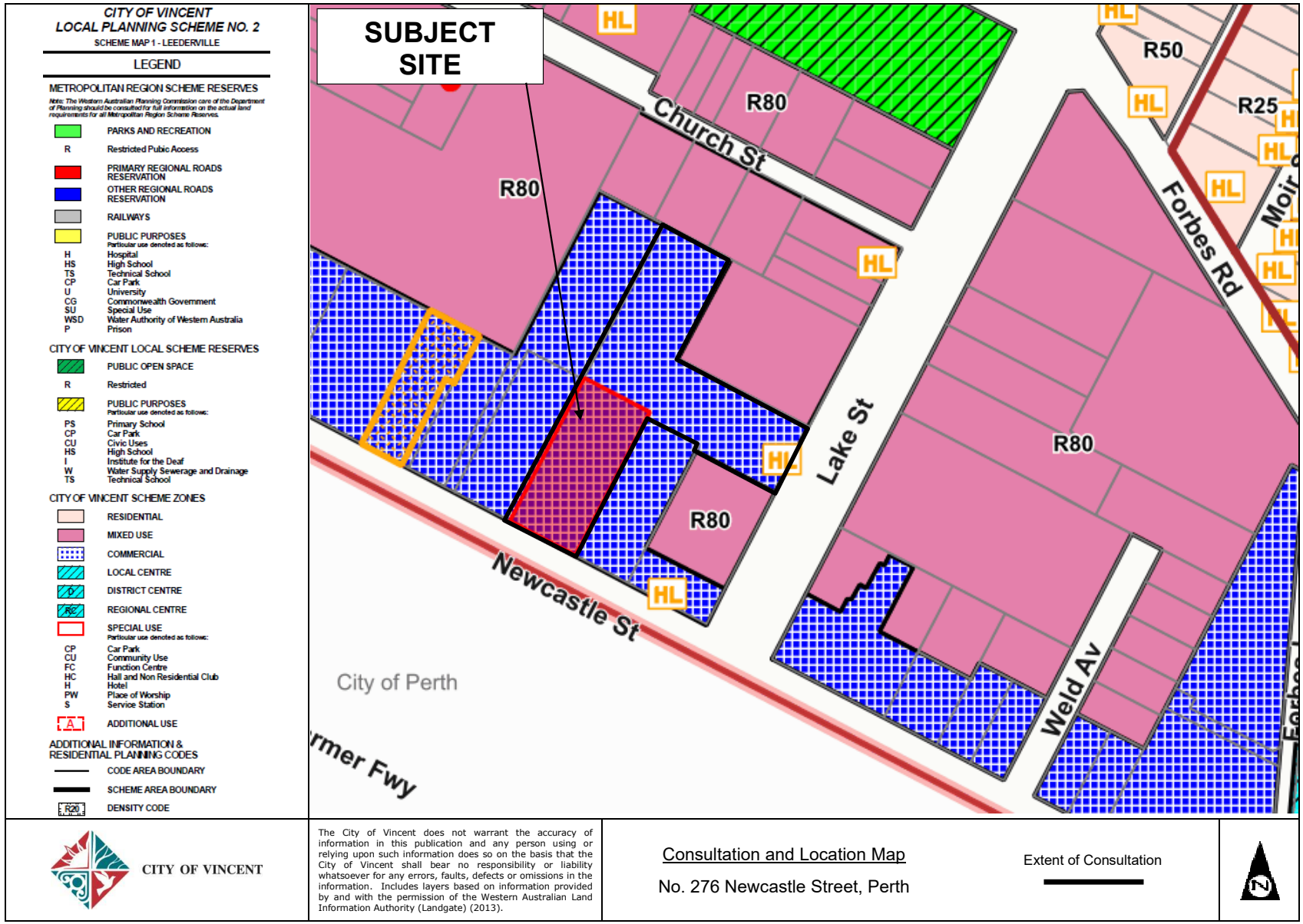
- Updated Condition of Approval: An updated condition of approval is included in the Administration recommendation to ensure that the bamboo is maintained to a minimum height of 1.6 metres above the ground level finished floor level of the office, at the expense of the owners/occupiers. In the event of the failure of the bamboo, the condition requires the installation of permanent privacy screening to ensure that the privacy of the adjoining property is maintained.

Landscaping

The approved plans included the provision of eight magnolia trees in the planter bed along the north-east lot boundary, as shown in Figure 1. These trees would have provided 37.2 square metres or 61.7 percent of the north-east lot boundary setback as canopy cover at maturity. The magnolia trees have been replaced with bamboo planting that extends along the entirety of the north-eastern planting bed.

The proposed development satisfies the element objectives of the Built Form Policy relating to landscaping for the following reasons:

- Bamboo provides for greening of site: The magnolia trees would have provided for greenery along the north-eastern elevation, which assists in breaking up the presentation of mass to No. 117 Lake Street. Due to the 1.9 metre setback of the eaves of the office building from the north-east lot boundary, the trees would not have been able to contribute more than 37.2 square metres of canopy cover. The City's Parks team has also advised that the magnolias may not have been successful in this location due to the space limitations. The provision of bamboo in lieu of the magnolia tees would continue to cover the garden bed with vegetation, would contribute to the urban greening of the subject site and would be consistent with the softening effect provided by the magnolia trees shown in the previously approved development plans. The City's Parks team has confirmed that the location of the bamboo would provide sufficient space, light and ventilation to allow it to be maintained on an ongoing basis. The vegetation is expected to continue to thicken as the bamboo grows to its mature 6 to 8 metres height.
- Increase in Site Canopy Cover: In accordance with the definition of Canopy Coverage in the Built Form Policy, as a grass species the bamboo would result in nil canopy coverage of the north-eastern lot boundary setback area. To offset the reduction in canopy cover resulting from the removal of magnolia trees from the north-eastern lot boundary, the application proposes the installation of two Honey Locust *Gleditsia tricanthos* trees to the Newcastle Street elevation of the site, within the car parking area. These trees would be in addition to the three existing trees within the car park and would provide an additional 54.5 square metres of canopy cover on the site. This would increase the canopy cover of the site at maturity to 165.4 square metres, or 18.7 percent of the site area and represents an overall increase in canopy cover of 17.3 square metres (2.0 percent of the total site area) compared with the existing development approval. The additional landscaping would make a positive contribution to the City's urban tree canopy and reduction in the urban heat island effect.
- Increased Provision of Landscaping to the Car Park: The additional trees to the car parking area would result in a ratio of one tree to every car bay and 77.7 percent of the car park area being provided as canopy cover at maturity. This is in excess of the minimum standard of one tree to every four bays and 60 percent canopy cover under the Built Form Policy. In addition to the 67.1 square metres of deep soil area provided on the subject site, 10.8 square metres of landscaping areas are provided within the Newcastle Street setback. These areas have a minimum width of 0.8 metres. The City's Parks team has confirmed that these landscaping areas are of sufficient size to support the proposed Honey Locust trees. They have also confirmed that the Honey Locus trees are an appropriate species for their location on-site. The additional landscaping within the Newcastle Street setback would further soften the appearance of the building as viewed from Newcastle Street and would contribute a sense of open space and landscape amenity to the Newcastle Street streetscape and was supported by the City's DRP Chairperson.


CITY OF VINCENT
LOCAL PLANNING SCHEME NO. 2
SCHEME MAP 1 - LEEDERVILLE
LEGEND
METROPOLITAN REGION SCHEME RESERVES
PARKS AND RECREATION
R Restricted Pubic Access
PRIMARY REGIONAL ROADS RESERVATION
OTHER REGIONAL ROADS RESERVATION
RAILWAYS
PUBLIC PURPOSES
H Hospital
HS High School
TS Technical School
CP Car Park
U University
CG Commonwealth Government
SU Special Use
WSD Water Authority of Western Australia
P Prison
CITY OF VINCENT LOCAL SCHEME RESERVES
PUBLIC OPEN SPACE
R Restricted
PUBLIC PURPOSES
PS Primary School
CP Car Park
CU Civic Uses
HS High School
I Institute for the Deaf
W Water Supply Sewerage and Drainage
TS Technical School
CITY OF VINCENT SCHEME ZONES
RESIDENTIAL
MIXED USE
COMMERCIAL
LOCAL CENTRE
DISTRICT CENTRE
REGIONAL CENTRE
SPECIAL USE
CP Car Park
CU Community Use
FC Function Centre
HC Hall and Non Residential Club
H Hotel
PW Place of Worship
S Service Station
ADDITIONAL USE
ADDITIONAL INFORMATION & RESIDENTIAL PLANNING CODES
CODE AREA BOUNDARY
SCHEME AREA BOUNDARY
DENSITY CODE
SUBJECT SITE
HL
R80
R50
R25
Church St
Forbes Rd
Lake St
Newcastle St
Weld Av
City of Perth
rmer Fwy
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Consultation and Location Map
No. 276 Newcastle Street, Perth
Extent of Consultation
N

CITY OF VINCENT

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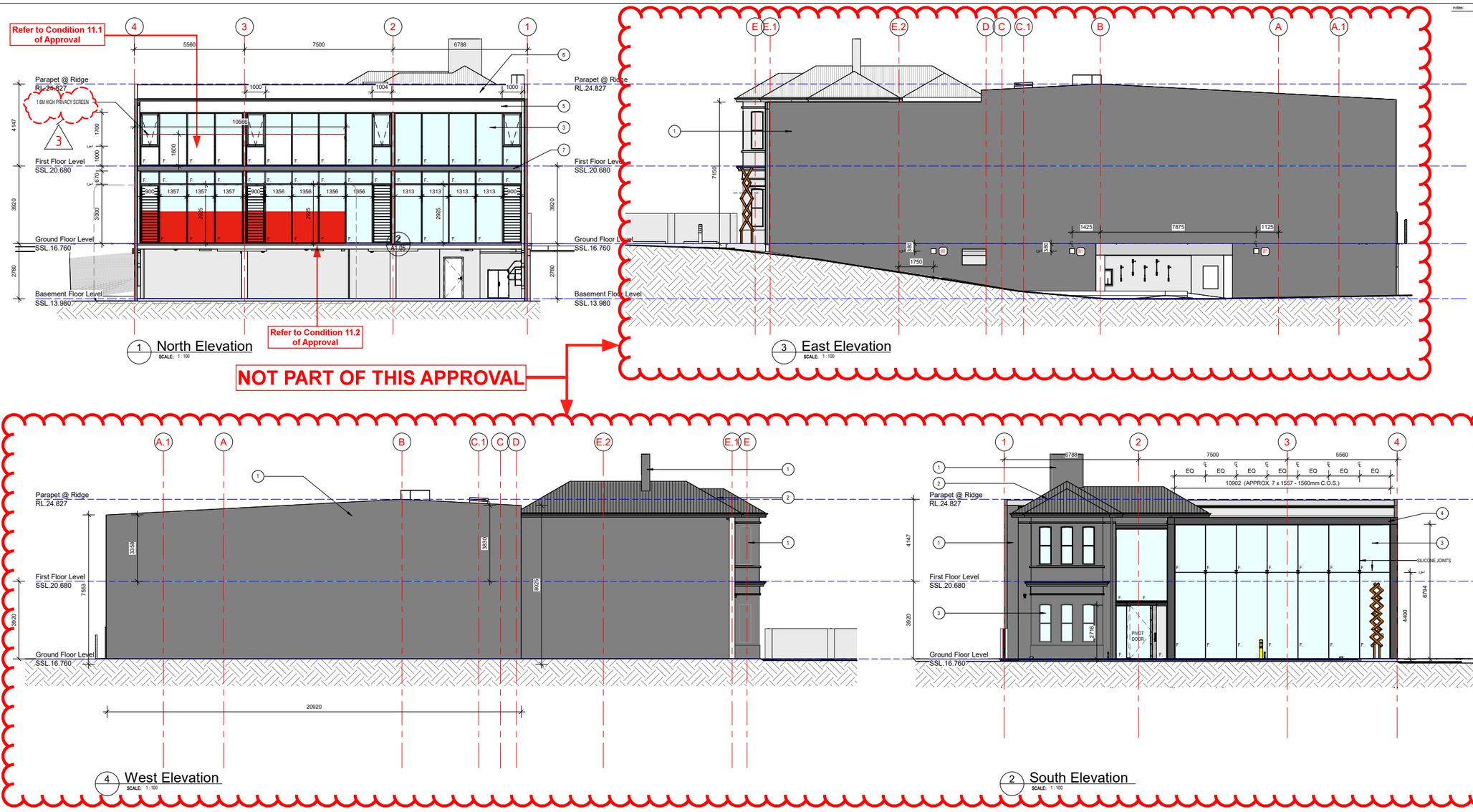
No. 276 Newcastle Street, Perth



ELEVATION COLOUR SCHEME	
NOTE NUMBER	NOTE TEXT

1	DULUX "MONUMENT" MATT
2	COLORBOND CUSTOM ORB "MONUMENT" MATT
3	CLEAR GLASS
4	DULUX – FERRADOR "NATURAL GREY"
5	DULUX "SURFMIST" MATT
6	COLORBOND KLIPLOK 700 "SURFMIST" MATT
7	POWDER COAT DURATEC ZEUS "MONUMENT" MATT

CITY OF VINCENT
RECEIVED
9 November 2023

Rev	Date	Description
3	08.11.2023	FIRST FLOOR PRIVACY FILM ADDED
2	04.01.22	ISSUE FOR CONSTRUCTION
1	20.12.21	ISSUE FOR BUILDING PERMIT

PROJECT #: 9848

CLIENT NAME: 276 Newscatle Street

PROJECT ADDRESS:
Showroom / Office Development
276-280 (Lot 63) Newcastle St., PERTH

DESIGN DRAWINGS

ELEVATIONS

DATE: 9/11/2023 10:04:30 AM

SCALE: 1 : 100 SHEET SIZE : A1

SHEET #: **A2.01**

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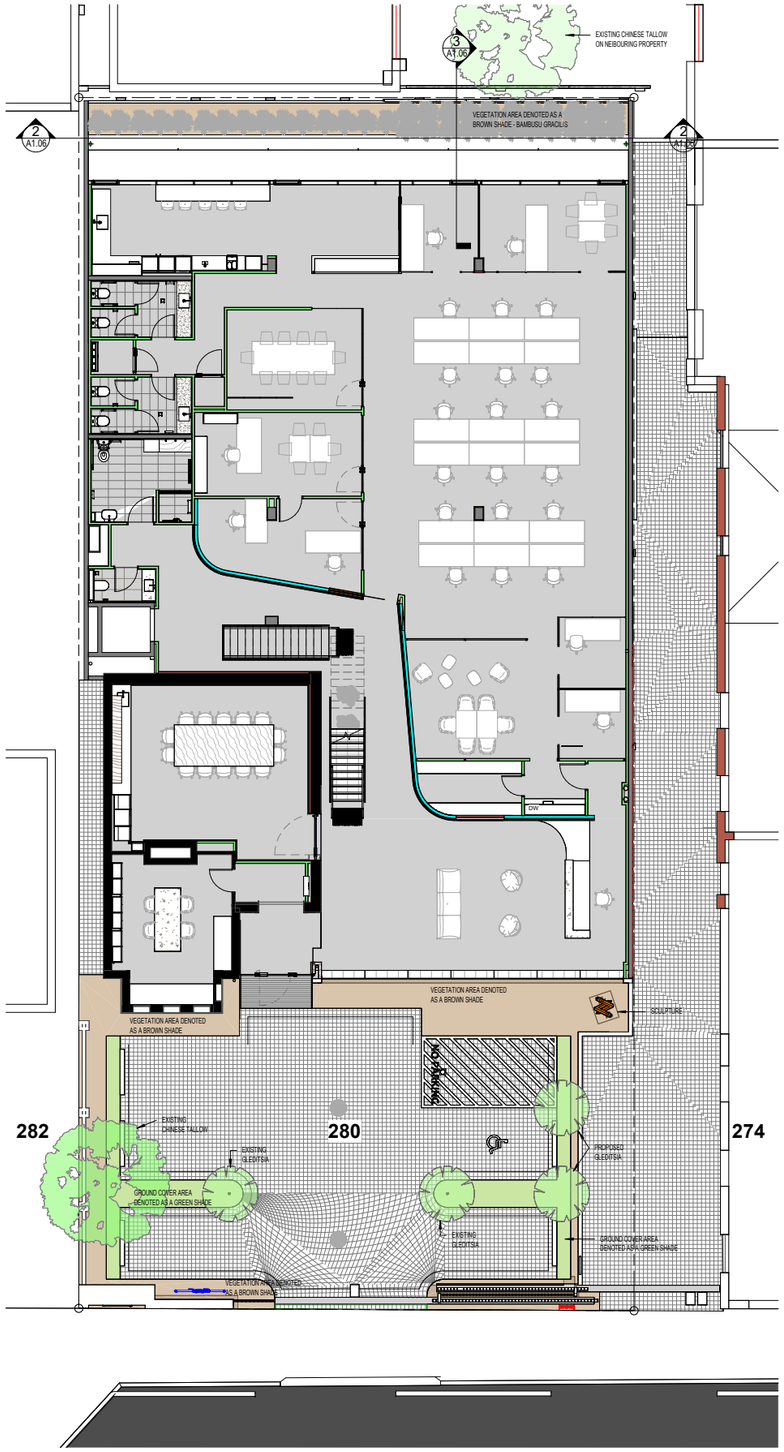
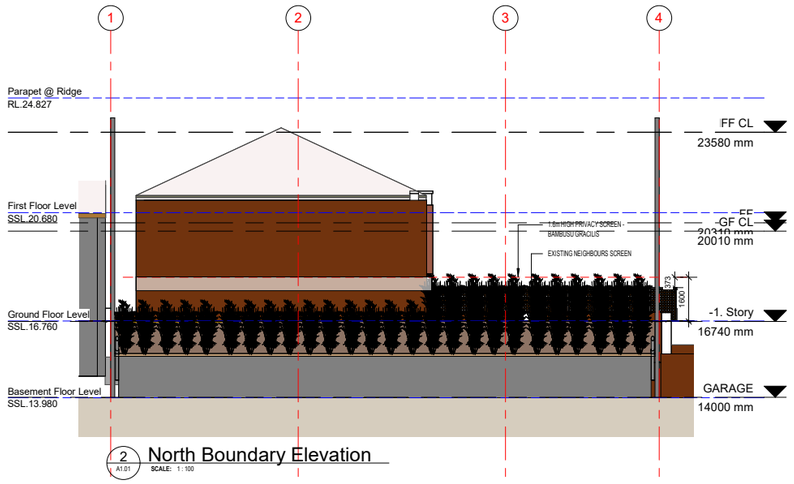
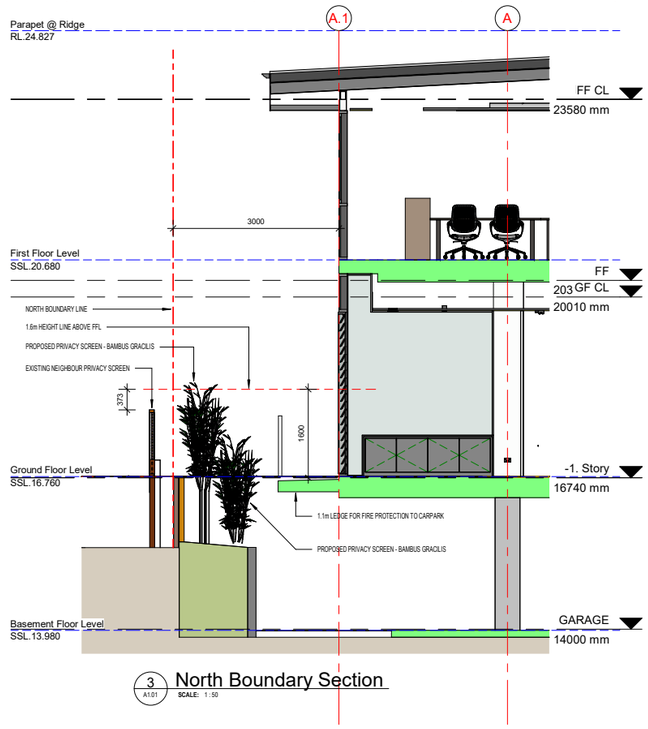


1 A1.05 GROUND LEVEL - LANDSCAPING
SCALE: 1 : 100



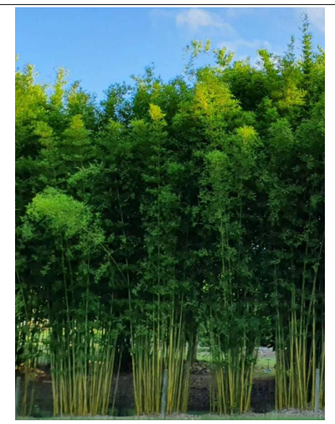
2 A1.01 North Boundary Elevation
SCALE: 1 : 100



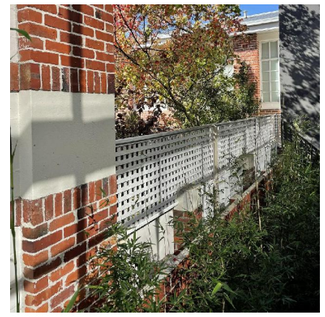
3 A1.01 North Boundary Section
SCALE: 1 : 50

TREE CANOPY COVER

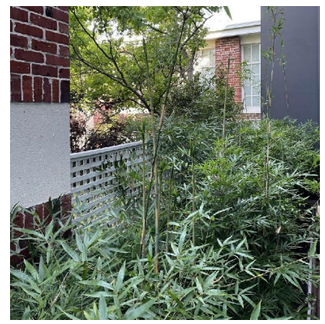
Front Carpark Area	200sqm
Rear Setback Area	60sqm
Total Cpk/RSb Area	**260sqm**
Existing Trees:	
1 x Sapium Sebiferum (Chinese Tallow)	28sqm
2 x Gleditsia Tricanthos (Honey Locust)	100sqm
Proposed Trees to Front Setback:	
2 x Gleditsia Tricanthos (Honey Locust)	100sqm
Total Canopy Area	**228sqm**
Canopy Cover %	**87.7%**



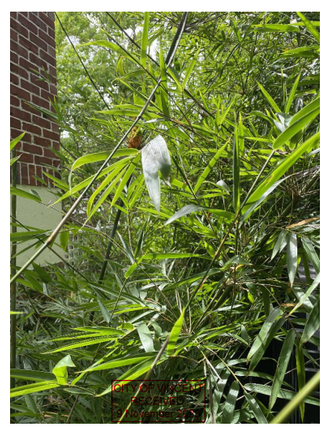
BAMBUSU GRACILIS AT MATURITY



BAMBUSU GRACILIS - JUNE 2022



BAMBUSU GRACILIS - JANUARY 2023



BAMBUSU GRACILIS - NOVEMBER 2023

notes:

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RECEIVED
9 November 2023

Rev	Date	Description
1	02.02.23	ISSUE FOR DA - SCREENING

PROJECT #: 9848

CLIENT NAME: 276 Newcastle Street

PROJECT ADDRESS:
Showroom / Office Development
276-280 (Lot 63) Newcastle St., PERTH

DESIGN DRAWINGS

LANDSCAPING PLAN

DATE: 9/11/2023 10:07:11 AM
SCALE: As indicated SHEET SIZE: A1

SHEET #: **A1.06**

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Planning and Development Act 2005

City of Vincent

Notice of determination on application for development approval

Location: No. 274 & 276-280 Newcastle Street PERTH

Lot, Plan/Diagram: LOT: 63 & 65 D/P: 97776

Vol. No: 2189 Folio No: 883 & 885

Received on: 20 February 2020

Serial No: 5.2020.57.1

Description of proposed development: Office and Showroom (Amendment to Approved)

Plans dated: 25 March 2020

This application for development approval is approved subject to the following conditions:

(1) This approval is for Office and Showroom as defined in the City of Vincent Local Planning Scheme No.2 and the subject land may not be used for any other use without the prior approval of the City.

(2) Prior to occupation or use of the development, the owners of Lot 63 Newcastle Street, Perth must register an easement over the adjoining Lot 65 Newcastle Street, Perth, securing a reciprocal right of carriageway over the other lot in relation to the access way shown on the approved plans.

(3) All external fixtures, such as television antennas (of a non-standard type), radio and other antennaes, satellite dishes, solar panels, external hot water heaters, air conditioners, and the like, shall not be visible from the street(s), are designed integrally with the building, and be located so as not to be visually obtrusive.

(4) Doors and windows and adjacent floor areas fronting Newcastle Street shall maintain an active and interactive relationship with this street; Darkened obscured, mirrored or tinted glass or other similar materials as considered by the City is prohibited.

(5) The colours, materials and finishes of the development shall be in accordance with the details and annotations as indicated on the approved plans which forms part of this approval.

(6) The 'Life Cycle Assessment – DA Target Setting' report dated 11 June 2019 shall be amended to reflect the current proposal and validated by a Life Cycle Assessment Engineer and approved by the City, prior to the commencement of development, to the City's satisfaction.

(7) In accordance with City of Vincent Policy 7.5.13 Percent for Art the application is required to make a public art contribution of $18,000.00 being one percent of the $1,800,000.00. In order to comply with the Policy, the owner(s) or applicant, on behalf of the owner(s) shall submit a statutory declaration prior to the lodgement of a Building permit stipulating the choice of:

Option 1: Owner/Applicant chooses to co-ordinate the Public Art project themselves or by engaging an art consultant

OR

Option 2: Owner/Applicant chooses to pay cash-in-lieu. Owner/Applicants who choose Option 2 will receive a 15% discount on the Percent for Art contribution.

(8) The owner(s), or the applicant on behalf of the owner(s), shall comply with the City of Vincent Percent for Public Art Policy No. 7.5.13 in conjunction with the above chosen option;

Option 1 – Prior to the issue of a Building Permit for the development, obtain approval for the Public Art Project and associated Artist; and

Prior to the first occupation of the development, install the approved public art project, and thereafter maintain the art work;

OR

Option 2 – Prior to the issue of an Occupancy Permit pay the above cash-in-lieu contribution amount.

(9) The owners of the subject land shall finish and maintain the surface of the boundary walls facing adjoining properties in a good and clean condition prior to the practical completion of the development and thereafter maintained to the satisfaction of the City. The finish of the walls are to be fully rendered or facebrick to the satisfaction of the City.

(10) All landscape works shown in the approved plans shall be undertaken in accordance with the approved plans to the City's satisfaction, prior to occupancy or use of the development and maintained thereafter to the satisfaction of the City at the expense of the owners/occupiers.

(11) Prior to occupancy or use of the development, the privacy screens shall be visually impermeable and is to comply in all respects with the requirements of Clause 5.4.1 of the Residential Design Codes (Visual Privacy) deemed to comply provisions, to the satisfaction of the City.

(12) A minimum of seven (7) long term bike bays and one (1) short term bicycle bay shall be provided for within the development. Bicycle bays shall be designed in accordance with AS2890.3 and installed prior to occupation to the satisfaction of the City.

(13) The car parking and access areas shall be sealed, drained, paved and line marked in accordance with the approved plans and is to comply with the requirements of AS2890.1 prior to occupation or use of the development and thereafter to the satisfaction of the City.

(14) No walls, letterboxes or fences above 0.75 metres in height to be constructed within the 1.5 metre of where a driveway meets the road, unless the further approval of Council is obtained.

(15) A Construction Management Plan that details how the construction of the development will be managed to minimise the impact on the surrounding area shall be lodged with and approved by the City prior to the commencement of the development. The Construction Management Plan is required to address the following concerns that relate to any works to take place on the site:

- Public safety, amenity and site security;
- Contact details of essential site personnel;
- Construction operating hours;
- Noise control and vibration management;
- Dilapidation Reports of nearby properties;
- Air, sand and dust management;
- Stormwater and sediment control;
- Soil excavation method;
- Waste management and materials re-use;
- Traffic and access management;
- Parking arrangements for contractors and subcontractors;
- Consultation plan with nearby properties; and
- Compliance with AS4970-2009 relating to the protection of trees on the development site.

(16) All storm water produced on the subject land shall be retained on site, by suitable means to the full satisfaction of the City. No further consideration shall be given to the disposal of storm water 'off site' without the submission of a geotechnical report from a qualified consultant. Should approval to dispose of storm water 'off site' be subsequently provided, detailed design drainage plans and associated calculations for the proposed storm water disposal shall be lodged together with the building permit application working drawings.

(17) The Parking Management Plan dated 17 September 2019 shall be implemented and the development carried out in accordance with the approved Parking Management Plan and approved plans to the satisfaction of the City.

(18) A Waste Management Plan prepared to the satisfaction of the City shall be submitted approved by the City prior to the commencement of the development. Waste management for the development shall thereafter comply with the approved Waste Management Plan, to the satisfaction of the City.

ADVICE NOTES:

(1) This is a development approval issued under the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme only. It is not a building permit or an approval to commence or carry out development under any other law. It is the responsibility of the applicant/owner to obtain any other necessary approvals and to commence and carry out development in accordance with all other laws.

(2) No verge trees shall be REMOVED. The verge trees shall be RETAINED and PROTECTED from any damage including unauthorized pruning.

(3) An Infrastructure Protection Bond together with a non-refundable inspection fee shall be lodged with the City by the applicant, prior to commencement of all building/development works, and shall be held until all building/development works have been completed and any disturbance of, or damage to the City's infrastructure, including verge trees, has been repaired/reinstated to the satisfaction of the City. An application for the refund of the bond must be made in writing. This bond is non-transferable.

(4) The movement of all path users, with or without disabilities, within the road reserve, shall not be impeded in any way during the course of the building works. This area shall be maintained in a safe and trafficable condition and a continuous path of travel (minimum width 1.5m) shall be maintained for all users at all times during construction works. Permits are required for placement of any material within the road reserve.

(5) With reference to Condition 9, the owners of the subject land shall obtain the consent of the owners of relevant adjoining properties before entering those proper ties in order to make good the boundary walls.

(6) With reference to Condition 16, no further consideration shall be given to the disposal of stormwater 'offsite' without the submission of a geotechnical report from a qualified consultant. Should approval to dispose of stormwater 'offsite' be subsequently provided, detailed design drainage plans and associated calculations for the proposed stormwater disposal shall be lodged together with the building permit application working drawings.

Date of determination: - 14 April 2020

Note 1: If the development the subject of this approval is not substantially commenced within a period of 2 years, or another period specified in the approval after the date of determination, the approval will lapse and be of no further effect.

Note 2: Where an approval has so lapsed, no development must be carried out without the further approval of the local government having first been sought and obtained.

Note 3: If an applicant or owner is aggrieved by this determination there is a right of review by the State Administrative Tribunal in accordance with the *Planning and Development Act 2005* Part 14. An application must be made within 28 days of the determination.

Note 4: In relation to Note 1 a further two years is added to the date by which the development shall be substantially commenced, pursuant to Schedule 4, Clause 4.2 of the Clause 78H Notice of Exemption from Planning Requirements During State of Emergency signed by the Minister for Planning on 8 April 2020. For further information regarding the Ministerial direction, please contact Karsen Reynolds on 08 9273 6033.

Signed: Dated: 14 April 2020

MITCHELL HOAD
A/COORDINATOR PLANNING SERVICES
for and on behalf of the City of Vincent

Planning and Development Act 2005

City of Vincent

Notice of determination on application for development approval

Location: No. 274 & 276-280 Newcastle Street PERTH

Lot, Plan/Diagram: LOT: 63 & 65 D/P: 97776

Vol. No: 2189 Folio No: 883 & 885

Received on: 13 December 2021

Serial No: 5.2021.486.1

Description of proposed development: Office and Showroom (Amendment to Approved)

Plans dated: 13 December 2021

This application for development approval is approved subject to the following conditions:

1. All conditions, requirements and advice notes detailed on the development approval 5.2020.57.1 granted on 14 April 2020 continue to apply to this approval except as follows:

    1.1 Condition 19 is added:

        19. Signage

            19.1 The proposed signage shall be wholly contained with the subject lot.

            19.2 Illuminated signage shall:
            a) not cause a nuisance, by way of light spillage, to abutting sites;
            b) not comprise flashing, intermittent or running lights, or images that change more than once in any five minute period; and
            c) not interfere with or be likely to be confused with, traffic control signals.

    1.2 Condition 20 is added:

        20. Street Walls & Fences

            The gate and fencing infill panels shall be visually permeable in accordance with the City's Policy No. 7.1.1 – Built Form, to the satisfaction of the City.

Date of determination: 10 January 2022

Signed:

MITCHELL HOAD
A/COORDINATOR PLANNING SERVICES
for and on behalf of the City of Vincent

CITY OF VINCENT
RECEIVED
13 December 2021

CITY OF VINCENT
DA No. 5.2021.486.1

10 January 2022

APPROVED
Refer to Decision Notice

A/Coordinator Planning Services

AMENDED DA APPLICATION ISSUE REV 6- DA No. 5.2019.340.1
CITY OF VINCENT REFERENCE.

PROPOSED SHOWROOM/OFFICE, ALTERATIONS & ADDITIONS

276 - 280 (LOT 63) NEWCASTLE STREET, PERTH, WESTERN AUSTRALIA, 6000

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13 December 2021

CITY OF VINCENT
DA No. 5.2021.486.1

10 January 2022

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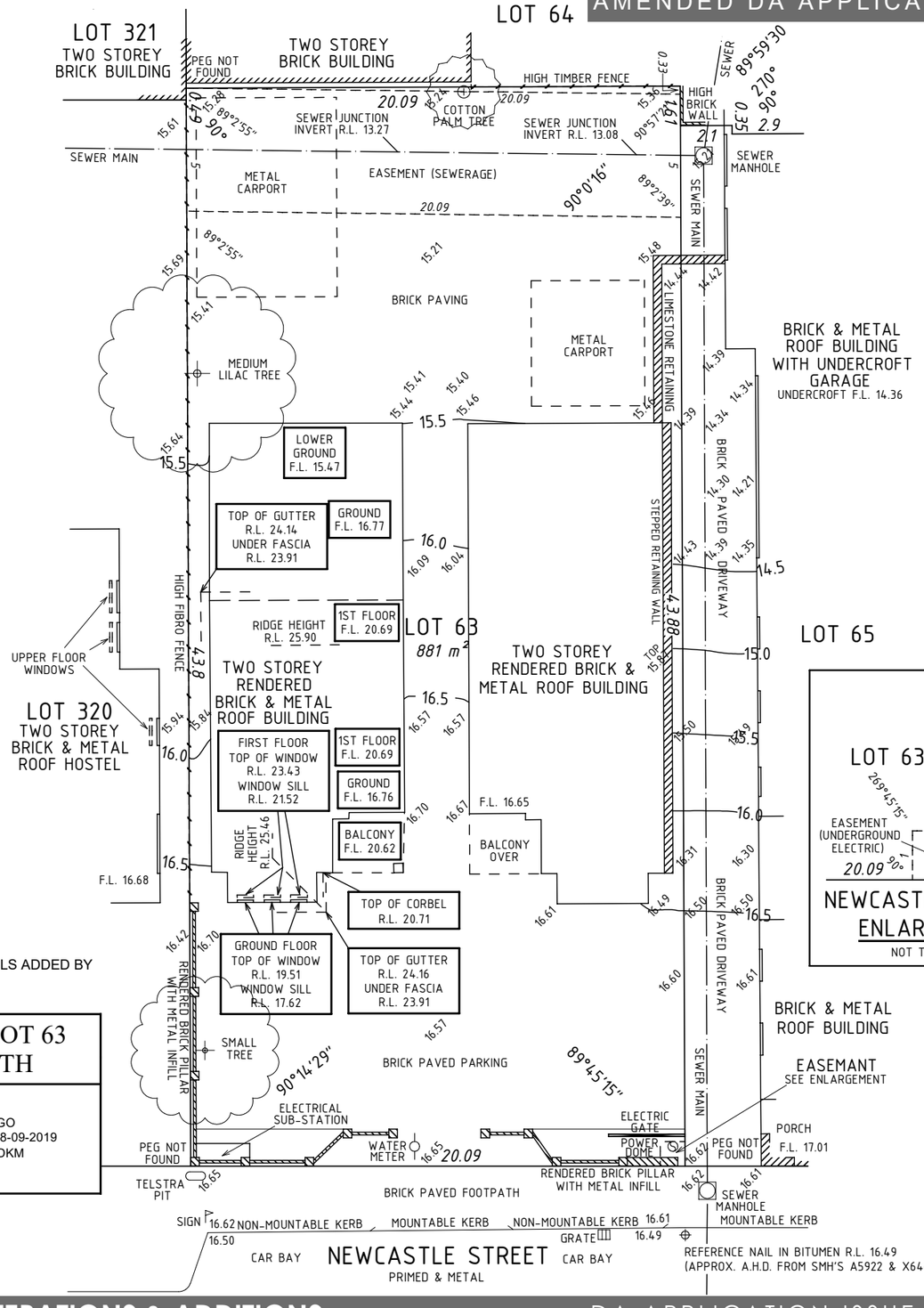
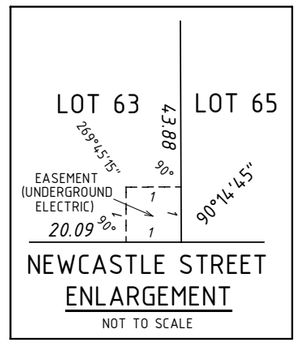
A/Coordinator Planning Services

AMENDED DA APPLICATION ISSUE REV 6- DA No. 5.2019.340.1
CITY OF VINCENT REFERENCE.





CHECK TITLE FOR EASEMENTS, RESTRICTIVE COVENANTS ETC.
THIS SURVEY DOES NOT GUARANTEE THE CORRECT POSITION OF BOUNDARY PEGS OR FENCES.
ALL FEATURES AND BUILDING POSITIONS ARE APPROXIMATE ONLY, AS THEY HAVE BEEN POSITIONED FROM MEASUREMENTS TAKEN FROM EXISTING PEGS, FENCES & WALLS.
A BOUNDARY RE-ESTABLISHMENT SURVEY IS RECOMMENDED PRIOR TO UNDERTAKING ANY SITE WORKS OR CONSTRUCTION.
INFORMATION SHOWN ON THIS SURVEY IS CURRENT AT THE DATE SHOWN.
CARLTON SURVEYS ACCEPTS NO RESPONSIBILITY FOR ANY CHANGES THAT HAVE OCCURRED AFTER THIS DATE, TO SITE LEVELS AND FEATURES OR BUILDINGS.
CADASTRAL BOUNDARY DIMENSIONS SHOWN HAVE BEEN OBTAINED FROM SURVEY PLANS AND ARE SUBJECT TO FIELD SURVEY.

NOTE : WESTERN BUILDING LOCATION UPDATED AND ADDITIONAL LEVELS ADDED BY SURVEYING SOLUTIONS WA.
ORIGINAL CONTOUR SURVEY UNDERTAKEN BY OTHERS 30-4-2012

CONTOUR AND FEATURE SURVEY OF LOT 63 #276 - #280 NEWCASTLE STREET, PERTH

DIAGRAM	: 97776	DRAFTED BY	: GO
C/T	: 2189-883	DATE	: 18-09-2019
AUTHORITY	: CITY OF VINCENT	CHECKED BY	: DKM
TOTAL LOT AREA	: 881 m²		
SCALE	: 1 : 200 @ A3		
SURVEY DATE	: 18-09-2019		
JOB	: 16510		

EXISTING SITE SURVEY - Layout

SCALE 1 :200 @ A3

DA APPLICATION DRAWING LIST

No.	TITLE	REV
0	COVER SHEET	5
00	EXISTING SITE SURVEY	5
DA 1	UNDERCROFT FLOOR PLAN	5
DA 2	GROUND FLOOR PLAN	5
DA 3	FIRST FLOOR PLAN	5
DA 4	ELEVATIONS - FRONT & EAST SIDE	5
DA 5	ELEVATIONS - REAR & WEST SIDE	5
DA 6	SECTIONS - TYPICAL	5
DA 7	LANDSCAPE PLANS	5
DA 8	PARKING MANAGEMENT PLAN	5

PROPOSED SHOWROOM/OFFICE, ALTERATIONS & ADDITIONS
276 - 280 (LOT 63) NEWCASTLE STREET, PERTH, WA, 6000
WESTERN AUSTRALIA

DA APPLICATION ISSUE REV 6
12/12/2021
AMENDED DA APPLICATION ISSUE REV 6- DA No. 5.2019.340.1

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CITY OF VINCENT
DA No. 5.2021.486.1

10 January 2022

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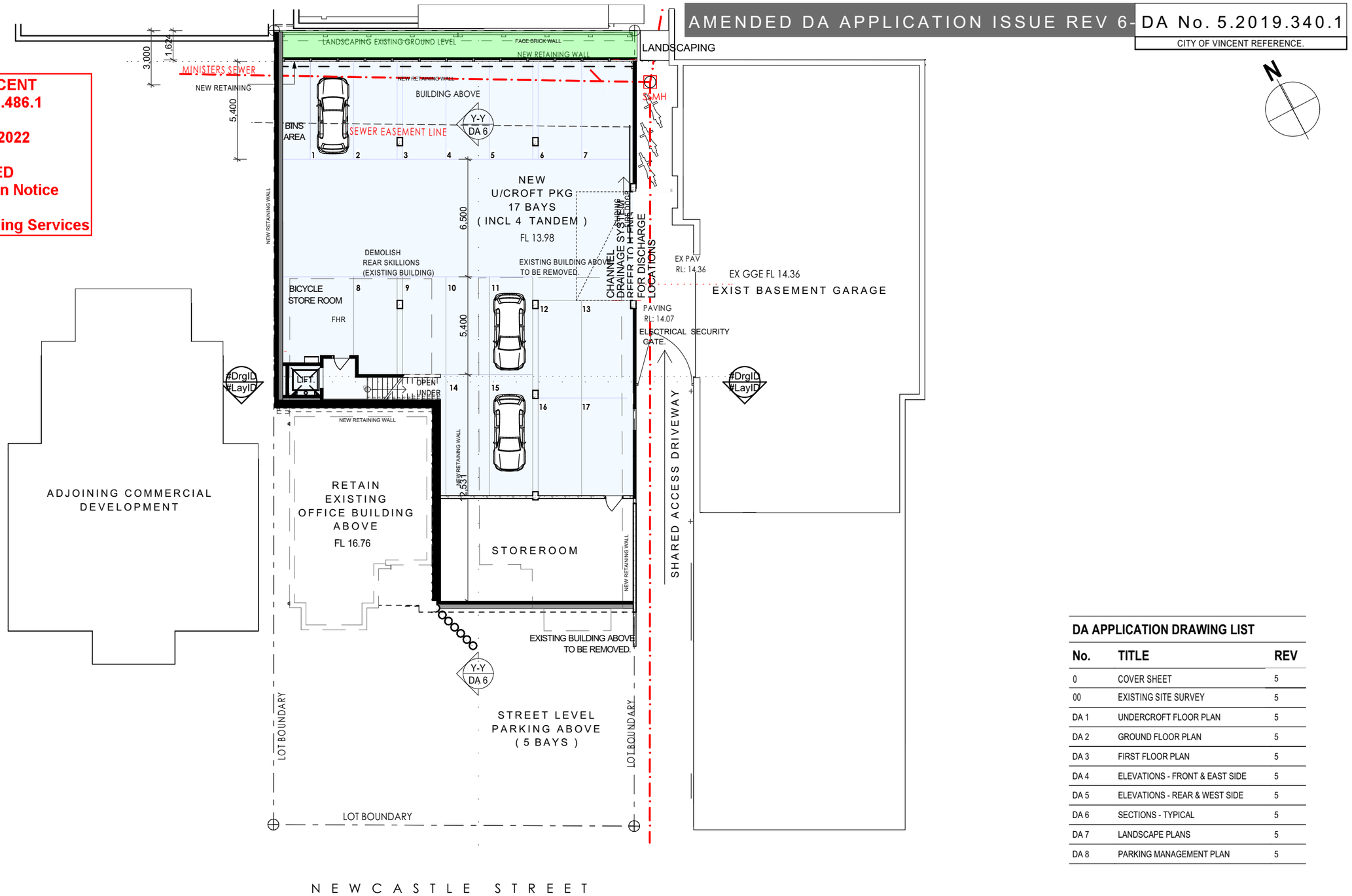

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DA 7	LANDSCAPE PLANS	5
DA 8	PARKING MANAGEMENT PLAN	5

DA 1 - UNDERCROFT FLOOR PLAN

SCALE 1 :200 @ A3

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PROPOSED SHOWROOM/OFFICE, ALTERATIONS & ADDITIONS
276 - 280 (LOT 63) NEWCASTLE STREET, PERTH, WA, 6000
WESTERN AUSTRALIA

DA APPLICATION ISSUE REV 6
12/12/2021
AMENDED DA APPLICATION ISSUE REV 6- DA No. 5.2019.340.1

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DA No. 5.2021.486.1

10 January 2022

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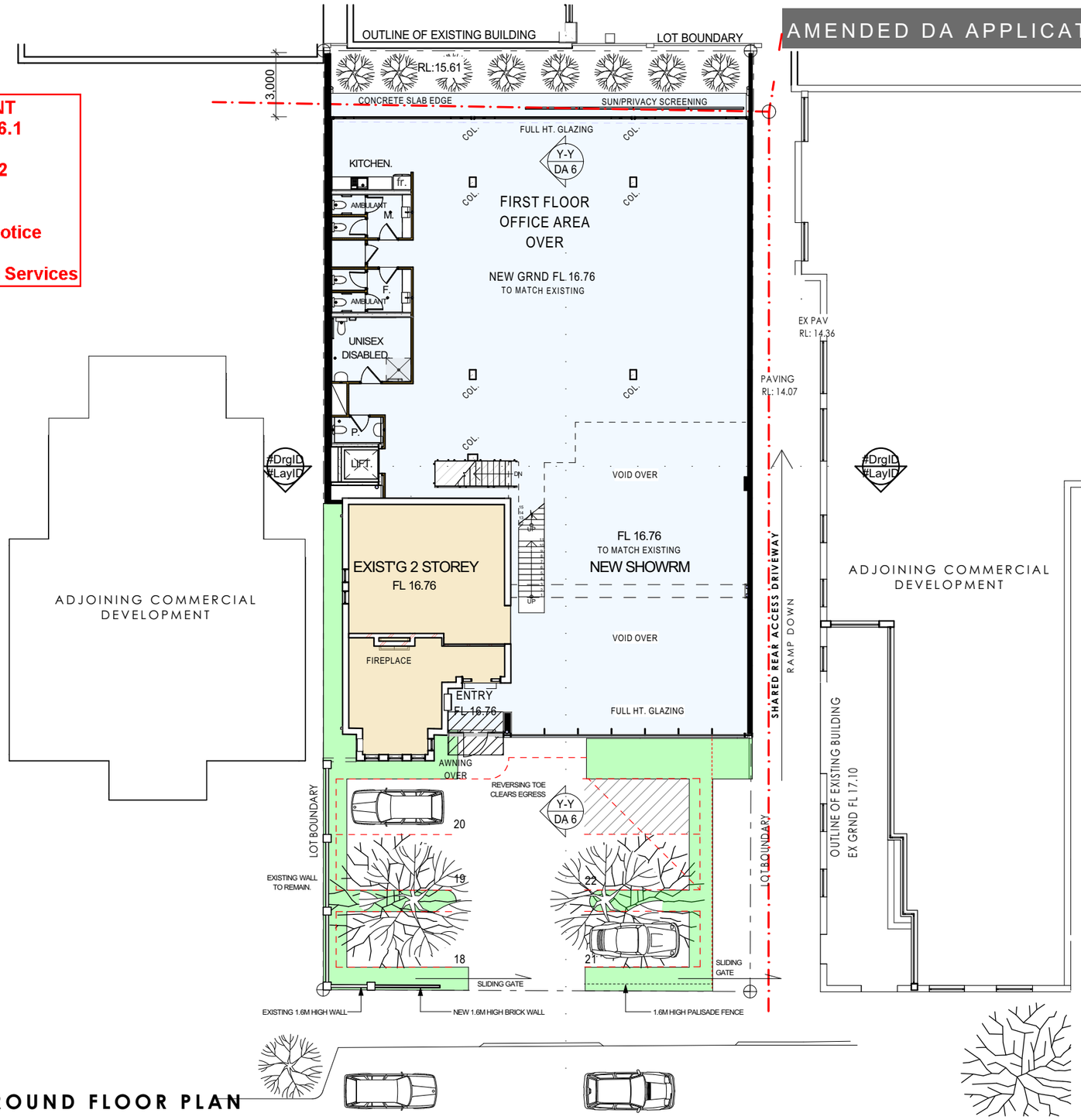

DA 2 - GROUND FLOOR PLAN

SCALE 1 :200 @ A3

SHOWROOM/OFFICE DA ANALYSIS

SITE AREA:	881 SQM
FRONTAGE:	20.09M
ZONE:	ACTIVITY CORRIDOR

PROPOSED BLDG HEIGHTS:

FRONT - 7M NOM
REAR - 8.5M NOM

PROPOSED SETBACKS:
FRONT - NIL
SIDES - NIL
REAR - 3M

SHOWRM/OFFICE GLA: 972 SQM

NEW GF SHOWROOM 481.5 SQM
EXIST GF OFFICE 84 SQM
NEW MEZZ OFFICE 323 SQM
EXIST FF OFFICE 84 SQM

CAR PARKING REQ: 17 BAYS

SHOWROOM 1.8/100 SQM NLA
430 SQM **NLA** = 7.8 CAR BAYS
OFFICE 2.2/100 SQM NLA
421 SQM **NLA** = 9.2 CAR BAYS
TOTAL CALC = 17 CAR BAYS

CAR PARKING PROV: 22 BAYS

UNDERCOFT LEVEL 17 BAYS*
(* INCL 4 TANDEM BAYS)
STREET LEVEL 5 VISITOR BAYS**
(**INCL 1 U/A BAY)

BICYCLE PARKING REQ: 8 SPACES

SHOWROOM 1/100 SQM NLA
430 SQM NLA = 4.3 BIKE RACKS
OFFICE 0.8/100 SQM NLA
421 SQM NLA = 3.3 BIKE RACKS
TOTAL CALC = 7.6 BIKE BACKS

BICYCLE PARKING PROV: 8 SPACES

UNDERCROFT LEVEL 7 RACKS
(LONG TERM SECURED)
STREET LEVEL (1 x SHORT TEM)

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PROPOSED SHOWROOM/OFFICE, ALTERATIONS & ADDITIONS
276 - 280 (LOT 63) NEWCASTLE STREET, PERTH, W A, 6000
WESTERN AUSTRALIA

DA APPLICATION ISSUE REV 6
12/12/2021
AMENDED DA APPLICATION ISSUE REV 6- DA No. 5.2019.340.1

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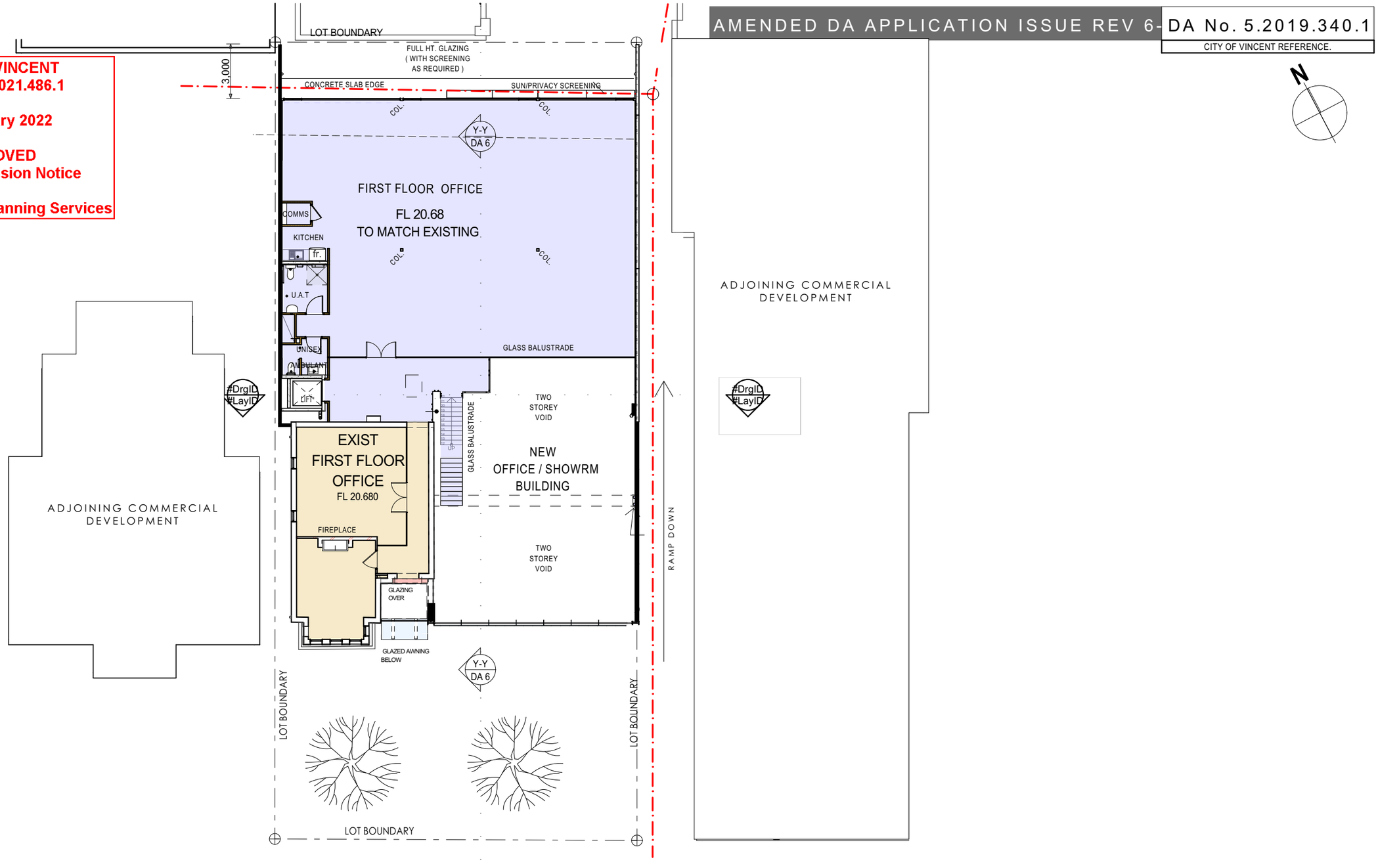

DA 3 - FIRST FLOOR PLAN

SCALE 1 :200 @ A3

PROPOSED SHOWROOM/OFFICE, ALTERATIONS & ADDITIONS
276 - 280 (LOT 63) NEWCASTLE STREET, PERTH, WA, 6000
WESTERN AUSTRALIA

DA APPLICATION ISSUE REV 6
12/12/2021
AMENDED DA APPLICATION ISSUE REV 6- DA No. 5.2019.340.1

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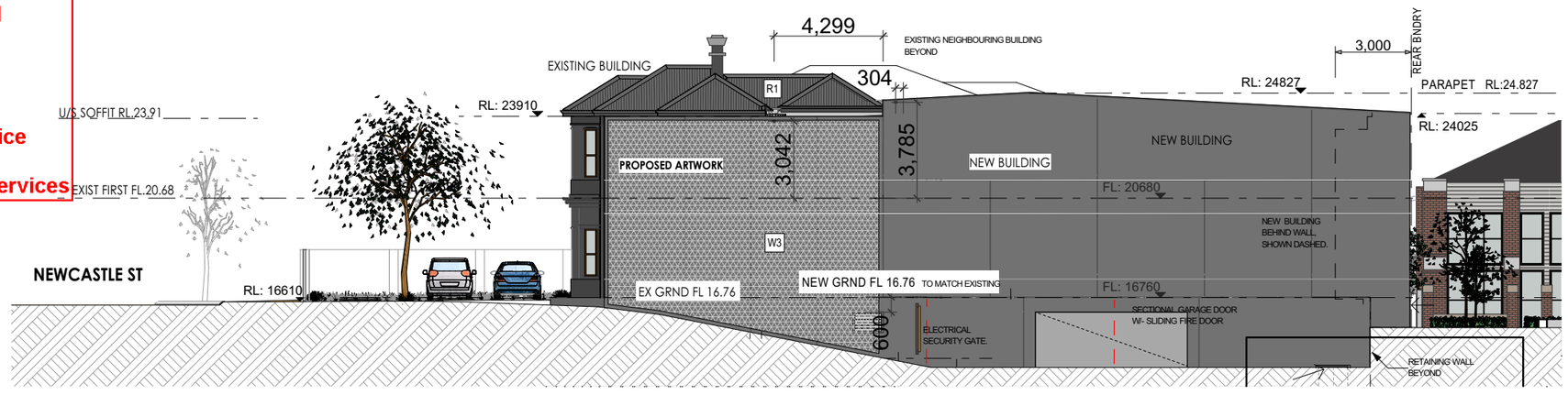

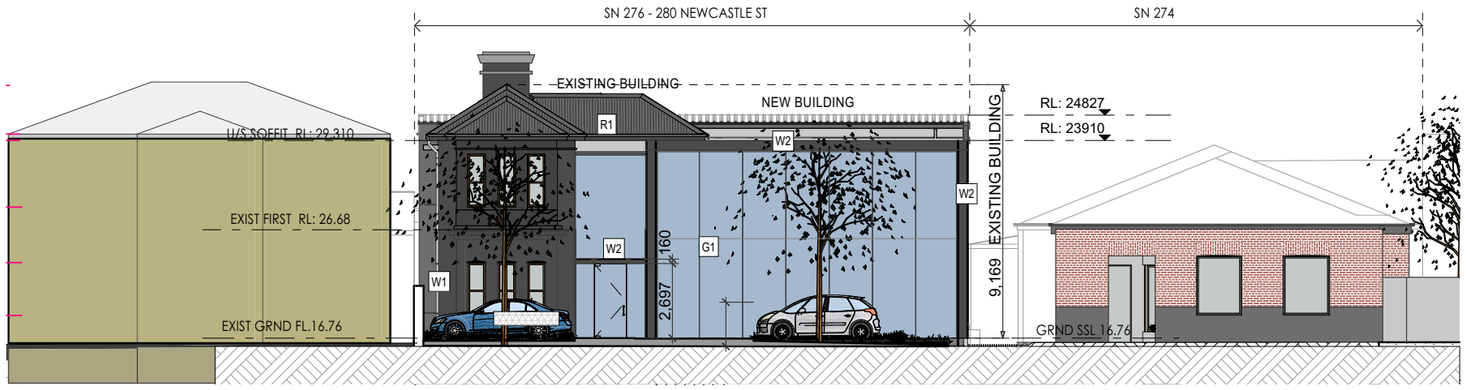

EXTERNAL FINISHES LEGEND

W1:	WALL TYPE 1, - DARK GREY RENDER, PAINTED
W2:	PAINTED STEEL, - DARK GREY
W3:	WALL TYPE 2, PAINTED - DARK GREY
G1:	GLAZING, FRAMELESS SHOWROOM GLASS - CLEAR
R1:	ROOF TYPE 1, CORRUGATED STEEL - DARK GREY

DA 4 - ELEVATIONS - FRONT & EAST SIDE

SCALE 1 :200 @ A3

PROPOSED SHOWROOM/OFFICE, ALTERATIONS & ADDITIONS
276 - 280 (LOT 63) NEWCASTLE STREET, PERTH, WA, 6000
WESTERN AUSTRALIA

DA APPLICATION ISSUE REV 6
12/12/2021
AMENDED DA APPLICATION ISSUE REV 6- DA No. 5.2019.340.1

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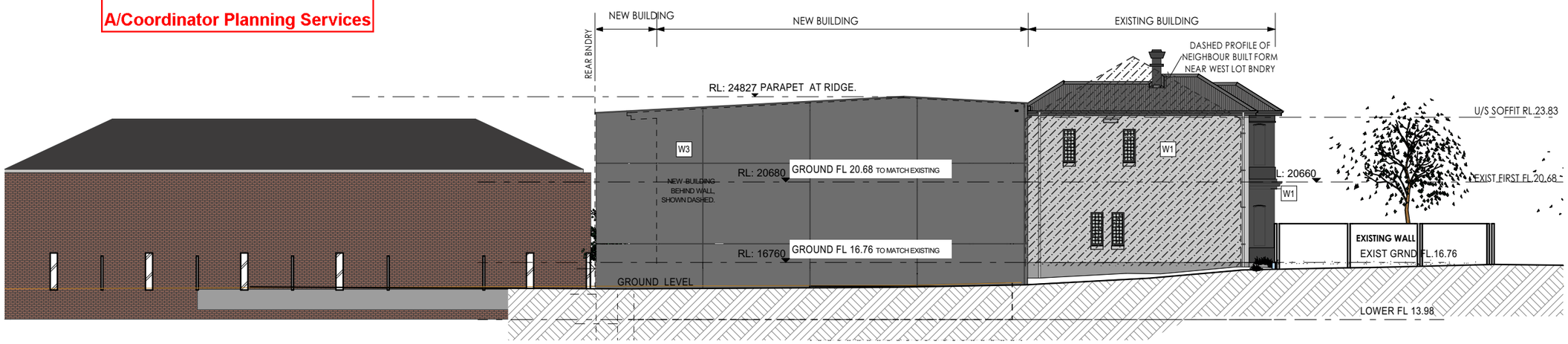
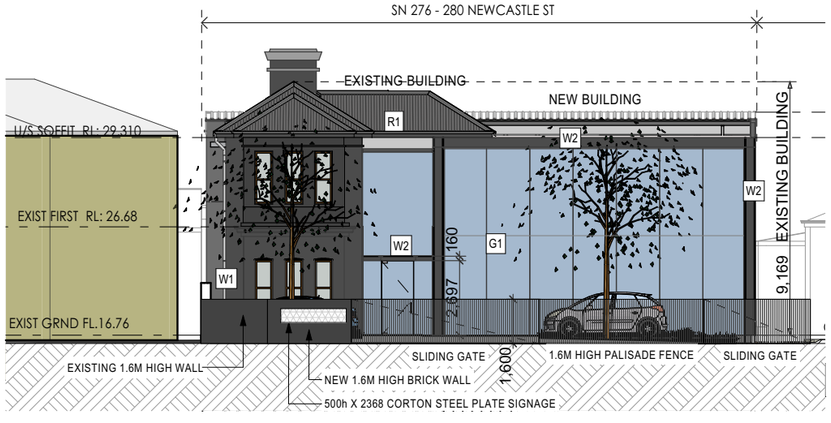
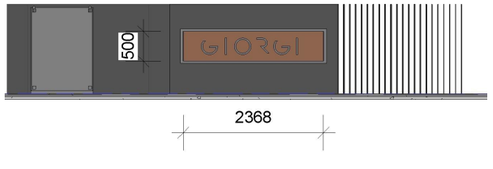
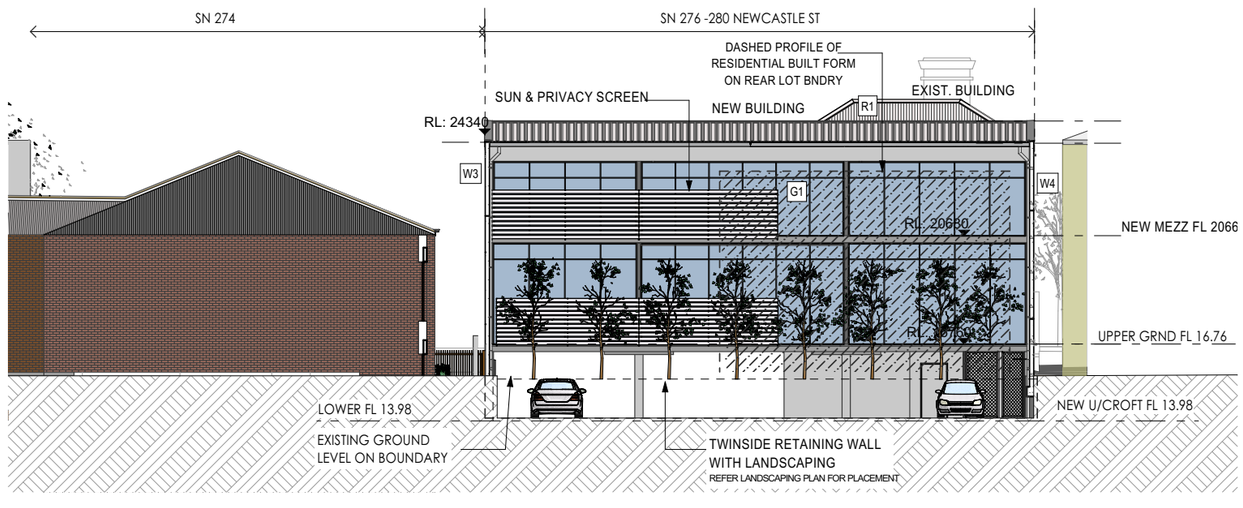
CITY OF VINCENT REFERENCE.









DA 5 - ELEVATIONS - REAR & WEST SIDE

SCALE 1 :200 @ A3

EXTERNAL FINISHES LEGEND

W1:	WALL TYPE 1, - DARK GREY RENDER, PAINTED
W2:	PAINTED STEEL, - DARK GREY
W3:	WALL TYPE 2, PAINTED - DARK GREY
G1:	GLAZING, FRAMELESS SHOWROOM GLASS - CLEAR
R1:	ROOF TYPE 1, CORRUGATED STEEL - DARK GREY

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PROPOSED SHOWROOM/OFFICE, ALTERATIONS & ADDITIONS
276 - 280 (LOT 63) NEWCASTLE STREET, PERTH, WA, 6000
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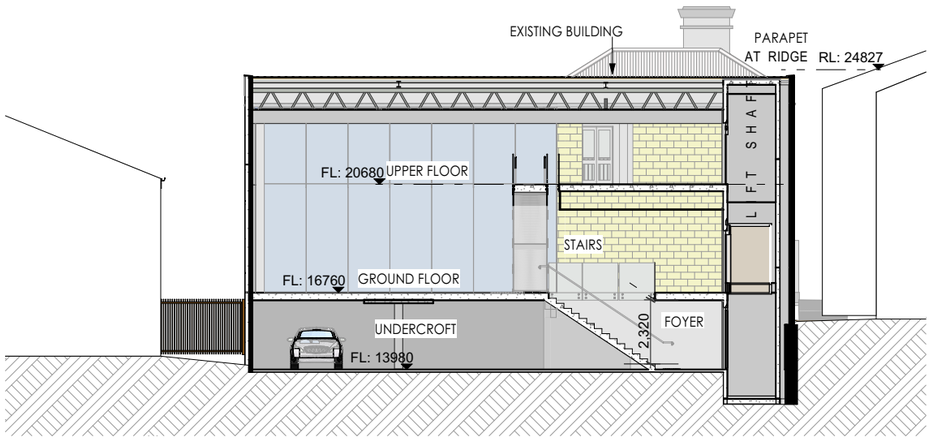
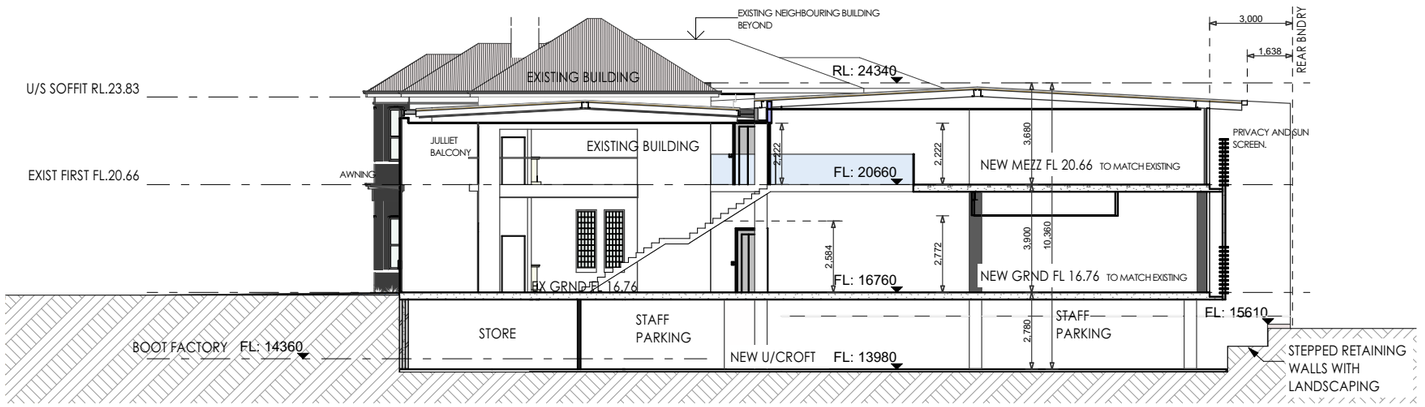


X-X TYPICAL CROSS SECTION X-X



Y-Y TYPICAL CROSS SECTION X-X

DA 6 - SECTIONS - TYPICAL

SCALE 1 :200 @ A3

PROPOSED SHOWROOM/OFFICE, ALTERATIONS & ADDITIONS
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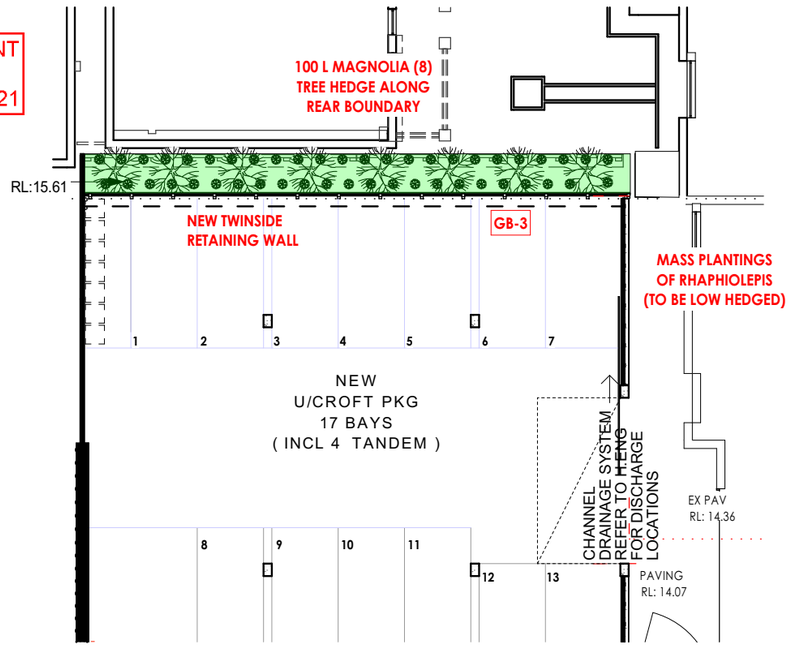
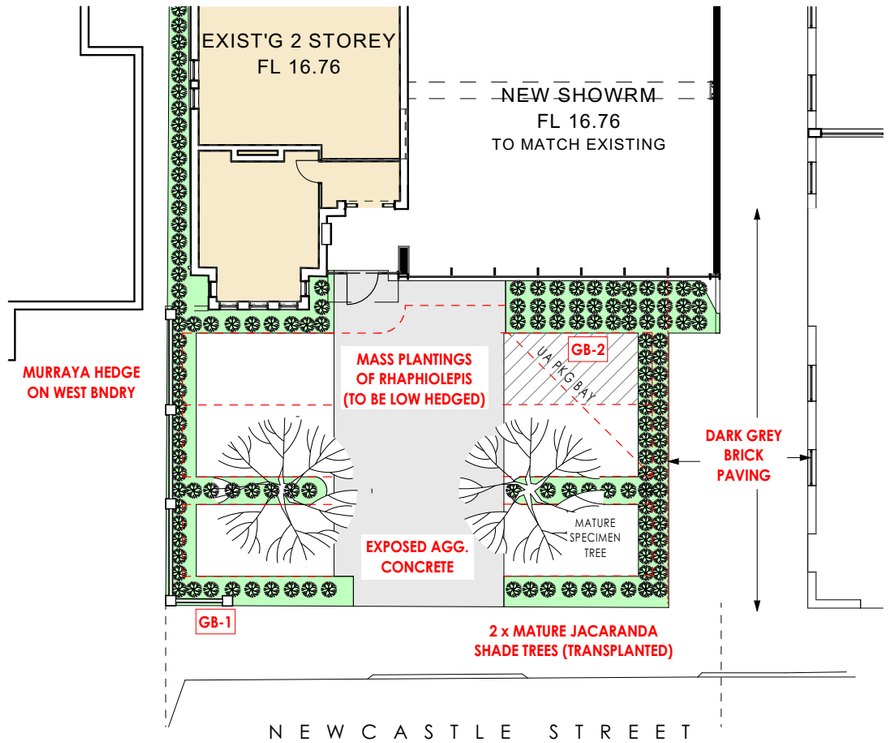


LANDSCAPE AREA ANALYSIS

Garden Bed 1:	40.30 sqm
Garden Bed 2:	35.07 sqm
Garden Bed 3:	31.16 sqm
Total GB Area:	106.53 sqm
Site Area:	881 sqm
Landscape %:	10%
= required	88.10 sq m
= PROVIDED	106.53 sq m OK

TREE CANOPY COVER

Front Carpark Area:	200 sqm
Rear Setback Area:	60 sqm
Total Cpk/Sbk Area:	260 sqm
2 x Jacaranda Canopy:	157 sqm
8 x Magnolia Canopies:	56 sqm
Total Canopy Area:	213 sqm
Canopy Cover %:	82%



CITY OF VINCENT
DA No. 5.2021.486.1

10 January 2022

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A/Coordinator Planning Services

LANDSCAPE LEGEND & NOTES

New Trees

Planting & Organic Mulch

Grey Stone Paved Areas

TREES

Front Car Park: Mature Jacaranda (transplanted)
Rear Setback: 100L Magnolia Little Gem

Select, plant and stake trees as required.

GENERAL PLANTING

Planting density not be less than 2 plants per sqm (nominally spaced at 500mm apart).

Allow for mass plantings in designated garden beds on Landscape Plan, as follows:

Front Garden Beds: Rhaphiolepis Indica (white)
Front West Side: Murraya
Side Garden Bed: Rhaphiolepis Indica (white)
Rear Garden Beds: Rhaphiolepis Indica (white)

Actual plant selections and sizes, for each garden bed, shall be approved by the Architect, prior to ordering. Depending on availability at the time of ordering, approved substitutions may be made.

ORGANIC MULCH

All planted areas, and any areas shown as mulch only, shall be finished with a 75mm thick layer of approved wood chip mulch - pine bark mulch used.

SOIL PREPARATION

All top soil to planted areas shall be adequately prepared, using a proprietary blend of soil conditioner and good top soil, dug in to a depth of 300mm.

MAINTENANCE

All landscaped areas shall be maintained on a regular basis, by suitability competent persons. Maintenance includes (but is not limited to) weeding, pruning, mulching, fertilising & spraying for pests or disease.

RETIC LEGEND & NOTES

RC Auto Retic Controller

Main Reticulation Lines

GENERALLY

An automatic reticulation system shall be installed to the work areas, using approved components, to deliver mains water to all planted areas.

WATER SUPPLY

The water supply shall be pressure tested and the reticulation shall be sized and laid out as required to deliver adequate water to all planted areas.

PAVEMENT CROSSINGS

Instal 100mm diam pvc sleeves, where necessary, under paved areas, so as to provide access to isolated garden beds.

CONTROLLER

Supply and install an automatic main reticulation controller, from a reputable maker, sized to suit the requirements of this project.

The controller shall be fitted with integrated moisture sensors and capable of delivering a 7 day watering cycle in accordance with the State Govt Water Authority Rules & Regs.

The controller shall be properly set for all req purposes.

SOLENOID CONTROL VALVES

Instal electronically operated solenoid valves, as required, to control the water supply to each reticulation station.

PIPING AND PVC FITTINGS

Generally use 25mm diam pvc main lines with 19mm poly branch lines, to suit the the overall reticulation layout.

SPRINKLERS, DRIPPERS & BUBBLERS

Use pop-up sprinklers and/or dripper tubes, from a reputable maker, located as necessary to provide an even delivery of water to all planted areas. Allow for 1 x bubbler per tree.

DA 7 - LANDSCAPE PLANS

SCALE 1 :200 @ A3

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PROPOSED SHOWROOM/OFFICE, ALTERATIONS & ADDITIONS
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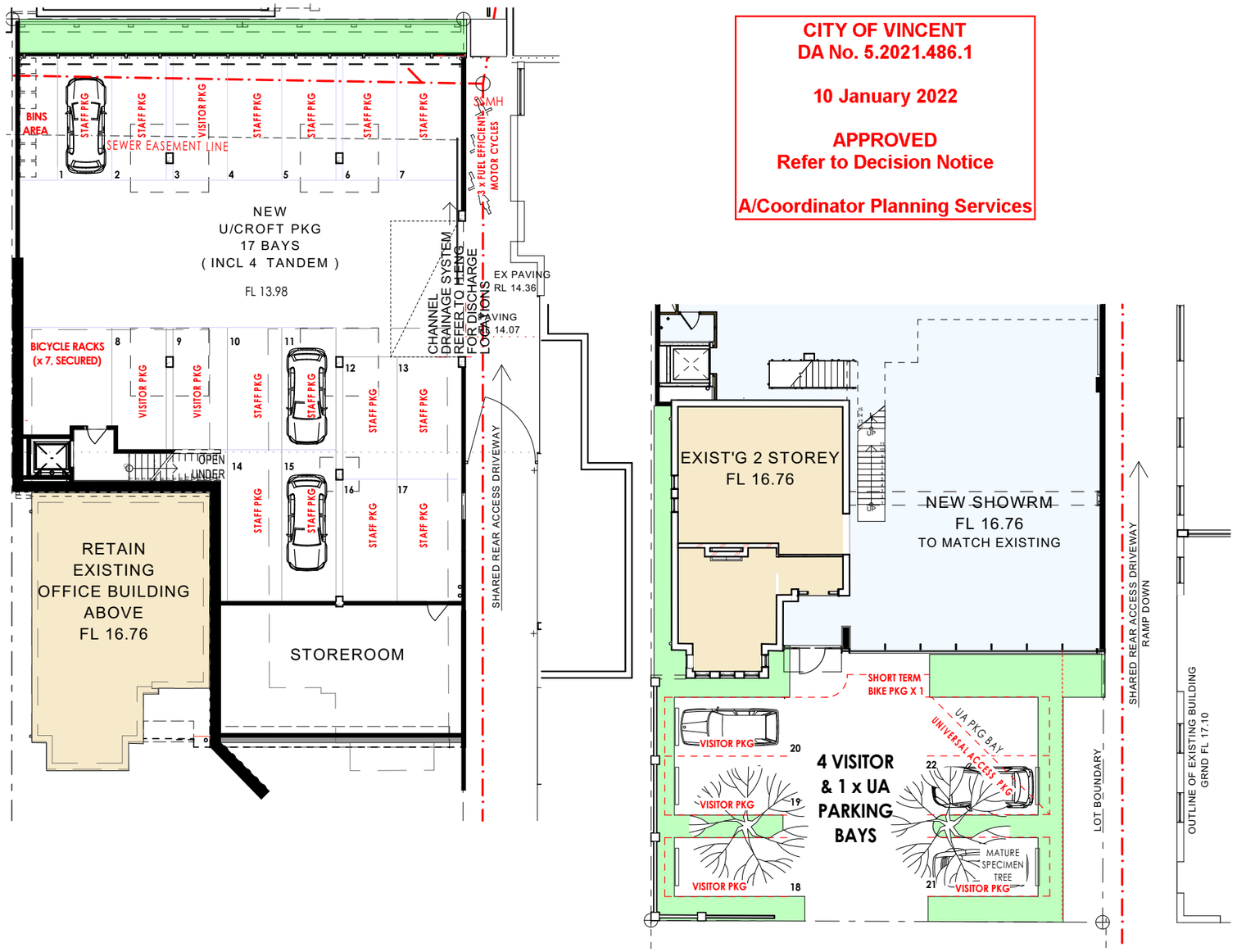

PARKING MANAGEMENT

GENERALLY

This is a Showroom & Office development, which requires a total of 17 car parking bays and 8 bicycle parking spaces, calculated as follows.

ON SITE CAR PKG REQUIRED

CARS 17
Showroom 1.8/100 sqm NLA
430 sqm NLA = 7.8 car bays
Office 2.2/100 sqm NLA
421 sqm NLA = 9.2 car bays
Total car bays req = 17

BICYCLES (LONG TERM) 7
Showroom 1/100 sqm NLA
430 sqm NLA = 4.3 bike spaces
Office 0.8/100 sqm NLA
421 sqm NLA = 3.3 bike spaces
Total bike spaces req = 7.6

BICYCLES (SHORT TERM) 1

ON SITE CAR PKG PROVIDED

A total of 22 car parking bays, 3 motor cycle bays & 8 bicycle spaces have been provided. 5 car bays are located at Street Level & the balance at Undercroft Level.

ON SITE CAR PKG ALLOCATION

It is currently proposed that the development will be occupied by a single tenant and the 22 car bays will be allocated on the following basis.

Visitors (8), bay numbers 8,9& 3, 18 to 22
Staff (14), bay numbers 1,2, & 4 to 7 & 10 to 17 (inclusive)
Motor Cycles (3), ROW
Universal Access (1), bay number 22

TANDEM PARKING

There are 4 tandem car parking bays included in the 18 bays provided at Undercroft Level. All tandem bays are allocated to staff use only.

ALLOCATION MANAGEMENT

The tenant will be responsible for allocating the staff car parking bays.

OPERATIONAL MANAGEMENT

All car parking bays will be numbered and signposted to indicate how they are to be used. It will be the tenant's responsibility to manage the day to day use of the parking bays.

ALTERNATIVE TRANSPORT

LOCATION

276 Newcastle Street is located within 1km of the Perth Railway Station and the Perth Bus Port. There is a CAT bus service within 100m, on Aberdeen St, and Public Parking Stations within 250m.

PUBLIC TRANSPORT

Train and bus services are very accessible and very frequent during normal business hours.

PEDESTRIAN ACCESS

Pedestrian access is available by footpath along both sides of Newcastle Street, the adjoining road network of Northbridge and the broader Perth Central Business District.

CYCLING PROVISIONS

Metropolitan cycle paths follow both the railway and the freeway, which are easily accessible by road from the subject property.

7 secured long term bicycle parking spaces will be provided within the development, at the undercroft level, for staff use.

End of trip facilities will be provided and space for a change room and lockers.

1 short term bicycle parking space will be provided at street level.

PUBLIC PARKING

On street 2 hour paid parking is available on Newcastle Street and adjoining streets. Based on observation, we estimate 100 on street car parking spaces within 100 metres of the subject property.

Off street paid parking is accessible nearby, in the form of City of Perth public parking stations. Based on information from the City of Perth website, we estimate there are some 1,000 paid off street parking bays available within 250 metres and 750 metres of the development.

DA 8 - PARKING MANAGEMENT PLAN

SCALE 1 :200 @ A3

PROPOSED SHOWROOM/OFFICE, ALTERATIONS & ADDITIONS
276 - 280 (LOT 63) NEWCASTLE STREET, PERTH, WA, 6000
WESTERN AUSTRALIA

DA APPLICATION ISSUE REV 6
12/12/2021
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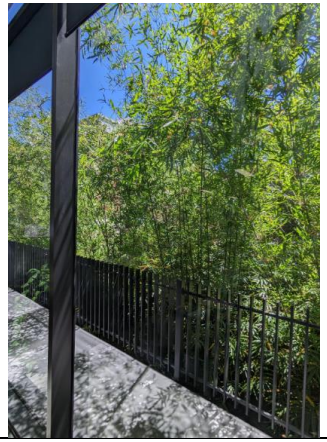
Summary of Submissions:

The tables below summarise the comments received during the advertising period of the proposal, together with Administration's response to each comment.

Comments Received in Objection:	Administration Comment:
Visual Privacy • Visual privacy has not been sufficiently provided for by obscure glazing and sparse planting along adjoining boundary.	• The first floor of the subject site has been screened to a height of 1.6 metres with an obscure film applied to the windows on the first floor. This screening is consistent with Condition 11 of the development approval. The screening minimises direct overlooking of the adjoining property as shown in the image below. The bamboo within the garden bed along the north eastern lot boundary screens views from the ground floor towards No. 117 Lake Street as shown in the image below. The City's Parks team have confirmed that the bamboo would have sufficient space to grow and be maintained on an ongoing basis to provide screening.  *Left:* Views from Ground Floor of No. 276 Newcastle Street looking north. *Below:* Views from first floor of No. 276 Newcastle Street looking north east.

Summary of Submissions:

Comments Received in Objection:	Administration Comment:
• The proposal to use vegetative screening is inadequate to provide privacy and screening because it provides insufficient coverage. It is not 'visually impermeable' in accordance with the R Codes and cannot be guaranteed to be maintained in the future.	• While the R Codes provide useful standards to consider the acceptability of the application, the application is required to be assessed against the element objective of the City's Policy No. 7.1.1 – Built Form. This is because it is a commercial development and is not assessed against the R Codes. As shown in the image above, the bamboo screens the views from the ground floor of the subject site. While it is not possible to do a percentage analysis of the level of coverage provided by the bamboo, it prevents clear views of the adjoining property. A condition of approval is included in the Administration recommendation requiring the ongoing maintenance of the bamboo to a minimum height of 1.6 metres above the finished floor level of the ground floor of the subject site. This height is consistent with the height of privacy screening under the deemed-to-comply standards of the R Codes as well as the previous development approval.
• The bamboo will take 3-5 years for full growth. It may not reach adequate height to provide screening. During this time residents will have no privacy for their living room and bedrooms. • The orientation of the office building allows clear vision into the living areas of the residents of the Boot Factory. The amenity of the adjoining property is negatively affected by lack of privacy into the shared garden, private courtyard and units, particularly major openings to bedroom windows on first floor. The lack of privacy would restrict use of the shared areas. Blinds to living room and bedroom would need to be kept closed to ensure that people cannot see the adjoining unit. This makes me feel uncomfortable residing in my property.	• Bamboo is a fast-growing plant. The bamboo was planted in April 2022 and as shown in the image above currently provides a high level of screening and has reached a height of more than 1.6 metres above the finished floor level of the ground floor office. In the event of damage or failure of the bamboo the Administration condition provides for the installation of privacy screening to 1.6 metres above the ground floor finished floor level, consistent with the existing development approval.
<u>Landscaping</u> • Express concern if building ownership or tenancy changes, will the landscaping be sufficiently upkept. • Query who will be responsible for paying for maintenance of trees or bamboo should it grow over onto 117 Lake Street.	• The provision of the landscaping and its ongoing maintenance would be secured via a condition of approval. Conditions of approval run with the land and would continue to apply in the event of a change of building ownership. • The ongoing maintenance of the landscaping at No. 276 Newcastle Street would be the responsibility of the owner/occupier. Overhanging branches/vegetation are a civil matter to be resolved between the property owners. In the event a tree is unsafe or a danger to another property, the City may be able to issue a notice under the *Local Government Act 1995.*

Summary of Submissions:

Comments Received in Objection:	Administration Comment:
• Query what contingency plans would be in-place for any weather or other natural phenomenon that damages the plantings, noting that if replacement is required, replanting would take years to result in an acceptable screening.	• Refer to comments above regarding proposed condition of approval. Bamboo is a fast growing plant and in the event of damage from weather events, it would quickly grow to repair any damage. The administration recommendation includes a condition of approval requiring the ongoing maintenance of the bamboo by the owner/occupier to a height of 1.6 metres above the finished floor level of the ground floor of the subject site. In the event the plants fail, the condition provides that alternative screening can be installed to ensure the ongoing privacy of the adjoining property.
• Bamboo is not resistant to weather elements; will break down over time.	• While the bamboo is an organic material, as a living plant it would continue to grow and renew over time to replace any areas of damage.
• Query if the landscaping has small/non-invasive root systems to not threaten the dividing fence integrity or have other issues.	• The City's Parks team have advised that the bamboo has a clumping rhizome habit for its roots and are generally not invasive or wide spreading. This means that they are generally an appropriate species to plant along a boundary.
<u>Impact of Lot Boundary Setback</u> • The closeness of the subject building to our boundary already creates an imposing view and potentially devalues our properties as a result. There has been no consideration to the owners of the adjoining property with the approved original DA and this further requested amendment is yet another lack of such consideration for the sole benefit of the owner of the subject building. • The existing building did not satisfy the acceptable development outcomes of the City's Built Form Policy because of its proximity to the northeast lot boundary. It was approved subject to the provision of a privacy screen to be attached to the outside of the building. The building has been occupied for over a year now and this condition has not been satisfied.	• At the time of the original development approval the 'Acceptable Outcome' for lot boundary setback from the Boot Factory was 4 metres. It is noted that under the current Built Form Policy, the acceptable outcome setback for the first, second and third storeys is nil. Please note that property values are not a valid planning consideration. The bamboo along the north eastern lot boundary assists in softening the appearance of the development by breaking up the presentation of mass to the Boot Factory. The City's Parks team have confirmed that the location of the bamboo would provide sufficient space, light and ventilation to allow it to be maintained on an ongoing basis to provide screening of views from the office. The development has been occupied since May 2022. Since that time the City's Compliance team have worked with the building occupants to ensure that blinds to the north eastern windows were down at all times while this matter was considered.
<u>Other</u> The owners of the subject site have benefit by increasing the size of the property to the detriment of the adjoining property and yet are trying to reduce their costs of complying with the original approval with a much cheaper, inferior, and inadequate alternative.	The changes from the approved plans are required to be considered on their own merits against the provisions of the planning framework. Any change in value of the works does not form a consideration of the application. For the reasons outlined above the landscaping is an acceptable screening device.

Note: Submissions are considered and assessed by issue rather than by individual submitter.

Summary of Submissions:

The tables below summarise the comments received during the advertising period of the proposal, together with the Applicant's response to each comment.

Comments Received in Objection:	Applicant Comment:
Visual Privacy • Visual privacy has not been sufficiently provided for by obscure glazing and sparse planting along adjoining boundary. • The proposal to use vegetative screening is inadequate to provide privacy and screening because it provides insufficient coverage. It is not 'visually impermeable' in accordance with the R Codes and cannot be guaranteed to be maintained in the future. • The bamboo will take 3-5 years for full growth. It may not reach adequate height to provide screening. During this time residents will have no privacy for their living room and bedrooms. • The orientation of the office building allows clear vision into the living areas of the residents of the Boot Factory. The amenity of the adjoining property is negatively affected by lack of privacy into the shared garden, private courtyard and units, particularly major openings to bedroom windows on first floor. The lack of privacy would restrict use of the shared areas. Blinds to living room and bedroom would need to be kept closed to ensure that people cannot see the adjoining unit. This makes me feel uncomfortable residing in my property.	• The obscure glazing to the first floor does address the issue from there. The sparse planting is no longer sparse, but thick and lush and will only get better. • We have a gardening contractor who carries out all our projects work. They will always maintain the Bamboo to a satisfactory level. The R-Codes only refer to Visual Impermeable where a private outdoor space is located. This is not the case in this instance. • The Bamboo has actually grown quicker than this and is already at a very good screening density. Height isn't an issue as the building is only 6m high and even 8m would be more than required. • If living areas are on the ground floor (we don't have a plan of what windows belong to which rooms) – then the living areas cannot be seen from the offices. The same applies to the shared garden and courtyard as the offices cannot see into them either. The master bedroom of one of the units is the issue to be resolved.
Landscaping • Express concern if building ownership or tenancy changes, will the landscaping be sufficiently upkept. • Query who will be responsible for paying for maintenance of trees or bamboo should it grow over onto 117 Lake Street. • Query what contingency plans would be in-place for any weather or other natural phenomenon that damages the plantings, noting that if replacement is required, replanting would take years to result in an acceptable screening. • Bamboo is not resistant to weather elements; will break down over time. • Query if the landscaping has small/non-invasive root systems to not threaten the dividing fence integrity or have other issues.	• Giorgi started business in 1994 and has been very successful. With the family business finally coming back to this property, being a family property that they have owned for over 50, it is very unlikely that we will move now. • We will maintain the Bamboo from over hanging. • Bamboo is very hardy and regenerative. If any weather did affect it, it would not take very long to come good again. • This species of Bamboo does not have an invasive root system. Bamboo is also very hardy, being able to tolerate cyclones, temporary flooding and short-term drought.
Impact of Lot Boundary Setback • The closeness of the subject building to our boundary already creates an imposing view and potentially devalues our properties as a result. There has been no consideration to the owners of the adjoining property	• By seeking approval to use Bamboo as a screen, the additional benefit to overlooking is that it provides a screen that hides the building from view.

Summary of Submissions:

Comments Received in Objection:	Applicant Comment:
with the approved original DA and this further requested amendment is yet another lack of such consideration for the sole benefit of the owner of the subject building. • The existing building did not satisfy the acceptable development outcomes of the City's Built Form Policy because of its proximity to the northeast lot boundary. It was approved subject to the provision of a privacy screen to be attached to the outside of the building. The building has been occupied for over a year now and this condition has not been satisfied.	• We are seeking an alternative solution to the issue of overlooking via this DA.
Other The owners of the subject site have benefit by increasing the size of the property to the detriment of the adjoining property and yet are trying to reduce their costs of complying with the original approval with a much cheaper, inferior, and inadequate alternative.	The decision to propose an alternative 'green' solution should be seen as a thoughtful benefit to all. This is not a cost issue, We believe that the Bamboo will provide the best solution to all parties. The benefits of Biophilic Design are well documented and is neither inferior nor inadequate but rather calming and results in very good screening.

Note: Submissions are considered and assessed by issue rather than by individual submitter.

5.3 NOS. 378 AND 380 (LOTS: 68 & 67; D/P: 613) WILLIAM STREET, PERTH - PROPOSED CHANGE OF USE FROM WAREHOUSE/STORAGE TO TAVERN, RESTAURANT/CAFE AND SHOP INCLUDING ALTERATIONS AND ADDITIONS

Ward: South

Attachments:

1. Consultation and Location Plan
2. Development Plans
3. Applicant's Development Application Report
4. Traffic Impact Assessment
5. Parking Management Plan
6. Venue Management Plan
7. Public Interest Assessment
8. Acoustic Report
9. Waste Management Plan
10. Environmentally Sustainable Design Statement
11. Summary of Submissions - Applicant's Response
12. Summary of Submissions - Administration's Response
13. Determination Advice Notes

RECOMMENDATION:

That Council, in accordance with the provisions of the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme, APPROVES the development application for a Proposed Change of Use from Warehouse/Storage to Tavern, Restaurant/Café and Shop including Alterations and Additions at Nos. 378 and 380 (Lots: 68 & 67; D/P: 613) William Street, Perth, in accordance with the plans shown in Attachment 2, subject to the following conditions, with the associated determination advice notes in Attachment 13:

1. Development Approval

This approval is for a Change of Use from Warehouse/Storage to Tavern, Restaurant/Café and Shop including Alterations and Additions as shown on the approved plans dated 11 August 2023. No other development forms part of this approval;

2. Use of Premises

2.1 This approval is for a Tavern, Restaurant/Café and Shop as defined in the City of Vincent Local Planning Scheme No. 2. The use of the subject land for any other land use may require further approval from the City;

2.2 The total number of persons attending the premises at any one time, including staff and customers, shall be limited to 365 persons; and

2.3 The premises shall be limited to the following hours of operation:

- **Monday to Saturday: 7:00am to 12:00am; and**
- **Sunday and Public Holidays: 7:00am to 10:00pm;**

unless an Extended Trading Permit for alternative hours is issued by the Racing Gaming and Liquor Division of the Department of Local Government, Sport and Cultural Industries;

3. Building Design

3.1 Prior to the issue of a building permit, a detailed schedule of external finishes (including materials, colour schemes and details) shall be submitted to and approved by the City. The development shall be finished in accordance with the approved

schedule prior to the use or occupation of the development, to the satisfaction of the City;

3.2 All external fixtures and building plant, including air conditioning units, piping, ducting and water tanks, shall be located so as to minimise any visual and noise impact on surrounding landowners, and screened from view from the street, and surrounding properties to the satisfaction of the City; and

3.3 The roof of the proposed addition shall have a maximum solar absorptance rating of 0.4, to the satisfaction of the City;

4. Façade Design

4.1 Doors and windows and adjacent floor areas fronting William Street shall maintain an active and interactive relationship with the street, to the satisfaction of the City;

4.2 Glazing and/or tinting shall have a minimum of 70 percent visible light transmission to provide unobscured visibility between the street and the interior of the tenancy, to the satisfaction of the City;

4.3 Internal security and privacy treatments shall be located and installed internally behind the glazing line or recessed, and shall be transparent and visually permeable to allow views inside the building and enable internal light sources to be seen from the street, to the satisfaction of the City; and

4.4 The fencing to the William Street elevation shall be visually unobstructed, to the satisfaction of the City;

5. Landscaping

5.1 An amended detailed landscape and reticulation plan for the development site, to the satisfaction of the City, shall be lodged with and approved by the City, prior to the issue of a Building Permit. The plan shall be drawn to a scale of 1:100 or 1:200, shall be generally in accordance with the plan previously provided to the City dated 11 August 2023, and show the following:

- **The location and type of existing and proposed plants, including pot sizes;**
- **The location of a minimum of 9.2 percent deep soil areas across the site;**
- **Areas to be irrigated or reticulated;**
- **Tree species within the raised planting area near the north east boundary of the development site shall be revised to a *Tipuana Tipu* or *Gledistia*, on advice from the City's Parks Team; and**

5.2 All works shown in the approved landscape and reticulation plan as identified in Condition 5.1 shall be undertaken in accordance with the approved plans to the City's satisfaction, prior to occupancy or use of the development and maintained thereafter to the satisfaction of the City at the expense of the owners/occupiers;

6. Access and Bicycle Facilities

6.1 Prior to occupancy or use of the development, redundant or "blind" crossovers shall be removed and the verge and kerb made good to the satisfaction of the City, at the applicant/owner's full expense;

6.2 All pedestrian access levels shall match into existing verge and footpath levels, to the satisfaction of the City; and

6.3 24 bicycle parking spaces shall be provided on-site in accordance with Australian Standard AS2890.3 prior to the occupation or use of the development, to the satisfaction of the City;

7. Payment-in-lieu of Car Parking

7.1 A payment-in-lieu contribution of $22,507.20 shall be paid to the City for the shortfall of four car parking spaces, based on the cost of $5,626.80 per bay as set out in the City's 2023-24 Schedule of Fees and Charges, prior to the occupancy or use of the development or by entering into a written agreement with the City to pay the payment-in-lieu over an agreed period up to five years; and

7.2 Prior to the occupancy or use of the development the owner(s) or the applicant on behalf of the owner(s) shall comply with the following requirements:

(a) pay a payment-in-lieu contribution of $22,507.20 for the equivalent value of four car parking spaces, based on the cost of $5,626.80 per bay as set out in the City's 2023-24 Schedule of Fees and Charges;

OR

(b) lodge an appropriate assurance bond/ bank guarantee of a value of $22,507.20 to the satisfaction of the City. This assurance bond / bank guarantee will only be released to the owner(s) / applicant where the subject 'Approval to Commence Development' did not commence and subsequently expired;

8. Stormwater

Stormwater from all roofed and paved areas shall be collected and contained on site. Stormwater must not affect or be allowed to flow onto or into any other property or road reserve;

9. Waste Management

9.1 The Waste Management Plan dated 11 August 2023 shall be implemented at all times to the satisfaction of the City;

9.2 Waste collection shall be limited to between 9:00am to 7:00pm Monday to Sunday and public holidays; and

9.3 Waste and refuse generated on the site by the development shall be collected by a private contractor at the expense of the applicant/landowner;

10. Acoustic Report and Noise Management

10.1 Prior to the issue of a Building Permit, an updated acoustic report shall be submitted to the City to demonstrate compliance with the City's Sound Attenuation Policy 7.5.21, namely in relation to the construction of the building and mechanical services. The recommended measures of the report shall be implemented, to the satisfaction of the City; and

10.2 All assumptions and recommendations included in the approved acoustic report prepared by Acoustic Consultants Australia, dated 13 July 2023, shall be implemented as part of the development, to the satisfaction of the City prior to the occupancy or use of the development and maintained thereafter to the satisfaction of the City at the expense of the owners/occupiers;

11. Construction Management Plan

Prior to the issue of a Building Permit, a Construction Management Plan that details how the construction of the development will be managed to minimise the impact on the surrounding (including demolition and/or forward works). The Construction Management Plan is required to address the following concerns that relate to any works to take place on the site:

- **Public safety, amenity and site security;**
- **Contact details of essential site personnel;**
- **Construction operating hours;**
- **Noise control and vibration management;**
- **Air, sand and dust management;**
- **Stormwater and sediment control;**
- **Soil excavation method;**
- **Waste management and materials re-use;**
- **Traffic and access management;**
- **Parking arrangements for contractors and subcontractors;**
- **Consultation plan with nearby properties; and**
- **Compliance with AS4970-2009 relating to the protection of trees on the verge adjacent to the development site; and**

12. Venue Management

The premises shall operate in accordance with the approved Venue Management Plan dated 11 August 2023, to the satisfaction of the City.

EXECUTIVE SUMMARY:

The purpose of this report is to consider an application for development approval for a change of use from Warehouse/Storage to Tavern, Restaurant/Café and Shop including Alterations and Additions to an existing single storey commercial development at Nos. 378 and 380 William Street, Perth (the subject site).

The subject site contains an existing vacant commercial development. This is a single storey warehouse building with associated car parking and landscaping.

The warehouse building is setback 13 metres from William Street and is proposed to be retained as part of the development.

The subject site is zoned District Centre under the City's Local Planning Scheme No. 2 (LPS2) and is located within the Town Centre Built Form Area under the City's Policy No. 7.1.1 – Built Form (Built Form Policy), with a building height standard of four storeys.

The application proposes the adaptive reuse of the existing building on the subject site to facilitate the opening of a hospitality/entertainment venue with a maximum of 350 customers and 15 employees on-site at any given time. The venue is proposed to operate as a record store and café, and a bar with kitchen and beer garden, which are consistent with the Shop, Restaurant/Café and Tavern land uses, respectively, under LPS2.

The proposed works to the existing building would involve the demolition of portions of internal and external walls to facilitate the installation of new openings and an internal fit-out of the building to accommodate the proposed uses. Single storey additions are proposed to the existing building along the rear boundary to accommodate toilet facilities and a bar. A new building is proposed towards the front of the site, including a parasol roof located over alfresco dining to accommodate the proposed café, shop and radio booth.

No on-site car parking is proposed to be provided and the redundant crossover is proposed to be removed.

Across the site, the development also includes acoustic walls along the north-east and south-east lot boundaries and landscaping works along the front boundary and within the outdoor alfresco dining areas.

The key areas of discretion being sought under the planning framework relate to land use acceptability, the provision of car parking facilities, landscaping, and building design.

The proposed Tavern land use is capable of approval in the District Centre zone under LPS2, and the City's Policy No. 7.5.7 – Licensed Premises (Licensed Premises Policy) sets out that this zone is the most compatible zone for this use, along with the Commercial zone. The site is highly accessible, and the proposed use would contribute to the level of activity and diversity of uses within the William Street Town Centre. The proposal would re-activate a vacant site and would contribute to passive surveillance of public spaces throughout the day.

The development proposes nil on-site car parking bays which results in a shortfall of 55 bays. The applicant has provided a Traffic Impact Assessment and Parking Management Plan in support of the proposed car parking shortfall. The information provided by the applicant demonstrates that the additional demand for car parking generated by the proposed development would be capable of being accommodated by existing public car parking. The development would inevitably reduce the current availability of public parking bays in the locality and a condition of approval is included in the officer recommendation for a partial payment-in-lieu of car parking contribution equivalent to four bays to assist the City in managing and maintaining these public parking facilities.

The application was referred to the Chairperson of the City's Design Review Panel for comment who support the proposed building design. The development would be sympathetic to the existing streetscape character and would provide articulation and visual interest when viewed from the streetscape.

Across the site, the development would provide appropriately sized deep soil areas to support landscaping and tree planting. The location of the landscaping would assist with softening the impact of the proposed built form as viewed from the street while providing internal amenity for visitors to the development.

The proposed development is acceptable as considered against the planning framework and is recommended for approval subject to conditions.

PROPOSAL:

The development application proposes adaptive reuse of the existing single storey building on the subject site including alterations and additions and a change the use from Warehouse/Storage to Tavern, Restaurant/Café and Shop as defined under the City's LPS2. The venue is proposed to operate as a record store and café, a bar with kitchen and beer garden, and an online radio studio.

Details of the proposed development works include:

- Retention of the existing single storey building, with the following alterations and additions proposed:
  - Demolition of existing internal walls of the building and portions of externals walls to facilitate the installation of new openings.
  - Internal fit-out of the existing building to accommodate the Restaurant use with associated kitchen and storerooms.
  - Single storey additions to the existing building along the rear boundary to accommodate toilet facilities and a bar.
  - A pergola structure to the north of the existing building with alfresco dining.
- Construction of a new freestanding building to the front of the site to accommodate the proposed café, shop and radio booth.
- Construction of a parasol roof located in the front setback area, located over alfresco dining.
- 24 bicycle parking spaces, nil on-site car parking and the removal of the redundant crossover that currently provides vehicle access from William Street. All access to the development is to be provided from William Street.
- Installation of a rainwater tank, located between the existing building and William Street.
- Acoustic walls located on the north-east and south-east lot boundaries.
- Demolition and reconstruction of a front fence.
- Bin storage to the northern boundary.
- Landscape works along the front boundary and within the outdoor alfresco dining areas.

Details of the proposed land use operation include:

- The venue is proposed to operate as a multi-purpose space incorporating:
  - Passenger Bar: A portion of the Tavern which includes a lounge bar and kitchen, located within the existing building on the site.
  - Passenger Backyard: A portion of the Tavern which includes beer garden, located to the northern boundary of the site.
  - Record Shop and Café with Passenger Radio: Retail shop with a café and internet radio station component, located within the proposed building in the front setback area.
- The venue would have a maximum of 350 customers and 15 employees on-site at any given time.
- The operating hours of the venue would be:
  - Monday to Saturday: 7:00am – 12:00am (midnight).
  - Sundays and Public Holidays: 7:00am – 10:00pm.

The applicant has provided indicative opening hours for the different elements of the proposed development. The applicant has stated that these represent the 'maximum viable operating hours' with the exact times and public holiday hours to vary based on levels of trading. The indicative opening hours are:

- Tavern and Restaurant portion of the development:
  - Monday and Tuesday: 4:00pm to 11:00pm.
  - Wednesday and Thursday: 4:00pm to 12:00am (midnight).
  - Friday and Saturday: 11:00am to 12:00am (midnight).
  - Sunday: 11:00am to 10:00pm.
- Café and Shop portion of the development:
  - Monday to Friday: 7:00am to 4:00pm.
  - Saturday: 9:00am to 4:00pm.
  - Sunday: Closed.

Plans of the proposal are included as **Attachment 2**.

The applicant's supporting documentation including the applicant's development application report, a Traffic Impact Assessment, Parking Management Plan, Venue Management Plan, Public Interest Assessment, Acoustic Report, Waste Management Plan and Environmentally Sustainable Design Statement are included as **Attachments 3 – 10**, respectively.

BACKGROUND:

Landowner:	Green Pillars Pty Ltd, Lau Brother Management Pty Ltd and Christopher Sui Hung Lau
Applicant:	Method Planning
Client:	Sound Hospitality Pty Ltd
Date of Application:	11 August 2023
Zoning:	MRS: Urban LPS2: Zone: District Centre R Code: N/A
Built Form Area:	Town Centre
Existing Land Use:	Warehouse/Storage
Proposed Use Class:	Tavern, Restaurant/Café and Shop
Lot Area:	988 square metres
Right of Way (ROW):	N/A
Heritage List:	N/A

Site Context and Zoning

The subject site is bound by William Street to the north-west, a recently constructed single storey supermarket development to the south-west, single storey commercial developments to the south-east and a vacant lot to the north-east. A location plan is included as **Attachment 1**.

The surrounding development context generally consists of commercial developments located along William Street. The area is characterised by a mix of shop/retail and hospitality businesses with residential development located along side streets, including Monger Street, Money Street, and Forbes Road.

The subject site contains an existing vacant commercial development, being a single storey warehouse building with associated car parking and landscaping. The warehouse building is setback 13 metres from William Street and is proposed to be retained as part of the development.

The subject site and the properties to the north-east and south-west of the subject site that front William Street are zoned District Centre under LPS2 and are located within the Town Centre Built Form Area under the City's Built Form Policy, with a building height standard of four storeys. To the south-east, the properties fronting Money Street are zoned Commercial and are located within the Mixed Use Area Built Form Area under the Built Form Policy, with a building height standard of four storeys.

DETAILS:

Summary Assessment

The table below summarises the planning assessment of the proposal against the provisions of LPS2, the City's Built Form Policy and relevant local planning policies, including the Non-Residential Parking Policy, Licensed Premises Policy and Policy No. 7.5.21 - Sound Attenuation (Sound Attenuation Policy). In each instance where the proposal requires the discretion of Council, the relevant planning element is discussed in the Detailed Assessment section following from this table.

Planning Element	Use Permissibility/ Deemed-to-Comply/ Acceptable Outcomes (or equivalent)	Requires the Discretion of Council
Land Use		✓
Hours of Operation	✓	
Building Height	✓	
Street Setback	✓	
Side and Rear Setbacks	✓	
Orientation	✓	
Landscaping		✓
Public Domain Interface		✓
Pedestrian Access and Entries	✓	
Car Parking		✓
Bicycle Parking		✓
Façade Design		✓
Roof Design	✓	
Adaptive Reuse	✓	
Environmentally Sustainable Design		✓
Utilities	✓	
Non-Residential Parking Policy		✓
Licensed Premises Policy	✓	
Sound Attenuation Policy	✓	

Detailed Assessment

The deemed-to-comply/acceptable outcome assessment of the element that requires the discretion of Council is as follows:

Land Use	
Use Permissibility	**Proposal**
LPS2 'P' Use	Tavern - 'A' Use
Landscaping	
Acceptable Outcomes	**Proposal**

Built Form Policy Volume 3, Clause 1.5 **A1.5.1** – 12% (118.6 square metres) of the site to be provided as deep soil areas.	9.2% (90.6 square metres) deep soil areas.
Car and Bicycle Parking	
Deemed-to-Comply Standard	**Proposal**
Policy No. 7.7.1 – Non-Residential Development Parking Requirements *Car Parking* 55 car parking bays required based on maximum of 350 patrons and 15 staff. *Bicycle Parking* 16 long-term bicycle parking spaces required.	Nil on-site car parking bays provided. Nil long-term bicycle parking spaces provided.
Public Domain Interface	
Acceptable Outcomes	**Proposal**
Built Form Policy Volume 3, Clause 1.5 **A1.7.7** – Bins are not located within the primary street setback or in locations visible from the primary street. **A1.7.8** – Services and utilities that are located in the primary street setback are integrated into the design of the development and do not detract from the amenity and visual appearance of the street frontage.	The bin store would be visible from the primary street. The rainwater tank would be located in the primary street setback area and would not be integrated into the design of the building.
Façade Design	
Acceptable Outcomes	**Proposal**
Built Form Policy Volume 3, Clause 1.13 **A1.13.2** – Commercial ground floor spaces shall have a finished floor level to finished ceiling level height of a minimum of 3.5m. **A1.13.3** – Commercial development shall provide a continuous protective awning over the pedestrian footpath. **A1.13.6** – Where provided, doorways shall have a depth between 500mm and 1.5m to clearly articulate entrances to commercial buildings and tenancies.	The café tenancy and radio tenancy have an internal ceiling height of 3.2m. No awning is provided over the pedestrian footpath. The café tenancy and radio tenancy do not have recessed doorways.
Environmentally Sustainable Design	
Acceptable Outcomes	**Proposal**
Built Form Policy Volume 3, Clause 1.17 **A1.17.2 –** Development achieves one of the permitted environmental performance standards detailed, or their equivalent. These include Green Building Council of Australia's Green Star Rating System or a Life Cycle Assessment in Accordance with EN15978.	No report detailing how the development achieves the environmental performance standards has been provided.

The above elements of the proposal do not meet the specified standards and are discussed in the Comments section below.

CONSULTATION/ADVERTISING:

Community consultation was undertaken in accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015* for a period of 14 days, from 14 September 2023 to 29 September 2023. In accordance with the City's Community and Stakeholder Engagement Policy, the method of consultation included a notice on the City's website, a sign to the William Street frontage and letters mailed to owners and occupiers to nearby properties.

The standard consultation radius for the application, in accordance with the City's Community and Stakeholder Engagement Policy, was all adjoining and adjacent properties. The Community and Stakeholder Engagement Policy permits the Administration to vary the consultation radius on a case-by-case basis where owners and/or occupiers of properties in the vicinity of the proposed development are likely to be affected by the granting of development approval.

Due to the scale of the development and the extent of the departures proposed to the car parking requirements of the City's Non-Residential Parking Policy, Administration extended the consultation radius to include additional properties along William Street, Monger Street and Money Street, as shown in **Attachment 1**. This is because these streets are within a 150-metre walking distance of the subject site and could reasonably be locations that visitors to the venue may utilise for car parking.

A total of 46 submissions were received at the conclusion of the advertising period including 43 submissions of support and three submissions objecting to the proposal.

The key comments received in support are summarised as follows:

- The proposal is consistent with the objectives of the District Centre zone.
- The proposal would activate the vacant site and improve the vibrancy in the area while offering additional surveillance to the street in non-peak times.
- The applicant has provided adequate consideration of parking and noise concerns with suitable separation from residential zones provided.
- The area in which the site is located is well-serviced by public transport.
- The uses proposed as part of the development would provide a benefit to the wider community.
- The landscaping will provide an active street front that will enhance the passive surveillance of the area.

The key concerns raised are summarised as follows:

- Concerns regarding the impact of the proposed development on the availability of car parking in the surrounding area. Further concerns regarding the impact on the existing surrounding businesses due to the proposed car parking shortfall.
- Comments regarding the existence of similar land uses in the surrounding area and the lack of public need for the proposed development.
- Concerns regarding the proposed development not being in keeping with the lower density of the area and the resulting impact on the existing amenity of the area.

A detailed summary of submissions received during consultation, along with the applicant's response to the submissions received is provided as **Attachment 11**. Administration's response to the summary of submissions is provided as **Attachment 12**.

Department of Planning, Lands and Heritage – Other Regional Road Referral:

In accordance with Delegation 2022/03 from the Western Australian Planning Commission (WAPC), the application was referred to the Department of Planning, Lands and Heritage (DPLH). This is because a portion of the lot is reserved in the Metropolitan Region Scheme as a Regional Road and the development has a construction value greater than $250,000.

DPLH provided written comments advising no objection to the proposed development on Other Regional Roads planning grounds.

Design Review Panel (DRP):

Referred to DRP: Yes

The proposal was referred to a Chairperson of the City's DRP for comment. The DRP Chairperson noted positive aspects of the proposal that are summarised below.

- The proposed uses would provide activation to William Street as well as the surrounding context and would contribute to the streetscape positively. The alfresco area fronting William Street will provide a high amenity semi-public space for the local community.
- The streetscape interface is active with the with pedestrian entry addressing William Street with a large alfresco area on the streetscape and visually permeable front fencing which will generate high levels of passive surveillance of the street.
- The adaptive re-use of the existing structure is supported from a local character and environmentally sustainable design perspective. The inclusion of the rainwater collection tank and oversized gutter at the front of the new building are also support as an environmentally sustainable design initiative.
- The proposal provides landscaping which includes native species, integrated into to the alfresco area. The soft planting proposed on the streetscape interface will contribute to the amenity of the area and will soften the visual impact of the front fence on the streetscape.
- The internal planning of the buildings and outdoor alfresco areas are functional and efficient with the main building and outdoor alfresco area receiving good natural and north light access.
- The proposal integrates a diverse range of high-quality materiality such as face brick, textured concrete, galvanised roof sheeting, timber windows, trellis mesh screening, a parasol roof and timber beams which are all materials derived from the surrounding context. The development will provide a contemporary industrial aesthetic and an interesting new offering on William Street.
- The inclusion of bike racks in the alfresco area in lieu of car parking on the site and the removal of the existing crossover is supported in this location.

The DRP Chairperson also provided comments that require further consideration. These are addressed further below.

The table below shows the design review evaluation by the DRP Chairperson as considered against the 10 principles of good design.

Design Review Progress Report	
	Supported
	Pending further attention
	Not supported
	No comment provided/Insufficient information

	DRP Chairperson Referral
Principle 1 – **Context & Character**	
Principle 2 – **Landscape Quality**	
Principle 3 – **Built Form and Scale**	
Principle 4 – **Functionality & Built Quality**	
Principle 5 – **Sustainability**	
Principle 6 – **Amenity**	
Principle 7 – **Legibility**	
Principle 8 – **Safety**	
Principle 9 – **Community**	
Principle 10 – **Aesthetics**	

The application was not referred back to the DRP Chairperson, as the applicant elected not to make any modifications to the proposal to address their comments and requested any changes be dealt with through conditions of approval.

The table below provides a summary of the outstanding DRP comments and Administration's response to these.

DRP Comments Received	Administration Comment:
Principle 1 – Context and Character The DRP Chairperson was supportive the development against Principle 1 but provided the below additional comments. As the front fence forms a prominent, unusual, element on the streetscape it would be appropriate to request further detail in relation to the design of the fence and encourage the applicant to introduce some diversity of materiality or design. The applicant is alternatively encouraged to add diversity in the design/pattern of the steel members. This could add more visual interest to that interface.	The front fence provides a suitable transition between the public and private domain. The landscaping proposed either side of the fence would soften the impact of the proposed development and presence of the fence on the streetscape. The design of the fence meets the Acceptable Outcomes for fencing in the City's Built Form Policy. The design provides a high level of visual permeability which allows for street surveillance which enhances the amenity of the area. A condition of approval is included in the officer recommendation for the fence to be visually unobstructed, to the satisfaction of the City to ensure an acceptable level of visual permeability is provided. The materiality of the fence is consistent with existing fences and vehicle access gates within the streetscape.
Principle 2 – Landscape Quality The applicant is encouraged to look for further opportunities to increase deep soil areas on the site including in the front alfresco area and provide a larger tree to provide additional shade on the footpath. Further detail is recommended in relation to tree and planting pot sizes as well as reticulation systems.	The landscaping across the site would provide deep soil areas with sufficient area and volume to sustain healthy plant and tree growth. The proposed landscaping is suitably located to reduce the impact of the development on the streetscape and with suitable shade provided by the existing mature street trees. A condition of approval has been included in the officer recommendation requiring an updated landscaping plan to include details of the proposed tree and planting pot sizes and reticulation systems.

LEGAL/POLICY:

- *Planning and Development Act 2005;*
- *Planning and Development (Local Planning Schemes) Regulations 2015;*
- City of Vincent Local Planning Scheme No. 2;
- Community and Stakeholder Engagement Policy;
- Policy No. 7.1.1 – Built Form Policy;
- Policy No. 7.5.7 – Licensed Premises;
- Policy No. 7.5.21 – Sound Attenuation;
- Policy No. 7.7.1 – Non-Residential Development Parking Requirements; and
- Western Australian Planning Commission – Delegation 2022/03 – Powers of Local Governments Metropolitan Region Scheme.

Planning and Development Act 2005

In accordance with Schedule 2, Clause 76(2) of the *Planning and Development (Local Planning Schemes) Regulations 2015* and Part 14 of the *Planning and Development Act 2005*, the applicant would have the right to apply to the State Administrative Tribunal for a review of Council's determination.

Local Planning Scheme No. 2

In considering the appropriateness of the use, Council is required to consider the objectives of the District Centre zone under LPS2, as follows:

- *To provide a community focus point for people, services, employment and leisure that are highly accessible and do not expand into or adversely impact on adjoining residential areas.*
- *To encourage high quality, pedestrian-friendly, street-orientated development that responds to and enhances the key elements of each District Centre, and to develop areas for public interaction.*
- *To ensure levels of activity, accessibility and diversity of uses and density is sufficient to sustain public transport and enable casual surveillance of public spaces.*
- *To ensure development design incorporates sustainability principles, with particular regard to waste management and recycling and including but not limited to solar passive design, energy efficiency and water conservation.*
- *To ensure the provision of a wide range of different types of residential accommodation, including affordable, social and special needs, high density residential and tourist accommodation, to meet the diverse needs of the community.*
- *To provide a broad range of employment opportunities to encourage diversity and self-sufficiency within the Centre.*
- *To encourage the retention and promotion of uses including but not limited to specialty shopping, restaurants, cafes and entertainment.*
- *To ensure that the City's District Centres are developed with due regard to State Planning Policy 4.2 – Activity Centres for Perth and Peel.*

Delegation to Determine Applications:

The matter is being referred to Council for determination in accordance with the City's Register of Delegations, Authorisations and Appointments.

This is because the delegation does not extend to applications for development approval that propose a Tavern land use with more than 120 patrons. The application proposes a Tavern land use with a maximum of 350 patrons.

RISK MANAGEMENT IMPLICATIONS:

There are minimal risks to Council and the City's business function when Council exercises its discretionary power to determine a planning application.

STRATEGIC IMPLICATIONS:

This is in keeping with the City's Strategic Community Plan 2022-2032:

Innovative and Accountable

Our decision-making process is consistent and transparent, and decisions are aligned to our strategic direction.

SUSTAINABILITY IMPLICATIONS:

The City has assessed the application against the environmentally sustainable design provisions of the City's Policy No. 7.1.1 – Built Form. These provisions are informed by the key sustainability outcomes of the City's Sustainable Environment Strategy 2019-2024, which requires new developments to demonstrate best practice in respect to reductions in energy, water and waste and improving urban greening.

PUBLIC HEALTH IMPLICATIONS:

This is not in keeping with the following priority health outcomes of the City's *Public Health Plan 2020-2025*:

Reduced harmful alcohol use

FINANCIAL/BUDGET IMPLICATIONS:

There are no finance or budget implications from this report.

COMMENTS:

Summary Assessment

In assessing the application against the planning framework, it is recommended for approval. The following key comments are of relevance:

- The Tavern land use is contemplated in the District Centre zone and the City's Licensed Premises Policy recommends that licensed premises such as this be concentrated within Town Centre areas.
- The proposed use would contribute to the level of activity and diversity of uses within the William Street Town Centre. The proposal would re-activate a vacant site and would contribute to passive surveillance of public spaces throughout the day.
- The proposed parking shortfall is appropriate because there is sufficient capacity within existing parking facilities and availability of high frequency public transport options that are in close proximity to the site. A partial payment-in-lieu of car parking contribution equivalent to four bays is recommended to assist the City in managing public parking facilities that would be utilised by those attending the proposed development.
- The shortfall in long-term bicycle bays is acceptable as the development would provide an overall surplus of bicycle parking bays, with the short-term bays suitably located within the subject site in a location that can be monitored by staff and easily accessed by patrons of the venue.
- The building design of the proposed development including the façade design and public domain interface would provide suitable articulation and visual interest when viewed from William Street. The interface with the public realm would be sympathetic to the existing streetscape character and was supported by the Chairperson of the City's DRP.
- The development would deliver a high-quality landscaping outcome which includes three trees and smaller plantings across the site that would make an effective contribution to the City's green canopy, and the reduction the impact of the urban heat island effect on the site.

A more detailed assessment against the discretionary aspects of the application is set out below. These relate to consideration against LPS2 and relevant local planning policies.

Land Use

Tavern is an 'A' use within the District Centre zone. This means that the use is not permitted unless Council exercises discretion by approving a development application for the use following consultation with the community.

In considering the appropriateness of the use, due regard is to be given to the objectives of the District Centre zone under LPS2.

The proposal is consistent with the objectives of the District Centre zone under LPS2 for the following reasons:

- Contribution to Town Centre: The Tavern would provide an entertainment venue that would contribute to the level of activity and the diversity of uses within the William Street Town Centre. The proposal would contribute to the existing retail and hospitality uses within the area and would support employment opportunities. The ground floor design provides an open streetscape presence which encourages engagement and visual interaction with the street. This is achieved through the location of alfresco dining in the front setback area with visually permeable fencing, along with low planting and landscaping to facilitate engagement with the street. The café and record studio provides large open windows facing the street to increase surveillance and an engagement with the street.
- Site Location and Alternate Modes of Transport: The site is highly accessible by pedestrians and by public transport. The area provides a high level of walkability, and the site is located adjacent to a high frequency bus route stop on William Street and approximately 700 metres of the Perth Train Station.

- Streetscape Character: The development proposes alterations and additions to the existing building which would be sympathetic to the existing streetscape character. The proposal would include an alfresco area located adjacent to the public realm and would provide a high amenity space that would contribute street level activity and vibrancy for the local community. The proposed building façade design of the William Street elevation and its materiality have been reviewed by the Chairperson of the City's DRP and would be consistent with the surrounding streetscape.
- Passive Surveillance: The application proposes multiple complementary land uses which are proposed to operate on the subject site throughout the day and would contribute to passive surveillance of public spaces. The proposed ground level streetscape interface of the development is active with visually permeable front fencing and an alfresco area located adjacent to the William Street frontage which would enable surveillance of streetscape.
- Site Activation: The proposed development would re-activate the site which has been vacant for several years. The proposed land uses would contribute positively to vibrancy and both daytime and night-time activity of William Street.
- Consistency with Licensed Premises Policy: The City's Licensed Premises Policy sets out that the District Centre zone to be the most compatible area for this type of use and recommends that licensed premises be concentrated within Town Centre areas. The location of the development within the William Street Town Centre is consistent with the provisions of this Policy.
- Sustainability: The proposal would include an adaptive re-use of the existing building on-site. This supports prolonging the building's life by using the premises for a new purpose and is consistent with sustainability principles. Additional environmental sustainability measures that have been incorporated into the proposed development is further detailed in the Environmental Sustainability Design section below.
- Impact on Residential Areas: The development provides suitable measures to mitigate any adverse impacts on residential properties in proximity to the subject site. The development focuses patron activity on William Street, with acoustic noise walls and back of house facilities providing suitable separation to residential properties on Money Street. The nearest residential property is located adjacent to the subject site to the south along Money Street. A lodging house is adjoining the subject site to the south-east. The Acoustic Report submitted by the applicant, included as **Attachment 8**, demonstrates that the development would be compliant with the *Environmental Protection (Noise) Regulations 1997*.
- Waste Management: The applicant has submitted a Waste Management Plan, included as **Attachment 9**, in accordance with the City's Waste Guidelines for New Developments. The Waste Management Plan confirms the waste from the premises would be able to be appropriately managed with private collection. A condition of approval is included in the officer recommendation requiring compliance with the Waste Management Plan and collection of waste during daytime hours to ensure compliance with the prescribed noise limits in the *Environmental Protection (Noise) Regulations 1997* (Noise Regulations).
- Venue Management: The City's Licensed Premises Policy requires the submission of a venue management plan for a tavern land use. The applicant has submitted a Venue Management Plan included as **Attachment 6**. Venue management plans inform the operation of premises to minimise the impacts of noise and patron behaviour on the amenity of the surrounding area. The submitted Venue Management Plan includes guidance on the management of patron behaviour and noise. These measures include communication with entertainment providers to ensure compliance with the noise requirements of the venue and the creation and maintenance of a complaints register to monitor offence, noise or disturbance issues. The Venue Management Plan ensures that the premises could be operated so as not to unduly impact the amenity of the area. A condition of approval is included in the officer recommendation requiring the premises to operate in accordance with the approved Venue Management Plan.

Car Parking

The venue is proposed to have a capacity of 365 persons, comprised of 350 patrons and 15 staff.

Under the City's Non-Residential Parking Policy, the development would require a total of 55 on-site car parking bays.

No parking bays would be provided on-site, resulting in a 55 bay shortfall.

Applicant's Transport Impact Assessment and Parking Management Plan

As part of the proposal the applicant submitted a Traffic Impact Assessment (TIA) prepared by Move Consultants and a Parking Management Plan (PMP) which are included as **Attachment 4** and **5**. The TIA and PMP outline the following:

- Operations as a Licensed Venue: The applicant does not anticipate the development to operate as a typical hospitality establishment due to the site constraints associated with the inner-city location. The TIA details that the site is afforded access to high quality public transport, and pedestrian and cycling infrastructure, along with changing public attitudes associated with drinking and driving and the increased popularity and accessibility ride share services.
- Trip Generation and Car Parking Demand: The trip generation and mode split data for the proposal was calculated within the TIA to reflect the location of the proposal on a high frequency bus route and within a significant urban catchment which would attract a high proportion of walk-in trade. The data within the TIA indicates that:
    - The venue is not expected to approach full capacity (350 patrons) at any given time due to the staggered nature of the indicative operating times of different portions of the proposed development. Due to these varied operating times, the applicant's TIA anticipates that the maximum expected occupancy at any given time is 75 percent, being 262 patrons.
    - Based on ABS Census data as well as established mode split and travel patterns associated with similar approved developments, the TIA assumes that 40 percent of trips would be via private motor vehicle. The TIA assumes the remaining 60 percent of trips would be via public transport, walking, cycling or ride-share.
    - The anticipated peak periods of the development for trip generation would be Friday 12:00pm to 2:00pm and 8:00pm to 10:00pm, and Saturday 7:00pm to 8:00pm. Based on the assumed mode split for the proposal, the development would generate a total of approximately 118 private vehicle trips (including arrivals and departures) daily. During the anticipated peak periods the development would generate 7 vehicle trips per hour during the Friday daytime and Saturday evening periods, and 18 vehicle trips per hour during the Friday evening period.
    - The surveyed peak period of the development for car parking demand and supply would be Friday 10:00am to 2:00pm and 5:00pm to 10:00pm, and Saturday 5:00pm to 10:00pm. The development would likely generate demand for between 1 to 4 car parking bays during a typical Friday daytime peak hour between 10:00am and 2:00pm, and between 10 to 14 car parking bays during a typical Friday or Saturday evening peak hour between 5:00pm and 10:00pm.
    - Based on the results of the car parking survey detailed below, the car parking demand could be accommodated within the existing on-street car parking supply within a 400 metre walking distance of the site. This distance is considered the acceptable standard for a walkable catchment with 400 metres being reflective of a five-minute walk.
- Service Bays: The development does not propose any vehicle access to the site, with the existing crossover to William Street proposed to be removed. This would facilitate the creation of one new on-street parking space. The applicant proposes for this new space and the existing on-street car parking space adjacent to the subject site to be designated as drop-off/pick-up bays for ride share and delivery vehicles.
- Provision of Bicycle Parking: A total of 24 short term bicycle parking spaces are proposed to be provided on-site for staff and patrons with end-of-trip facilities and lockers available for staff.
- Promotion of Alternative Transport Options: A restriction of on-site parking supply is known to be a primary factor in promotion of mode shift away from car-as-driver transport and towards patrons utilising available alternative modes transport including carpooling, public transport and cycling. The location of the subject site in close proximity to major public transport and other non-motorised transport infrastructure for these alternative modes will assist in the transition towards more sustainable transport in the area.
- Traffic Generation: Based on a review of the modelled total traffic assessment and observed traffic operations of the surrounding road network, the anticipated site-generated traffic associated with the redevelopment proposal is negligible and no improvements to the surrounding road network will be required.
- Servicing: Rubbish collection and service, delivery, and loading activities can be accommodated along the existing William Street frontage during off-peak periods within the existing on-street parallel parking supply.

- Public Transport: The subject site is located directly on high frequency bus routes on William Street including the 980 route, with additional bus routes available.

The applicant's TIA included in **Attachment 4** provides a public car parking survey This demonstrates the availability of public car parking bays within a 300 metre to 400 metre radius of the subject site and which is reflective of an average five-minute walk, as shown in the image below. The survey was undertaken during the anticipated peak operating times for the development. These times were on Friday 28 July 2023 10:00am to 2:00pm and 5:00pm to 10:00pm, and Saturday 29 July 2023 from 5:00pm to 10:00pm.

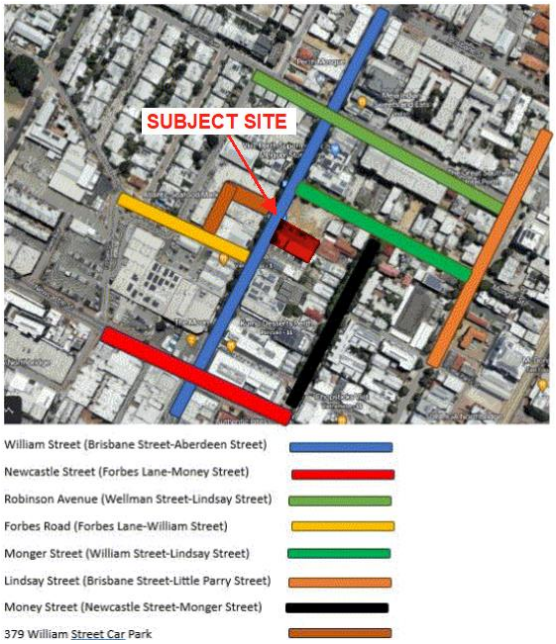


Figure 1: Car Parking Survey Locations (Source: Transport Impact Assessment)

The survey results are summarised as follows:

- There are 302 existing public car parking bays within the car parking survey locations.
- An average parking occupancy rate of 92.2 percent and a maximum of 95.7 percent during the Friday daytime peak period, with a minimum of 13 available public car parking bays.
- An average parking occupancy rate of 77.6 percent and a maximum of 94 percent during the Friday evening peak period, with a minimum of 18 available public car parking bays.
- An average parking occupancy rate of 88.1 percent and a maximum of 98 percent during the Saturday evening peak period, with a minimum of 6 available public car parking bays.

The applicant's TIA also includes consideration of the recently constructed public SecurePark parking facility at No. 29 Lindsay Street that is located 100 metres away from the subject site. The car park is not yet operational. Following commencement of its operation, the car park would be privately operated and would be open to the public, subject to fees. The facility would provide an additional 43 bays which would be available for paid public use between 7:00am and 10:00pm. Administration has not included these bays in the assessment of the application as there is no certainty as to when the car park would become operational.

City of Vincent On-Street Car Parking Data

Administration sought to verify the applicant's parking survey results by undertaking a review of the City's 2018 Street Parking Survey data.

A review of the survey data relating to William Street, Robinson Avenue, Forbes Road, Monger Street, Lindsay Street and Money Street has been undertaken. The City's 2018 Street Parking Survey data reviewed was conducted from 9:00am to 8:00pm on Wednesday 18 November 2018, Friday 30 November 2018 and Saturday 1 December 2018.

The survey data results are set out in the table below. The information for Friday and Saturday has been provided to demonstrate the maximum occupancy during the time periods that are most representative of the applicant's peak period survey data. The information for Wednesday has been provided to demonstrate the average occupancy of the available car parking in the area throughout the midweek operating period for the development.

		Wednesday 18 November 2018 (all day)	Friday 30 November 2018 (midday period)	Friday 30 November 2018 (evening period)	Saturday 1 December 2018 (evening period)
	Total Bays	**Average Occupancy**	**Maximum Occupancy**		
William Street between Bulwer Street and Newcastle Street	76	61%	92%	86%	61%
Robinson Avenue between Lake Street and Lindsay Street	53	50%	64%	58%	53%
Forbes Road between Lake Street and William Street	31	51%	74%	68%	55%
Monger Street between William Street and Beaufort Street	41	42%	49%	44%	54%
Lindsay Street between Brisbane Street and Newcastle Street	50	69%	72%	84%	78%
Money Street between Monger Street and Newcastle Street	45	73%	89%	91%	76%

The applicant's TIA outlines that the Friday and Saturday evening peak periods for the venue would be from 5:00pm to 10:00pm. The City's 2018 Street Parking Survey was conducted from 9:00am to 8:00pm. This means it does not coincide directly with the peak periods of the venue, although it could be reasonably expected that likely car parking demands on car parking availability would be similar between the 8:00pm to 10:00pm period.

Acceptability of the Proposed Car Parking Shortfall

The proposal would be consistent with the element objectives of the Built Form Policy and objectives of the Non-Residential Parking Policy for the following reasons:

- Car Parking Demand: The applicant's TIA identifies that, except for the Friday and Saturday evening peak periods, the maximum car parking demand for the proposed development would be four bays. This would occur during the Friday daytime peak period. For all other operating hours, it is expected that fewer than four car parking bays would be required. The venue is proposed to operate for 117 hours per week. Of this, 10 operating hours would be within the Friday and Saturday evening peak periods. During the remaining 107 hours, four car parking bays would be adequate to satisfy the anticipated parking demands generated by the proposed development. A condition of approval for a payment-in-lieu contribution for these four bays is included in the officer recommendation.
- Car Parking Availability: The applicant's car parking survey and the City's 2018 Street Parking Survey data demonstrate that this demand for four car parking bays would be capable of being accommodated by the existing public car parking bays in the area.
- Car Parking Availability at Peak Periods: It is expected that the use of private vehicles to access the proposed development and the associated need to park in the area would reduce during peak periods. This is because the proposed development is located in an inner-city entertainment district that has limited on-street parking availability during these times.

- Consistency with other Venues: Limited staff and patron parking is provided on-site for the majority of venues within the William Street Town Centre. These venues include nearby supermarkets, restaurants, cafés and existing licensed venues such as 'Bar 399', 'Wines of While', 'Vincent Wine', 'Hotel Northbridge', 'The Brisbane Hotel' and 'Tom's Providore and Wine Bar'. This is because these sites have been predominantly built out and have existing buildings, with limited area on-site to provide for additional parking. This is common in the inner-city context where existing buildings are retained and the use of the buildings have been adapted and changed.
- Impact of Car Parking Demand: The additional demand for car parking that would be generated by the proposed development would inevitably reduce the current availability of public parking bays in the locality. A payment-in-lieu contribution is recommended to address this, as detailed below in the Payment-in-lieu of Car Parking Contribution section of this report.
- Location and Ability for Multi-Purpose Trips: The subject site is located within the William Street Town Centre which is a high traffic area for both pedestrians and vehicles with a wide range of services available. This location provides the opportunity for multi-purpose trips for people visiting the site and other venues within the precinct.
- Walkability of the Area: The area is highly walkable, with William Street providing a main pedestrian route to Perth CBD. The area offers high levels of pedestrian amenity through awnings along William Street providing weather protection and the availability of footpaths.
- Nature of the Use: The nature of a Tavern use, being a licensed premises, is such that it is expected that a large proportion of patrons would choose not to drive to the venue in private vehicles and to instead opt for taxi, ride-share, public transport, walking or other alternate modes of transport. The applicant's TIA anticipates that 60 percent of patrons will travel to the venue by alternative modes of transport, with 40 percent of patrons travelling to the venue via private motor vehicle (15 percent of these being drivers and 25 percent being passengers). This would have the effect of reducing the car parking demand for the development.
- Availability of Public Transport: The subject site is located on William Street which is a high frequency bus route with high levels of bus frequency throughout the day. The Perth Train Station is approximately 700 metres from the subject site and provides connections to the Perth rail network and the wider Perth metropolitan area. The free 'Blue CAT' is approximately 300 metres from the subject site and provides connections to Perth Underground, the Esplanade Busport and Barrack Street Jetty. The area has a high level of pedestrian amenity which would support the use of alternative means of transport to the site.
- Varying Operating Hours: It is intended for the different portions of the development to have varying operating hours, as detailed in the Proposal section of this report. The staggered operating hours that are intended to suit each of the different portions of the development would assist in reducing the overall car parking demand generated by the development at any one time.
- Promotion of Alternative Transport Options: A provision of no on-site car parking would be consistent with the applicant's intended approach based on the nature of the proposed land uses to support a shift towards more sustainable modes of transport. The applicant has stated that staff would be encouraged to use alternative transport modes such as walking, cycling and public transport given the site is highly accessible.
- Bicycle Parking: Bicycle parking and end of trip facilities are proposed to support active modes of transport. This is discussed in further detail in the 'Bicycle Parking' section of this report. The subject site is also in close proximity to Forbes Road which is designated as a 'good road riding environment' under the Department of Transport's Perth Bike Map.
- Traffic Generation and Car Parking Demand: The applicant's TIA demonstrates that the proposed development would not result in an unreasonable amount of traffic generation and would not be expected to contribute traffic congestion on surrounding residential streets. The TIA sets out that the development would likely generate demand between 1 to 4 car parking bays for private vehicles during a typical Friday daytime peak hour, between 10:00am and 2:00pm, and between 10 to 14 car parking bays for private vehicles during a typical Friday and Saturday evening peak hour between 5:00pm and 10:00pm. This is based on the private vehicle trips generated by the venue during peak periods contained in the TIA, the accessibility of the site via alternate modes of transport and the availability of public car parking in the surrounding area.
- Service Bay: The removal of the existing crossover William Street would facilitate the creation of one new on-street parking space. This new space would be able to be used as a pick-up/drop-off on-street car parking bay that would be available to service the proposed development and other venues along the street. This bay would be able to be utilised for rideshares and would improve the accessibility of the proposed development.

Payment-in-lieu of Car Parking Contribution

The Non-Residential Parking Policy outlines that payment-in-lieu of car parking may be required as a mechanism to enable otherwise desirable developments to proceed, where it can be demonstrated that it is not possible to provide sufficient parking on-site.

The current rate of payment-in-lieu contribution set out in the City's 2023/24 Fees and Charges is $5,626.80 per bay. This would equate to a payment-in-lieu contribution of $309,474.00 based on a 55 bay shortfall.

The applicant has provided the following written justification in support of the proposal for approval of the 55 bay car parking shortfall without the requirement for a payment-in-lieu contribution:

- Site Location: The location of the site within an urban/inner-city environment will attract significant levels of walk-in/cycle-in/local/multi-purpose trips within the catchment and will result in public transport use.
- Availability of Car Parking: The availability of public on-and-off street car parking supply within 300 metres to 400 metres walking distance of the site.
- Public Parking Supply: The results of the parking surveys provided in the TIA indicate a surplus in the public parking supply during the peak demand periods associated with the proposal which can more than adequately cater to the maximum anticipated car parking demands associated with these periods.
- Consistency with Planning Policy: This proposed approach is consistent with the City's Built Form Policy, the WAPC's Development Control Policy 1.6 – Planning to Support Transit Use and Transit Oriented Development, and the State Government's Draft Interim Guidance for Non-Residential Car Parking as well as 'best practice' in the planning for, and provision of, car parking infrastructure.

The applicant has also advised that in the instance that a payment-in-lieu of car parking contribution is determined to be appropriate by the decision maker, it should be a partial payment-in-lieu contribution equivalent to two car parking bays. This is to enable two pick-up/drop-off bays to be provided on-street within the existing parallel parking supply near the north-west boundary of the site on the east side of William Street.

Administration does not consider that a total concession of on-site car parking provision without the requirement for a payment-in-lieu contribution is appropriate in this instance. This is because the applicant's TIA demonstrates that it is not possible for the proposed development to provide sufficient parking on-site and would have a reliance on the City's existing public car parking facilities to support the demand of those attending the site via private vehicles.

Should the application be approved, it is recommended that a condition be imposed requiring a partial payment-in-lieu of car parking contribution equivalent to four bays. This would equate to $22,507.20. The City recommends this for the following reasons:

- Impact on Public Car Parking: The additional demand for car parking that would be generated by the proposed development would be capable of being accommodated by existing public car parking facilities but would inevitably reduce the current availability of public parking bays in the locality. The development would contribute towards increasing the occupancy rates of existing public car parking bays. A payment-in-lieu contribution would assist the City in managing and maintaining these public car parking facilities that would support the demands of the proposed development and ensure that it would not have an adverse impact on the surrounding area with respect to the availability of public car parking.
- Venue Operations: As set out in the Applicant's TIA, the venue is not expected to operate at maximum capacity for the total operating hours due to the staggered nature of the operating hours proposed for the different spaces with a maximum peak occupancy of 75 percent.
- Payment-in-lieu Calculation: The payment-in-lieu contribution should not reflect the anticipated car parking demand at its maximum peak period or the lowest off-peak period. Rather, it would be reasonable for the payment-in-lieu contribution to reflect the maximum anticipated demand for car parking associated with the venue's operation outside of the Friday and Saturday evening peak periods. The applicant's TIA establishes that this demand would be for four car parking bays during the Friday daytime peak period.

Bicycle Parking

Under the City's Non-Residential Parking Policy, the development would require a total of seven short-term and 16 long-term bicycle parking spaces.

24 short-term bicycle bays and no long-term bicycle bays are proposed. This results in a 17 bay short-term surplus and a 16 bay long-term shortfall.

The bicycle parking proposal is acceptable and would satisfy the objectives of the Non-Residential Parking Policy for the following reasons:

- Location of Bays: The development would provide a surplus of bicycle parking bays overall. The shortfall in long-term bicycle bays is acceptable, as the short-term bays are suitably located within the subject site and in a location that can be monitored by staff and patrons of the venue. This will provide suitable level of security for the on-site bicycle parking that would meet the expectations of customers and staff seeking to travel to the development by bicycle.
- Sustainability: The development would support a shift towards active and sustainable transport modes by staff and patrons of the venue. This is consistent with the objectives of the Non-Residential Parking Policy and would assist in mitigating the impacts of the development providing no on-site car parking.
- End of Trip Facilities: An end-of-trip facility for staff is proposed within the existing building to enable the use of alternative transport options.
- Varied Operating Hours: The intended varying operating hours for each of the three spaces within the venue would assist in reducing the overall bicycle parking demand generated by the development.

Façade Design & Public Domain Interface

The proposed façade design and interface with the public realm would satisfy the element objectives of the Built Form Policy for the following reasons:

- Consistency with the Street: The proposed building addition located to the front of the site would be proportionate in scale to the existing building and would provide articulation to the street. The roofline does not exceed that of the existing building and the ceiling height does not affect its function as a commercial space. The existing streetscape contains a mixed typology of buildings and the heights of the proposed addition tie in with the existing commercial developments on William Street.
- Building Scale: The streetscape presentation provides a strong visual contrast between the existing building and the contemporary style and materials used for the proposed addition. The proposed building façade massing is well proportioned to provide streetscape presence without resulting in building bulk and scale.
- Materiality: The proposed building façade is well articulated using a range of contrasting colours, materials and finishes that are complementary with the surrounding streetscape and provide visual interest as viewed from the public realm. This includes face brickwork, galvanised steel cladding and roof sheeting, engineered timber, concrete, painted timber windows, and painted streel. The diverse range of materiality derived from the surrounding context was supported by the DRP Chairperson. The inclusion of expansive wraparound glazing on the proposed building addition would allow for visual engagement and views through the building to the beer garden area.
- Landscaping: The soft landscaping provided adjacent to the street would enhance the amenity of William Street. The landscaping would soften the proposed materiality of the development and provide contrast and visual interest to the existing streetscape context.
- Surveillance and Activation: The building would express the internal functions of the space by providing large areas of glazing to the street and western elevation of the building. This would assist in increasing the extent of casual surveillance to and from the street in addition to that provided by the front alfresco dining area.
- Awning: The William Street streetscape contains a range of commercial developments that provide different building typologies and setbacks to the street. This has resulted in buildings that do provide awnings to the street as well as several existing commercial developments that do not provide an awning to William Street. The proposed development would be consistent with the existing commercial developments that do not provide an awning to William Street. The existing building and proposed addition that form part of the development are setback from the street which provides a space for activity within the alfresco area in the front setback. This limits the opportunity and ability for an awning to be provided which extends over the footpath area along the street. The design of the proposed addition would provide a suitable urban edge to the streetscape without the provision of an awning.

The parasol roof gutter which extends for the length of the William Street frontage would present similarly to an awning and provide visual interest from the street. The canopy of the existing mature trees in the verge also provides some weather protection for pedestrians.

- Services: The proportion of the façade taken up by the bin store and rainwater tank would not have an impact on the streetscape presentation of the development. This is because they are located towards the side boundaries of the site and occupy limited portions of the street frontage. This would ensure that they do not restrict views and engagement with the active street frontage. The visual impact of the rainwater tank would be mitigated through the provision of landscaping to provide a visual buffer to the street. The bin store would be suitably screened with the walls integrated into the design of the development and is setback approximately 5 metres from the street.
- DRP Support: The DRP Chairperson advised that the proposed façade design is supported with regard to the 'Context and Character', 'Built Form and Scale' and 'Aesthetics' design principles.

Landscaping:

The proposed landscaping would satisfy the element objectives of the Built Form Policy for the following reasons:

- Streetscape Contribution: The development would deliver a high quality landscaping outcome which facilitates streetscape activation and engagement with the alfresco dining area. The setback provided by the development allows for the provision of deep soil areas which include a tree and small plantings within these areas. This landscaping would assist with softening the impact of the proposed built form on the street.
- Tree Canopy: The application proposes three new trees across the subject site, located in appropriately sized deep soil areas to make an effective contribution to the City's green canopy and the amenity of William Street. The location of these trees would provide shading to the street and areas of the alfresco dining spaces which are not provided with permanent roof covering. The development would also provide vines and smaller planting across the site to assist in reducing the impact of the urban heat island effect.
- Internal Amenity: Landscaping is proposed in different areas across the site which would increase the amenity for visitors and users of the development. This includes the beer garden area which provides a lawn area, trees and climbing vines over the space to provide shade and plantings that would contribute to visual amenity.
- Landscaping Plan: The applicant proposes to provide an amended landscaping plan with specific tree species, pot sizes and a reticulation for the City's approval prior to the issue of a building permit. Should the application be approved, it is recommended that a condition be imposed requiring the submission of an amended detailed landscaping and reticulation plan prior to the issue of a building permit. It is recommended that the amended detailed landscaping plan include the provision of trees that are in accordance with the City's recommended species and contribute towards canopy coverage within the deep soil areas and planting areas.

Acoustic Report

The applicant submitted an Acoustic Report prepared by a qualified acoustic consultant in support of the proposal which is included as **Attachment 8**. The report assesses noise generated from the proposed use and its impact on surrounding properties.

The acoustic report identifies that music and patron noise from the proposed development have been modelled and assessed against the assigned levels of the *Environmental Protection (Noise) Regulations 1997*. The report provides the following discussion and recommendations:

- Compliance is predicted for all combined operations during daytime, evening or Sundays.
- Absorptive panels are required to be fitted to the internal surfaces of the outdoor bar and lounge to reduce the reverberation time of the venue when occupied.
- All external noise emissions have been predicted on the basis of a 6.0-metre-high boundary barrier built to contain noise from the garden bar and lounge bar noise breaking out through the entry doors. This has been provided in the development plans, included as **Attachment 2**.
- Music would be able to be played at the higher range of background listening levels at all times but should not be dominant of noise emissions for extended periods of time.

- Loudspeakers shall be installed with appropriate resilient mounts to stop vibration being transmitted to the building structure and should point inwards to the centre of the indoor and outdoor bars.
- A noise measuring/management device shall be set up to provide visual or electronic feedback to venue operators that the required noise levels are maintained at all times.
- Waste disposal and goods delivery shall be limited to daytime hours (between 9:00am and 7:00pm, Monday to Saturday).

The acoustic report confirms that noise levels generated from the premises during the proposed operating hours would comply with the relevant assigned noise levels under the *Environmental Protection (Noise) Regulations 1997.* The proposed use would not result in an adverse impact on the use and amenity of the surrounding area in relation to noise.

To ensure noise is appropriately managed and would not unduly impact the amenity of the surrounding area, the City recommends the following conditions of approval be imposed:

- The submission of an updated acoustic report to be provided prior to issuing a Building Permit to address mechanical and plant equipment selected through the detailed design of the development.
- The implementation of the assumptions and recommendations in the approved Acoustic Report prior to the occupancy or use of the development and maintenance of these for the life of the development.
- The operation of the venue in accordance with the approved Venue Management Plan which includes noise management measures.

Notwithstanding the recommended conditions, the venue would also be subject to comply at all times with the requirements of the *Environmental Protection (Noise) Regulations 1997*.

Environmentally Sustainable Design

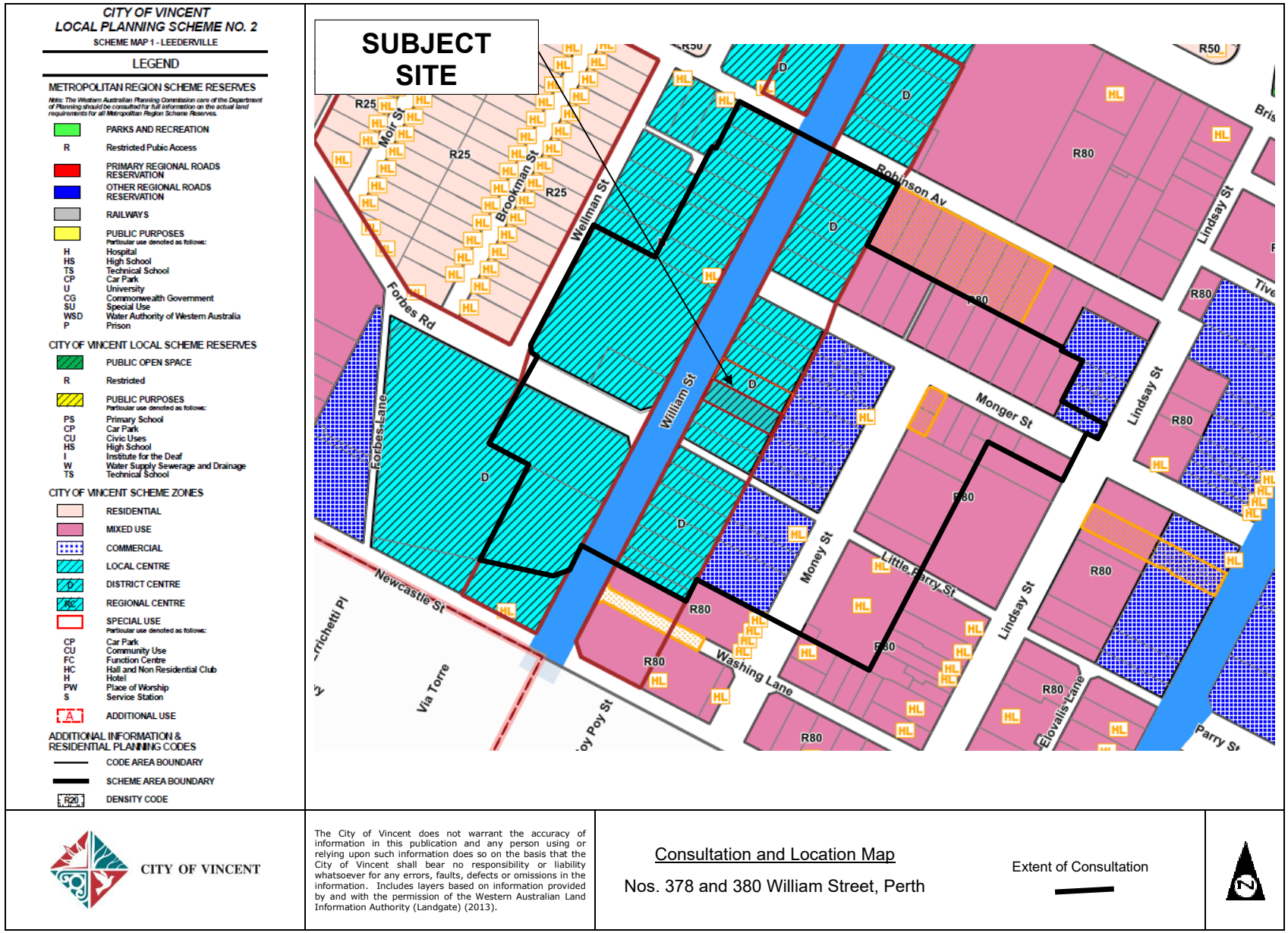
Clause 1.17 of the Built Form Policy relating to Environmentally Sustainable Design (ESD) sets out acceptable outcomes to be achieved for commercial development. This is for an ESD report to be provided that includes an assessment against the Green Building Council of Australia's Green Star Rating System Report or Life Cycle Assessment.

The applicant has provided an ESD Statement which does not include a rating under the Green Building Council of Australia's Green Star Rating System Report or a Life Cycle Assessment. The ESD Statement is included as **Attachment 10**.

The Statement identifies the following built form, site planning and construction measures that have been incorporated into the proposed addition and that would satisfy the element objectives of the Built Form Policy in respect to environmentally sustainable design. These include:

- Building Waste: Retention and preservation of most of the existing building on-site with existing materials and construction waste to be reused/recycled to minimise building waste.
- External Shading and Heat Absorption: A six metre high wall is proposed to be constructed along the northern boundary of the site to provide external shading and limit heat absorption. The wall function as a sound barrier and would be painted a light colour/white to reduce heat island effect.
- Natural Light and Ventilation: Additional windows and glazing are proposed to the northern elevation of the existing building to maximise use of natural light and winter sun for passive heating. Operable windows would enable cross ventilation to supplement or replace the artificial cooling in summer.
- Roof Design: The roof space is proposed to remain clear of plant and equipment to maximise space for solar panels.
- Solar Absorptance: Zincalume roof sheeting is proposed. A condition of approval included in the officer recommendation to secure this and to ensure its solar absorptance rating is not more than 0.4, consistent with the acceptable outcome standard of the Built Form Policy.

As the applicant provided an ESD Statement that identified the above measures, the City did not require an ESD report to be provided as part of the development application. The proposal includes adaptive re-use of the existing commercial building which limits the whole of life environmental impact of the development. The DRP Chairperson advised that the proposed development, including the ESD report provided, is supported with regard to the 'Sustainability' design principle.


CITY OF VINCENT
LOCAL PLANNING SCHEME NO. 2
SCHEME MAP 1 - LEEDERVILLE
LEGEND
METROPOLITAN REGION SCHEME RESERVES
PARKS AND RECREATION
Restricted Pubic Access
PRIMARY REGIONAL ROADS RESERVATION
OTHER REGIONAL ROADS RESERVATION
RAILWAYS
PUBLIC PURPOSES
H Hospital
HS High School
TS Technical School
CP Car Park
U University
CG Commonwealth Government
SU Special Use
WSD Water Authority of Western Australia
P Prison
CITY OF VINCENT LOCAL SCHEME RESERVES
PUBLIC OPEN SPACE
Restricted
PUBLIC PURPOSES
PS Primary School
CP Car Park
CU Civic Uses
HS High School
I Institute for the Deaf
W Water Supply Sewerage and Drainage
TS Technical School
CITY OF VINCENT SCHEME ZONES
RESIDENTIAL
MIXED USE
COMMERCIAL
LOCAL CENTRE
DISTRICT CENTRE
REGIONAL CENTRE
SPECIAL USE
CP Car Park
CU Community Use
FC Function Centre
HC Hall and Non Residential Club
H Hotel
PW Place of Worship
S Service Station
ADDITIONAL USE
ADDITIONAL INFORMATION & RESIDENTIAL PLANNING CODES
CODE AREA BOUNDARY
SCHEME AREA BOUNDARY
DENSITY CODE
SUBJECT SITE
R25
R80
R50
D
HL
Moir St
Brookman St
Wellman St
Forbes Rd
Forbes Lane
William St
Robinson Av
Lindsay St
Monger St
Money St
Little Parry St
Newcastle St
Via Torre
Washing Lane
Elovalis Lane
Parry St
CITY OF VINCENT
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Consultation and Location Map
Nos. 378 and 380 William Street, Perth
Extent of Consultation
N

SUBJECT SITE
CITY OF VINCENT
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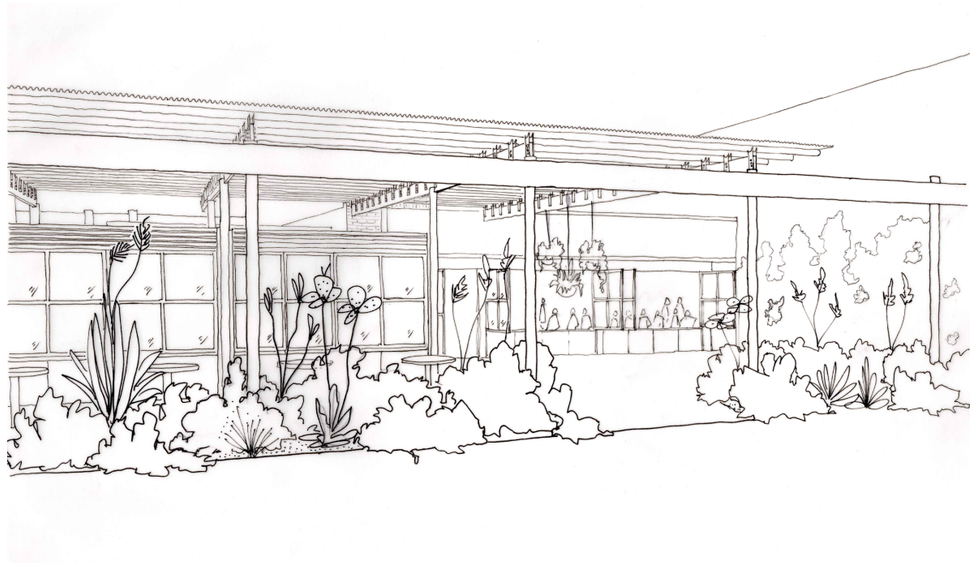
Nos. 378 and 380 William Street, Perth
N



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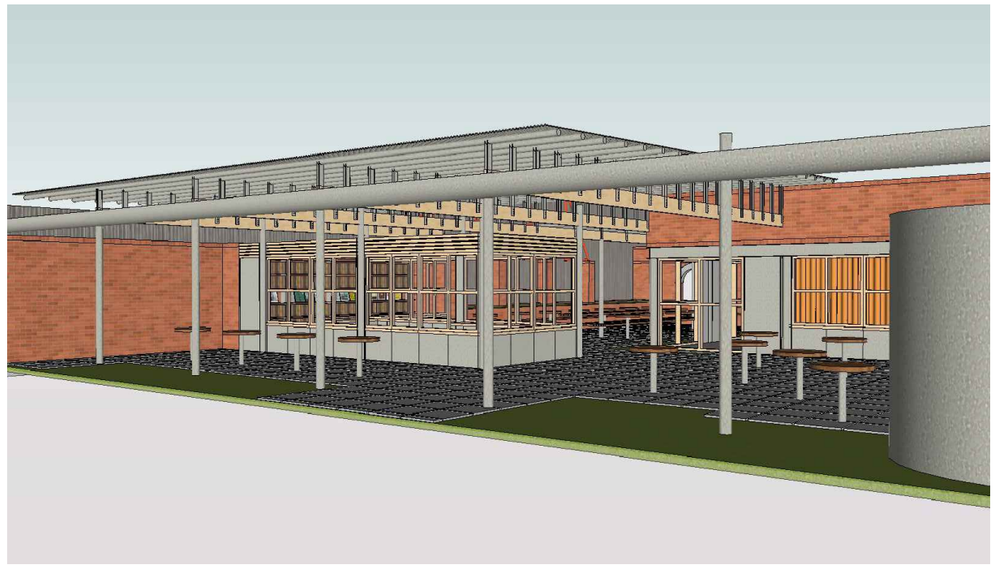

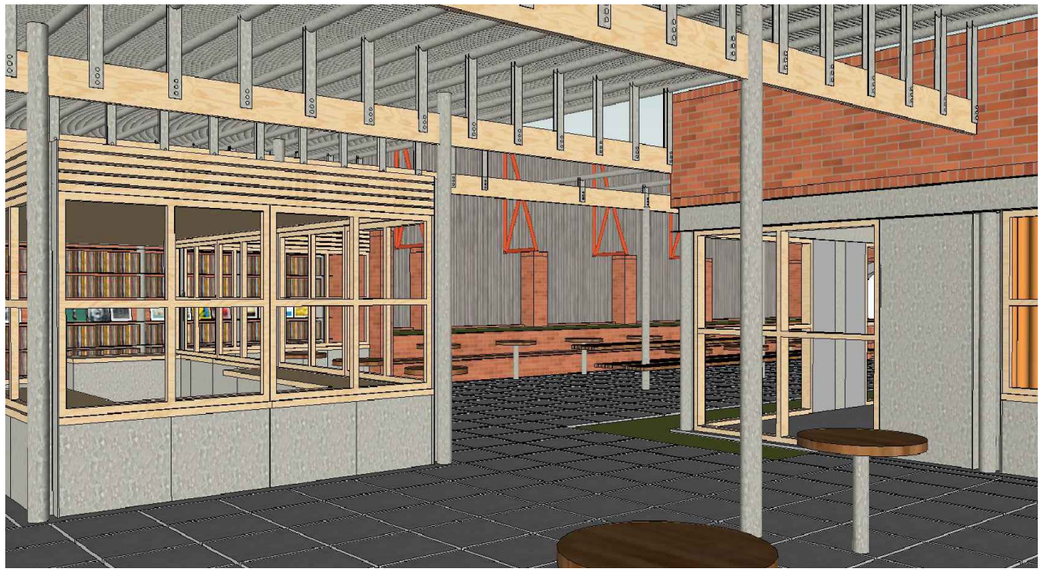

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Revision:

Client
Iraia Andersen & Ben Taaffe

Project
Passenger

Project Address
380 William Street
Perth / Boorloo 6000
Western Australia

Drawing Name
3D Imagery

Project Stage
DA

Scale
n/a @ A1

Drawn
PFC

Project Number
2212

Drawing
A0

Revision
DA1

Peter Frederick Cole Architect

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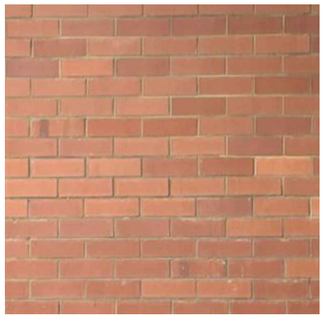
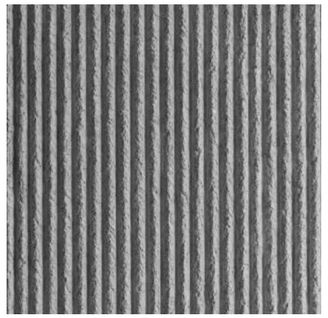
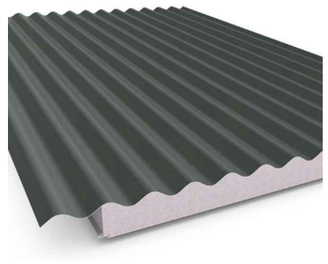
Material Schedule

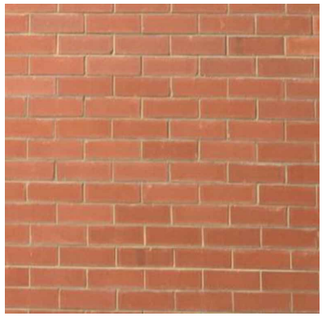

BR1 - EXISTING BRICKWORK


CC2 - PRECAST TEXTURED CONCRETE

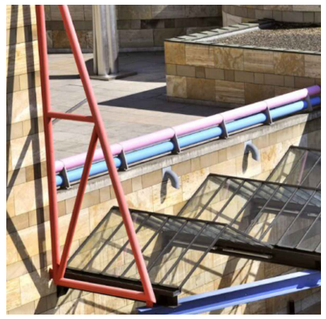
GS1-3 - GALVANISED STEEL
(STRUCTURAL, DETAILING AND CLADDING)


RF3 - COOLDEK ROOFING (CONCEALED)

TM3 - MARINE GRADE HARDWOOD
PLYWOOD

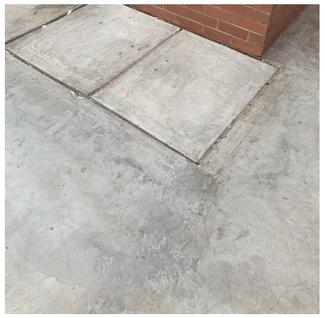

BR2 - NEW MATCHING BRICKWORK

CC3 - CONCRETE PAVERS SPACED
TO ALLOW FOR PLANTING


PS1 - PAINTED STEEL

TM1 - TIMBER WINDOWS (PAINTED)

TM4 - LVL ENGINEERED TIMBER


CC1 - EXISTING CONCRETE SLAB

CC5 - CUSTOM IN-SITU CONCRETE
DETAILING

RF2 - GALVANISED STEEL ROOF SHEETING

TM2 - JARRAH TIMBER LEFT TO GREY OFF

TR1 - STEEL TRELLIS

Drawing Schedule

A100 - Drawing + Material Schedule
A101 - Existing Site Plan
A102 - Existing Plan / Demolition Plan
A103 - Proposed Plan
A104 - Landscape Plan
A201 - Existing Elevations
A202 - Existing Elevations
A203 - Proposed Elevations
A204 - Proposed Elevations
A205 - Proposed Elevations
A301 - Proposed Sections
A302 - Proposed Sections

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BR1 Existing brickwork	PS1 Painted Steel	TR1 Gal. steel trellis	
BR2 New matching brick	RF1 Ex. roof sheeting		
CC1 Ex. concrete slab	RF2 Gal. steel roof sheet		
CC2 Concrete boundary wall	RF3 Stratco cooldek 50		
CC3 Concrete pavers	RF4 Roof flashings etc.		
CC4 C'crete custom detail	TM1 Timber (species tbc)		
GS1 Gal. steel (Structural)	TM2 Jarrah timber		
GS2 Gal. steel (detailing)	TM3 Marine h/wood ply		
GS3 Gal. steel (cladding)	TM4 Lam. veneer lumber		

GENERAL LEGEND

ADJ	DENOTES "ADJUSTABLE SHELF"
∅	COLUMN (REFER STRUCT. ENG)
COS	DENOTES "CONFIRM ON SITE" MEASUREMENT
DP	DOWNPIPE
FCL	FINISHED CEILING LEVEL
FFL	FINISHED FLOOR LEVEL
FW	FLOOR WASTE
RL	RELATIVE LEVEL
T	HOSE COCK / PILLAR TAP

Revision:

Client
Iraia Andersen & Ben Taaffe

Project
Passenger

Project Address
380 William Street
Perth / Boorloo 6000
Western Australia

Drawing Name
Drawing+ Material Schedule

Project Stage
DA

Scale
n/a @ A1

Drawn
PFC

Project Number
2212

Drawing
A100

Revision
DA1

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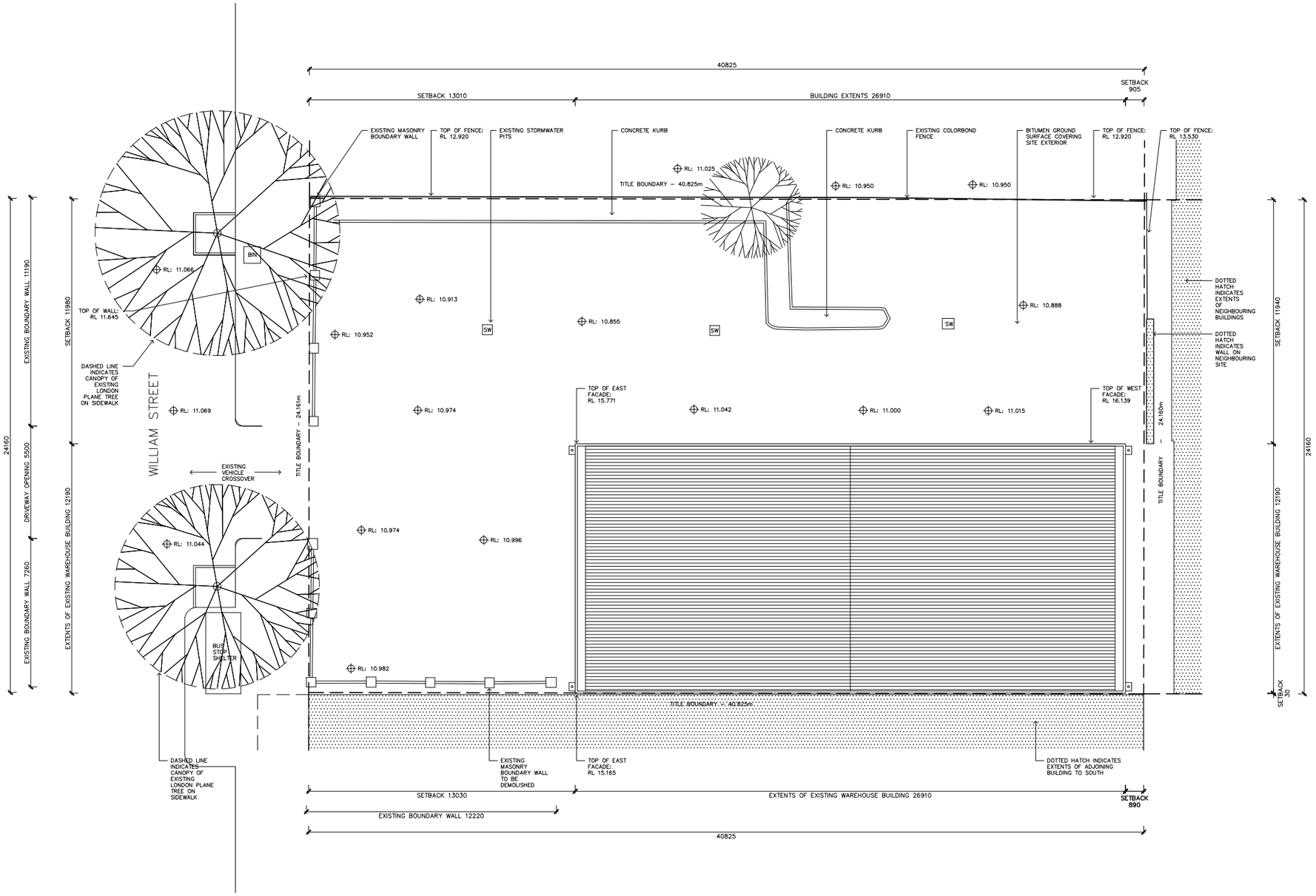

Site Plan
1:100

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MATERIALS KEY

BR1	Existing brickwork	PS1	Painted Steel
BR2	New matching brick	RF1	Ex. roof sheeting
CC1	Ex. concrete slab	RF2	Gal. steel roof sheet
CC2	Concrete boundary wall	RF3	Stratco cooldek 50
CC3	Concrete pavers	RF4	Roof flashings etc.
CC4	C'crete custom detail	TM1	Timber (species tbc)
GS1	Gal. steel (Structural)	TM2	Jarrah timber
GS2	Gal. steel (detailing)	TM3	Marine h/wood ply
GS3	Gal. steel (cladding)	TM4	Lam. veneer lumber
		TR1	Gal. steel trellis

GENERAL LEGEND

ADJ	DENOTES "ADJUSTABLE SHELF"
C	COLUMN (REFER STRUCT. ENG)
COS	DENOTES "CONFIRM ON SITE" MEASUREMENT
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FCL	FINISHED CEILING LEVEL
FFL	FINISHED FLOOR LEVEL
FW	FLOOR WASTE
RL	RELATIVE LEVEL
T	HOSE COCK / PILLAR TAP

Revision:

Client
Iraia Andersen & Ben Taaffe

Project
Passenger

Project Address
380 William Street
Perth / Boorloo 6000
Western Australia

Drawing Name
Existing Site Plan

Project Stage
DA

Scale
1:100 @ A1

Drawn
PFC

Project Number
2212

Drawing
A101

Revision
DA10

North

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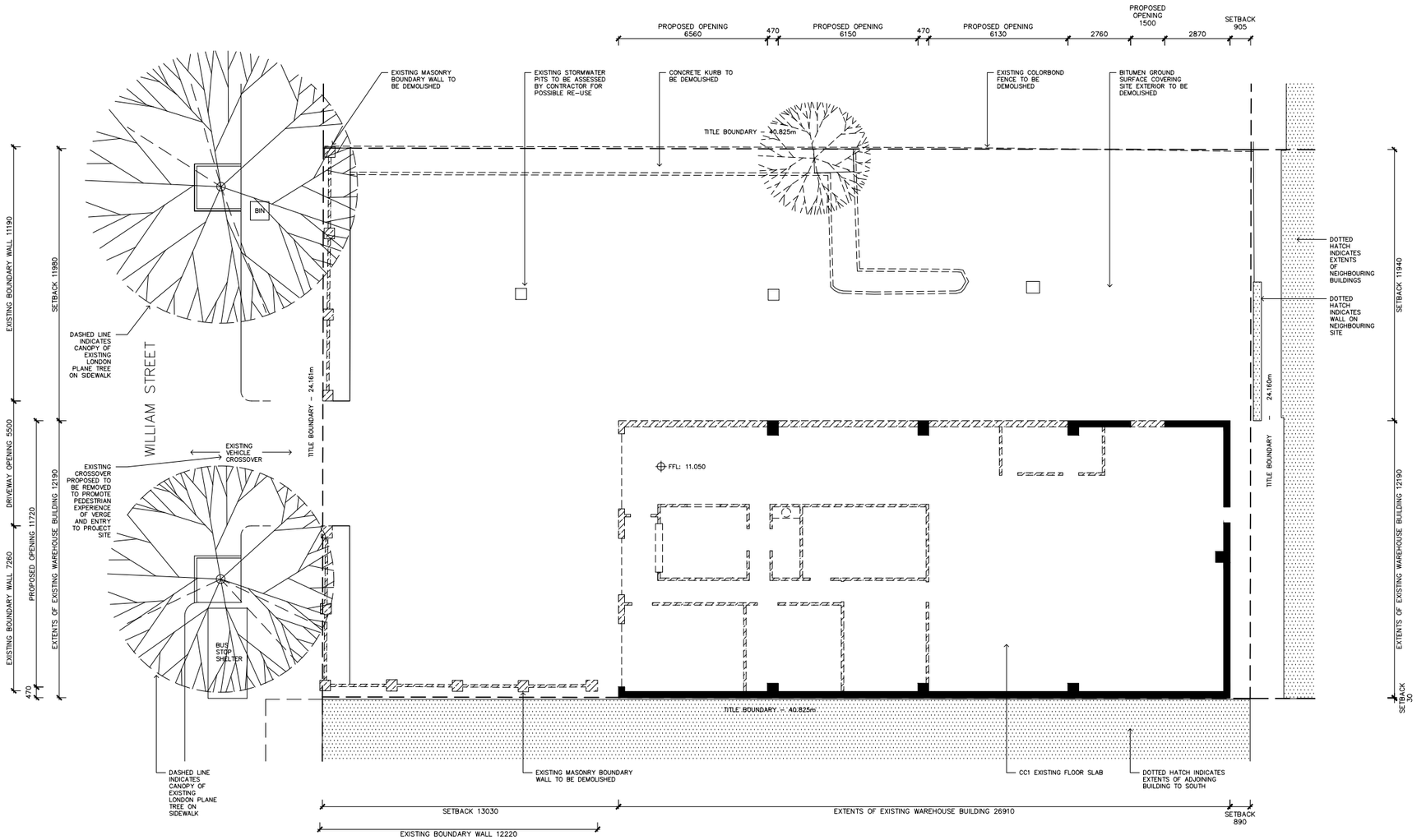

Existing / Demolition Plan
1:100

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BR1	Existing brickwork	PS1	Painted Steel
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CC1	Ex. concrete slab	RF2	Gal. steel roof sheet
CC2	Concrete boundary wall	RF3	Stratco cooldek 50
CC3	Concrete pavers	RF4	Roof flashings etc.
CC4	C'crete custom detail	TM1	Timber (species tbc)
GS1	Gal. steel (Structural)	TM2	Jarrah timber
GS2	Gal. steel (detailing)	TM3	Marine h/wood ply
GS3	Gal. steel (cladding)	TM4	Lam. veneer lumber
		TR1	Gal. steel trellis

GENERAL LEGEND

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C	COLUMN (REFER STRUCT. ENG)
COS	DENOTES "CONFIRM ON SITE" MEASUREMENT
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FFL	FINISHED FLOOR LEVEL
FW	FLOOR WASTE
RL	RELATIVE LEVEL
T	HOSE COCK / PILLAR TAP

ITEMS TO BE RETAINED:
- EXISTING WALL
- EXISTING WINDOW
- EXISTING DOOR
- EXISTING TREE

ITEMS TO BE DEMOLISHED (DENOTED BY DASHED LINES):
- EXISTING WALL
- EXISTING WINDOW
- EXISTING DOOR
- EXISTING TREE

Revision:

Client: Iraia Andersen & Ben Taaffe

Project: Passenger

Project Address: 380 William Street, Perth / Boorloo 6000, Western Australia

Drawing Name: Existing / Demolition Plan

Project Stage: DA

Scale: 1:100 @ A1

Drawn: PFC

Project Number: 2212

Drawing: A102

Revision: DA10

North

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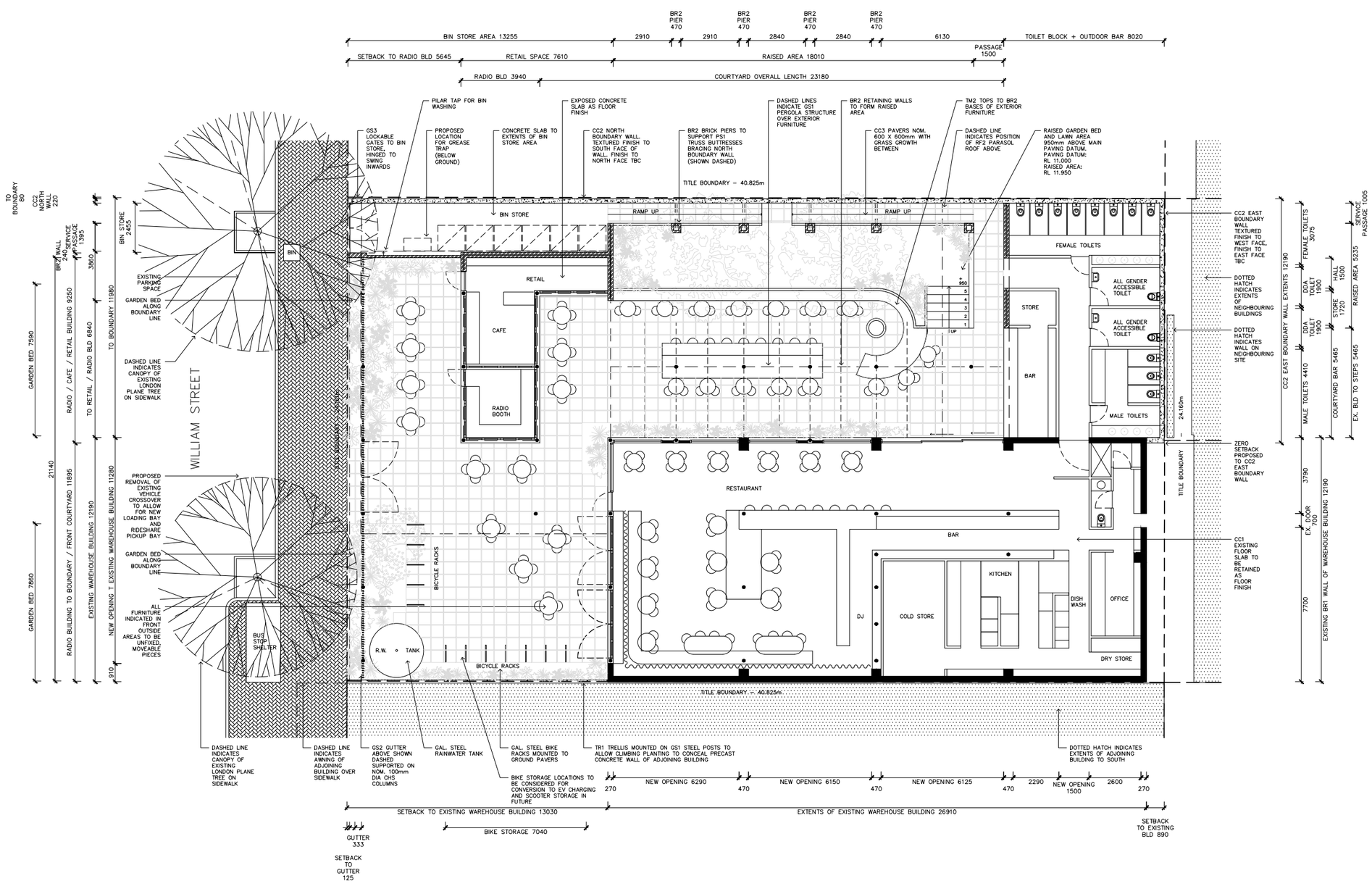

Proposed Plan
1:100

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CC3 Concrete pavers	RF4 Roof flashings etc.		
CC4 C/crete custom detail	TM1 Timber (species tbc)		
GS1 Gal. steel (Structural)	TM2 Jarrah timber		
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GS3 Gal. steel (cladding)	TM4 Lam. veneer lumber		

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FFL	FINISHED FLOOR LEVEL
FW	FLOOR WASTE
RL	RELATIVE LEVEL
T	HOSE COCK / PILLAR TAP

Revision:

Client
Iraia Andersen & Ben Taaffe

Project
Passenger

Project Address
380 William Street
Perth / Boorloo 6000
Western Australia

Drawing Name
Proposed Plan

Project Stage
DA

Scale
1:100 @ A1

Drawn
PFC

Project Number
2212

Peter Frederick Cole Architect

Drawing A103 Revision DA10 North

CITY OF VINCENT
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Landscaping Plan
1:100

SITE AREAS

SITE TOTAL: 986m2 (100%)

TOTAL EXISTING BUILDING AREA: 328m2 (32%)

TOTAL PROPOSED BUILDING AREA: 477m2 (48%) (INC. 328m2 OF RETAINED EXISTING BUILDING AREA.)

TOTAL EXISTING NON-PERMEABLE GROUND COVER / PAVING AREA: 626m2 (63%)

TOTAL EXISTING PERMEABLE GROUND AREA (GARDEN BEDS): 32m2 (3%)

TOTAL PROPOSED PERMEABLE PAVING AREA: 349m2 (35%)

TOTAL PROPOSED NON-PERMEABLE GROUND COVER / PAVING AREA: 32m2 (3%)

TOTAL PROPOSED PERMEABLE GROUND AREA (GARDEN BEDS): 128m2 (13%)

PLANTING SCHEDULE

ZOYSIA TENUIFOLIA

VIOLA HEDERACEA – NATIVE VIOLET

TETRAPANAX

SISYRINCHIUM – YELLOW EYED GRASS

ROBINIA PSEUDOACACIA FRISIA

RHINACANTHUS BEESIANUS

PROSTRATE ROSEMARY

PRATIA PEDUNCULATA

POA LABILLARDIERI 'ERKSDALE'

PAMPAS GRASS

MONDO GRASS

LOMANDRA 'LITTLE CON'

LAMBS EAR

LAGERSTROEMIA 'CREPE MYRTLE'

KNIPHOFIA 'WINTER CHEER'

HOSTA 'GREEN LADY', 'WAGTAIL'

GRAPE VINES TRAINED TO ARBOR / PERGOLA STRUCTURE

FOUNTAIN GRASS

FAGINIA NODOSA

DICHONDRA 'SILVER FALLS'

DICHONDRA REPENS

DIANELLA TASMANICA

DIANELLA CAERULIA

BOUGAINVILLEA VARIED

BLUE FESCUE GRASS

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T	HOSE COCK / PILLAR TAP

Revision:

Client
Iraia Andersen & Ben Taaffe

Project
Passenger

Project Address
380 William Street
Perth / Boorloo 6000
Western Australia

Drawing Name
Landscaping Plan

Project Stage
DA

Scale
1:100 @ A1

Drawn
PFC

Project Number
2212

Drawing
A104

Revision
DA

North

Peter Frederick Cole Architect

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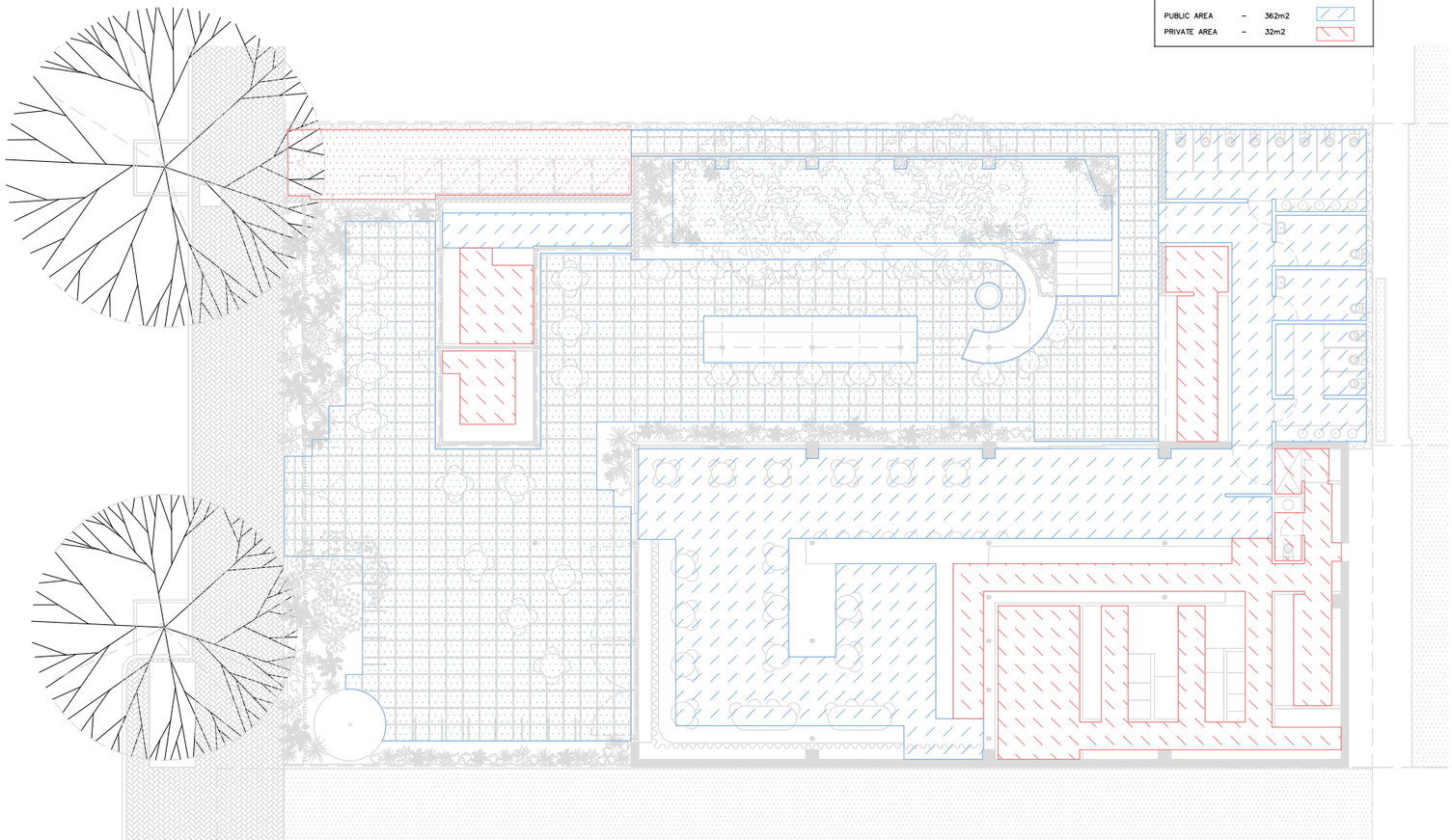
SITE AREAS – PUBLIC VS. PRIVATE

INTERIOR SPACES EXCLUDING FURNITURE AND STRUCTURE

PUBLIC AREA	–	216m2
PRIVATE AREA	–	103m2

EXTERIOR AREAS EXCLUDING GARDEN BEDS, STRUCTURE AND FIXED FURNITURE

PUBLIC AREA	–	362m2
PRIVATE AREA	–	32m2



Public / Private Areas Plan
1:100

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GENERAL LEGEND

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RL	RELATIVE LEVEL
T	HOSE COCK / PILLAR TAP

Revision:

Client
Iraia Andersen & Ben Taaffe

Project
Passenger

Project Address
380 William Street
Perth / Boorloo 6000
Western Australia

Drawing Name
Public / Private Areas Plan

Project Stage
DA

Scale
1:100 @ A1

Drawn
PFC

Project Number
2212

Peter Frederick Cole Architect

Drawing A105 Revision DA North

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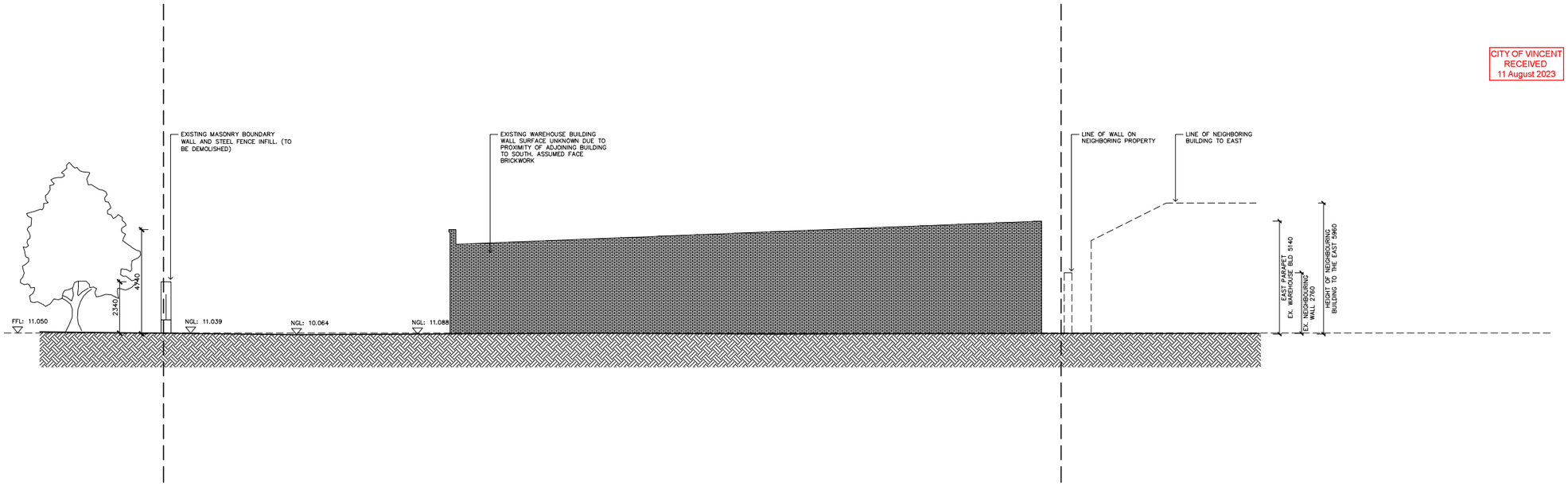
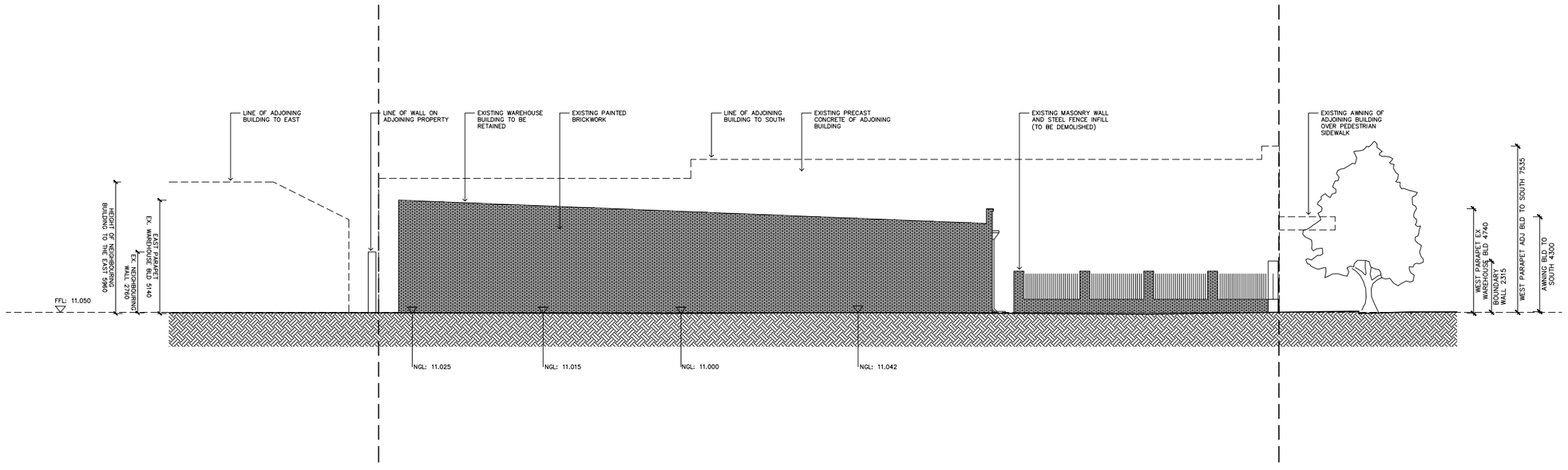


South Elevation
1:100



North Elevation
1:100

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Revision:

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Project
Passenger

Project Address
380 William Street
Perth / Boorloo 6000
Western Australia

Drawing Name
Existing Elevations

Project Stage
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Scale
1:100 @ A1

Drawn
PFC

Project Number
2212

Drawing
A201

Revision
DA1

Peter Frederick Cole Architect

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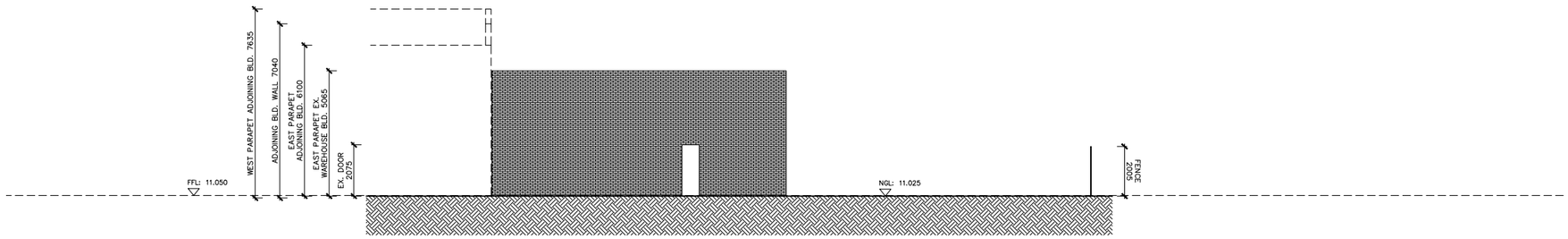

East Elevation
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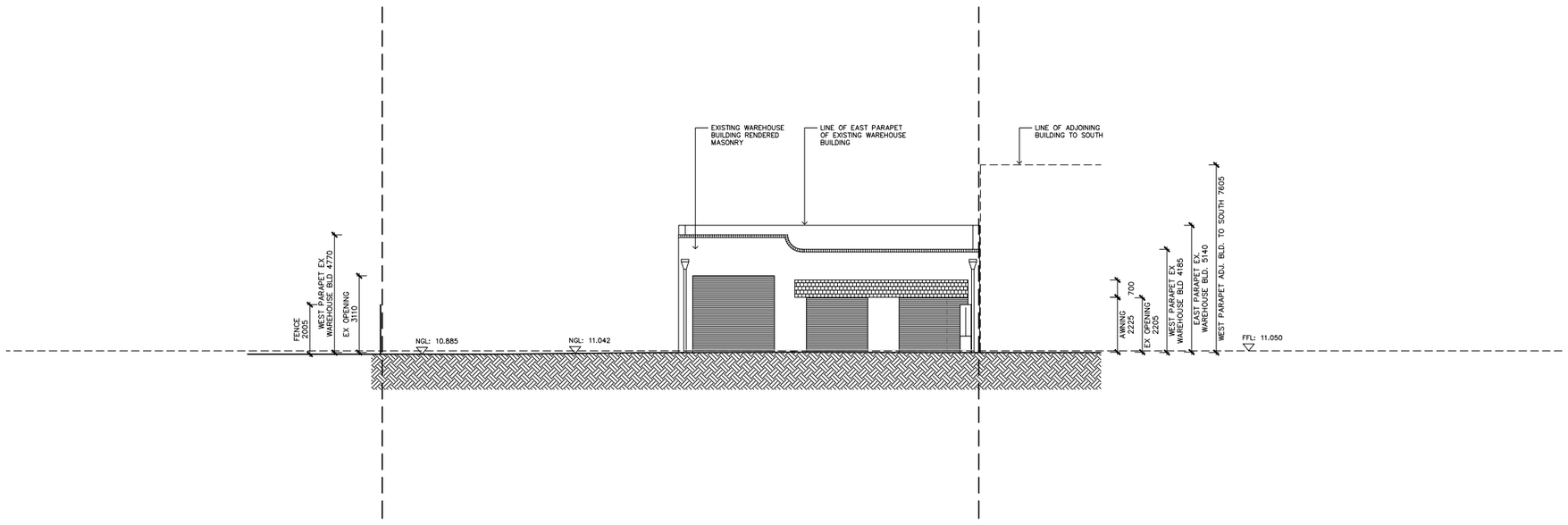

West Elevation
1:100

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Revision:

Client
Iraia Andersen & Ben Taaffe

Project
Passenger

Project Address
380 William Street
Perth / Boorloo 6000
Western Australia

Drawing Name
Existing Elevations

Project Stage
DA

Scale
1:100 @ A1

Drawn
PFC

Project Number
2212

Drawing
A202

Revision
DA1

Peter Frederick Cole Architect

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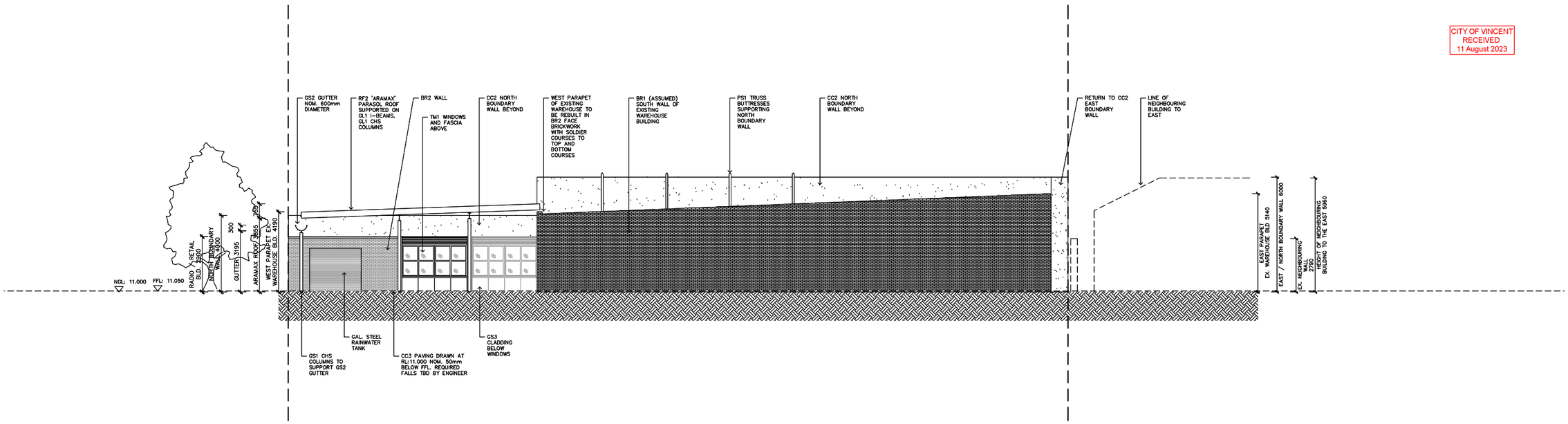

South Elevation
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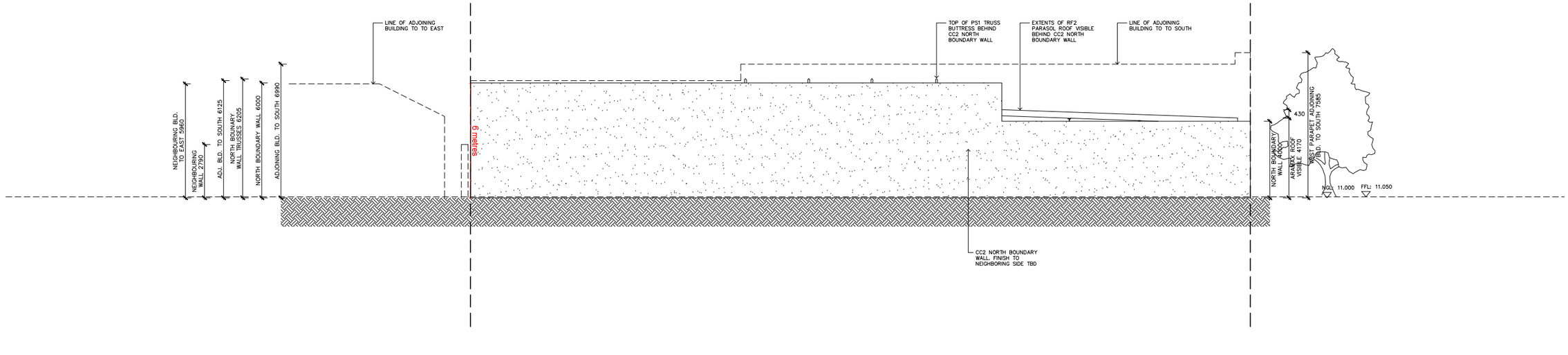

North Elevation
1:100

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Revision:

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Iraia Andersen & Ben Taaffe

Project
Passenger

Project Address
380 William Street
Perth / Boorloo 6000
Western Australia

Drawing Name
Proposed Elevations

Project Stage
DA

Scale
1:100 @ A1

Drawn
PFC

Project Number
2212

Peter Frederick Cole Architect

Drawing A203 Revision DA10 North

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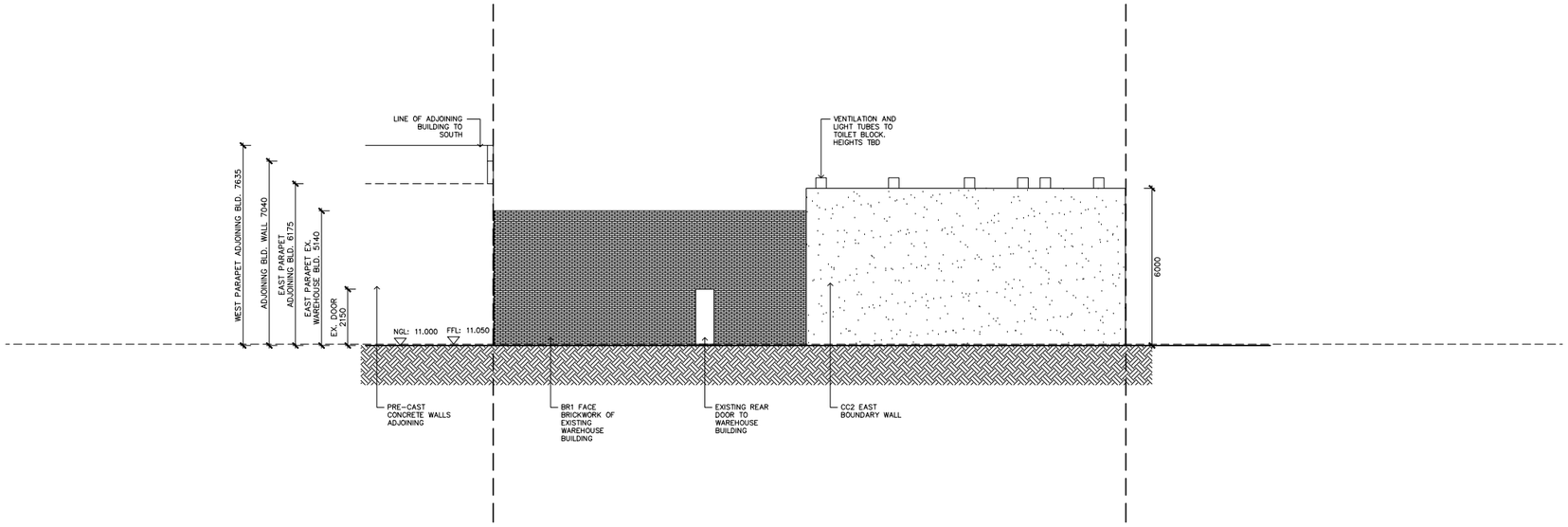

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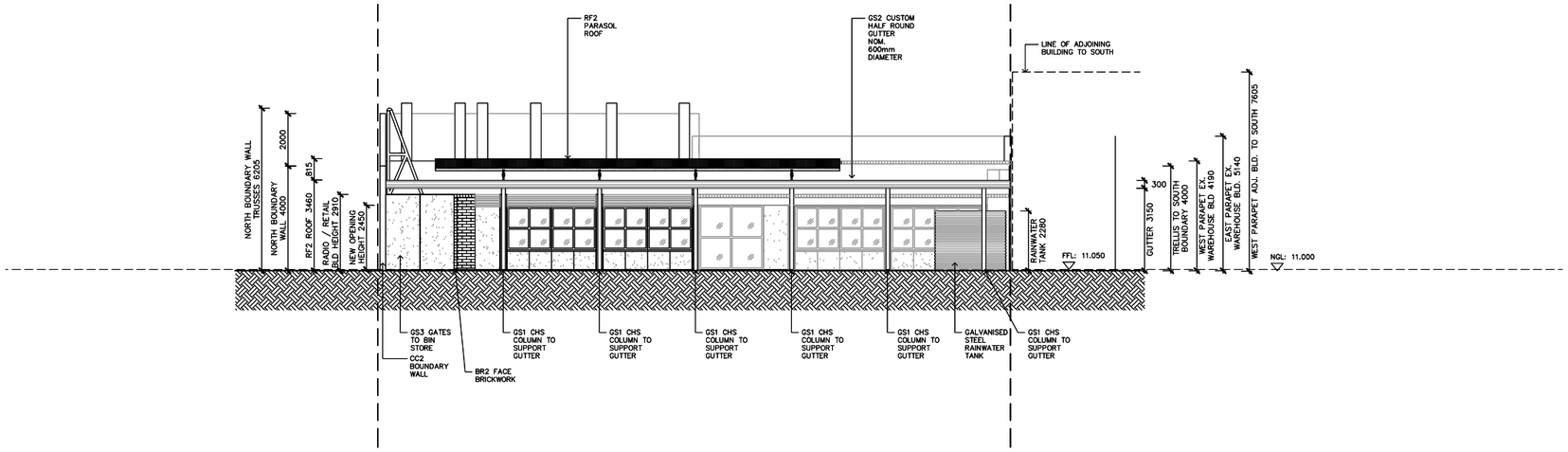

West Elevation
1:100

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Client
Iraia Andersen & Ben Taaffe

Project
Passenger

Project Address
380 William Street
Perth / Boorloo 6000
Western Australia

Drawing Name
Proposed Elevations

Project Stage
DA

Scale
1:100 @ A1

Drawn
PFC

Project Number
2212

Drawing
A204

Revision
DA

North

Peter Frederick Cole Architect

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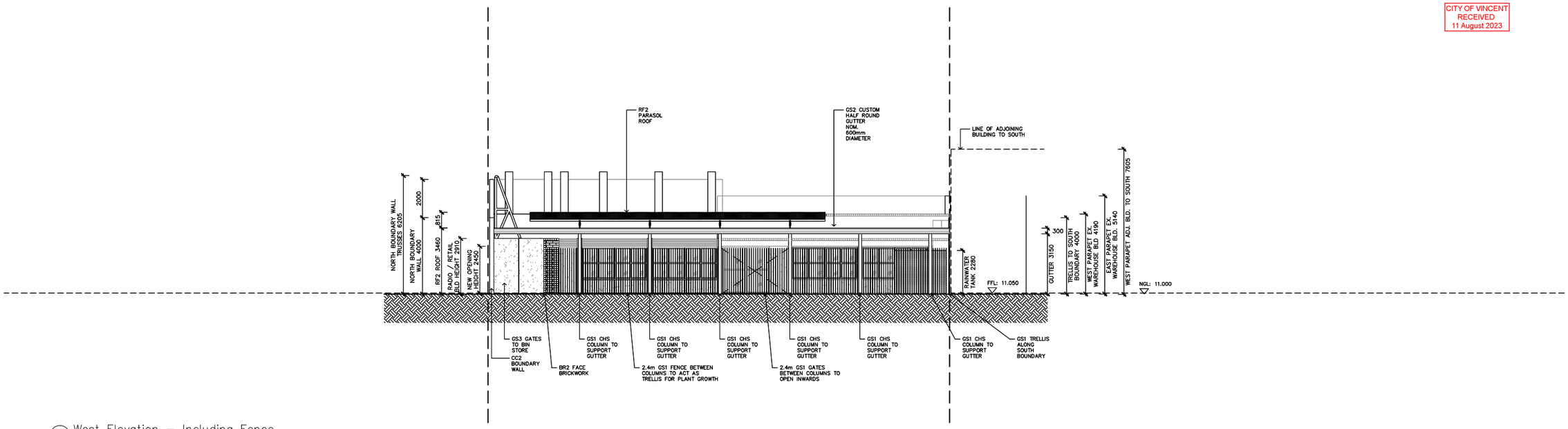

West Elevation – Including Fence
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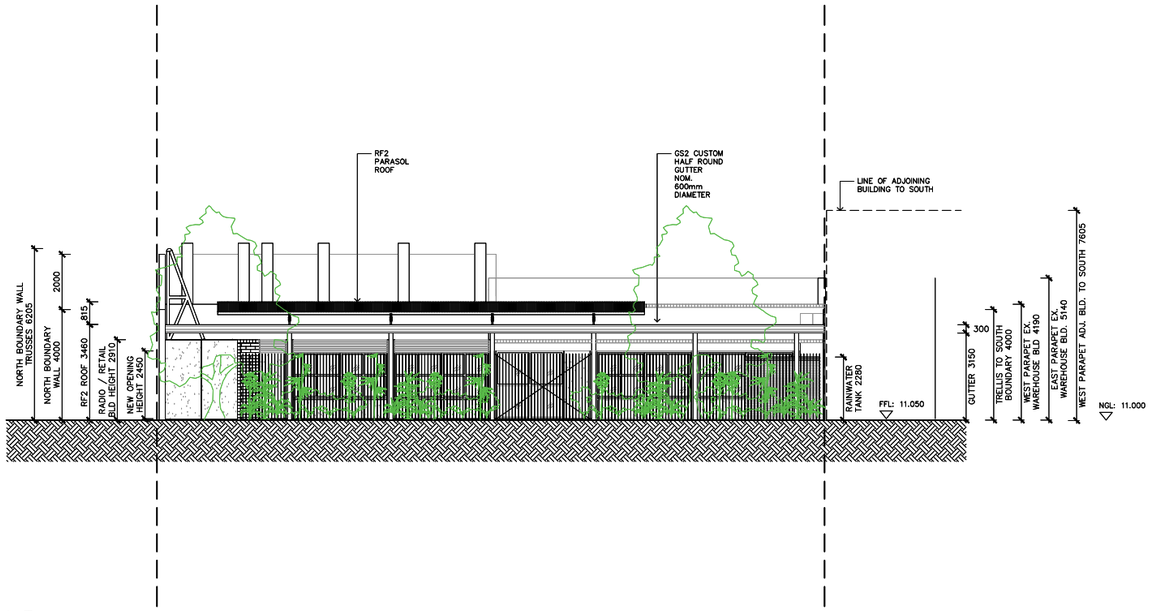

West Elevation – Planting along Boundary + Street Trees
1:100

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Client
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Project
Passenger

Project Address
380 William Street
Perth / Boorloo 6000
Western Australia

Drawing Name
Proposed Elevations

Project Stage
DA

Scale
1:100 @ A1

Drawn
PFC

Project Number
2212

Drawing
A205

Revision
DA10

North

Peter Frederick Cole Architect

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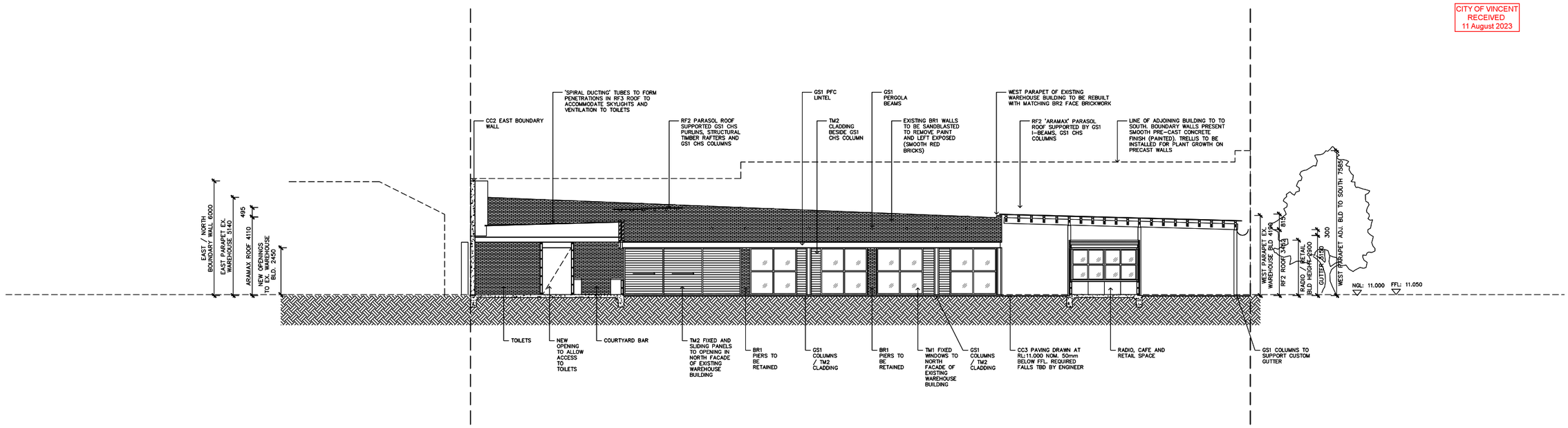

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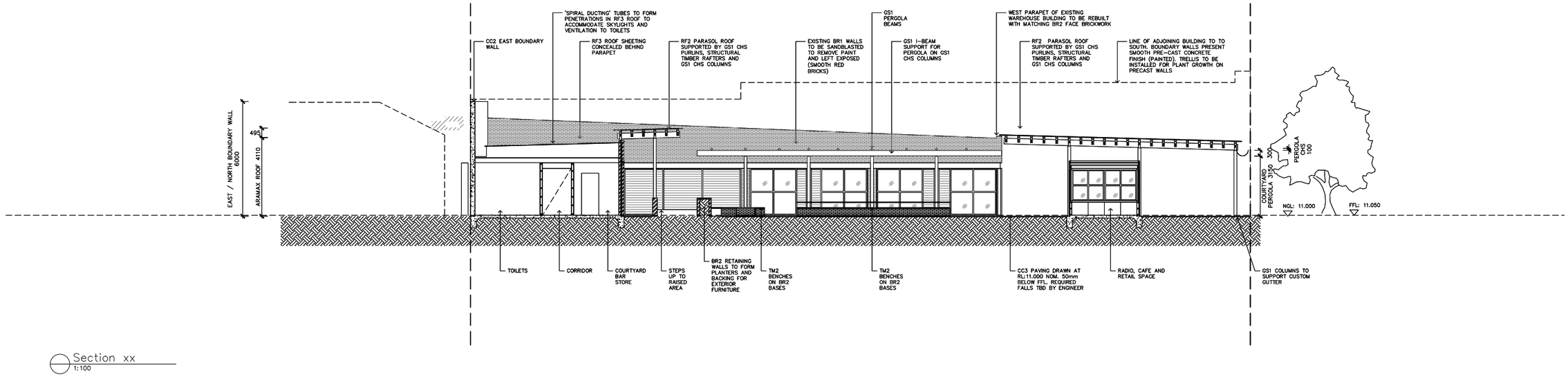

Section xx
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Revision:

Client
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Project
Passenger

Project Address
380 William Street
Perth / Boorloo 6000
Western Australia

Drawing Name
Proposed Sections

Project Stage
DA

Scale
1:100 @ A1

Drawn
PFC

Project Number
2212

Peter Frederick Cole Architect

Drawing A301 Revision DA North

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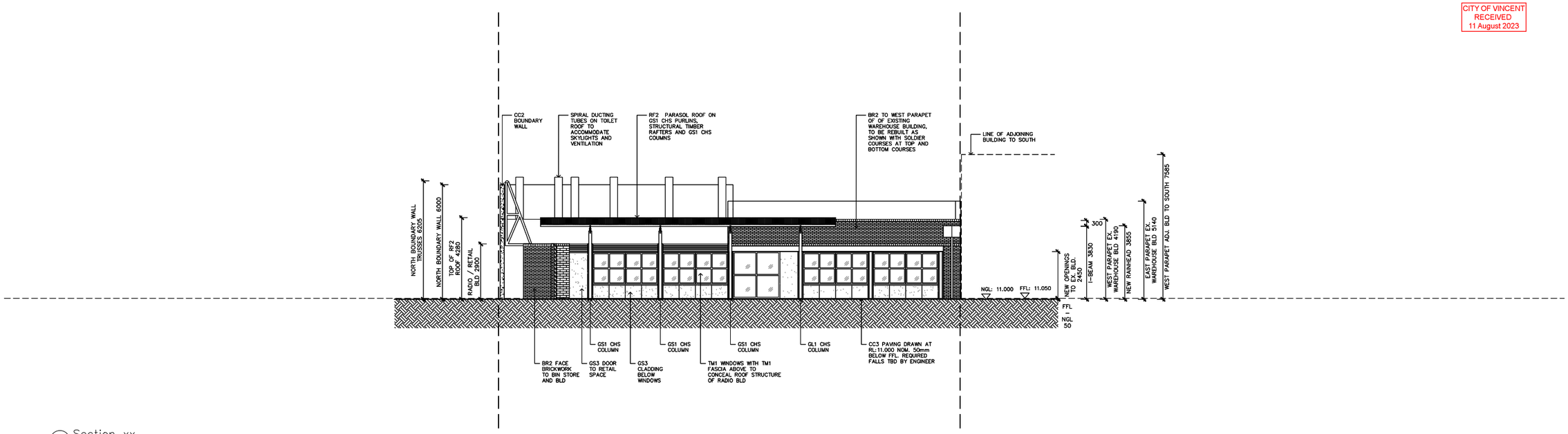

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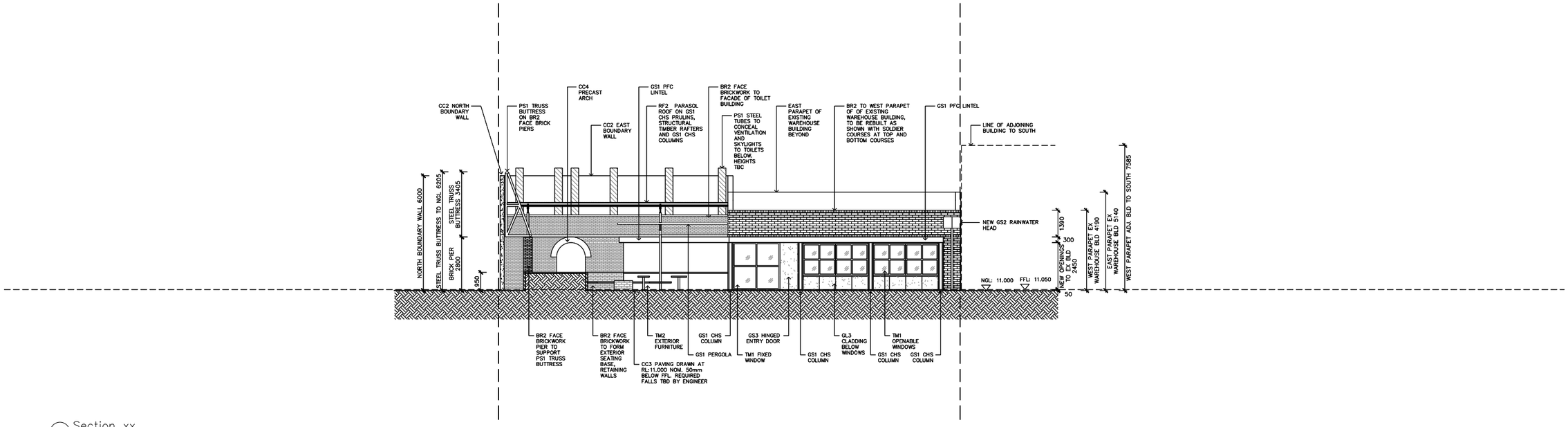

Section xx
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Revision:

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Iraia Andersen & Ben Taaffe

Project
Passenger

Project Address
380 William Street
Perth / Boorloo 6000
Western Australia

Drawing Name
Proposed Sections

Project Stage
DA

Scale
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Drawn
PFC

Project Number
2212

Drawing
A302

Revision
DA10

North

Peter Frederick Cole Architect

MethodPlanning

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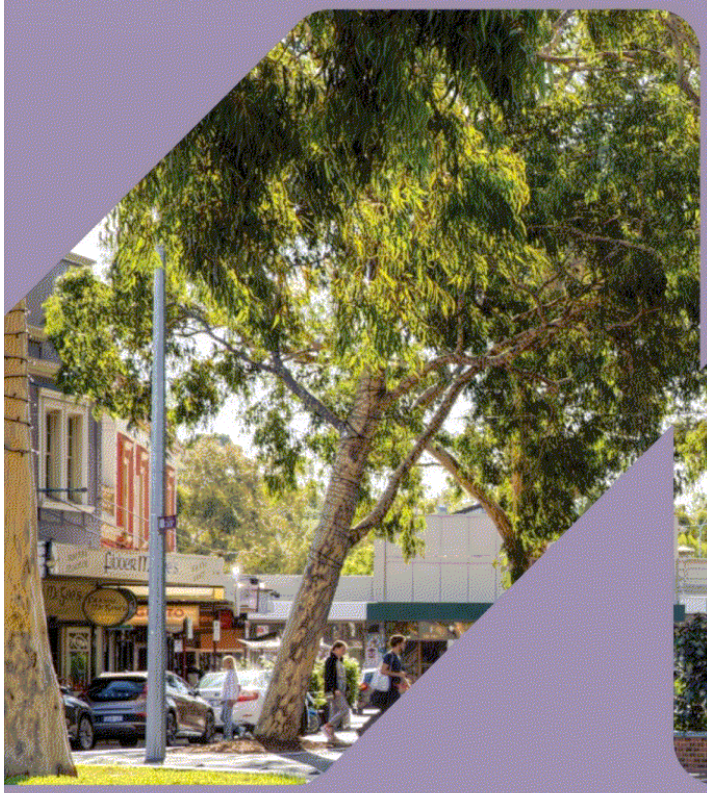

Proposed Tavern, Internet Radio Studio, Café & Shop

378-380 William St, Perth

Prepared for Sound Hospitality Pty Ltd
10th August 2023

Urban Planning & Project Management
methodplanning.com.au

Method Planning
20/363 Newcastle St
Leederville WA 6007

[redacted]
Instagram + Facebook @methodplanning

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1 Executive Summary

Method Planning presents for approval an application for a Tavern, Café, Shop and Internet Radio Studio at 378-380 William St, Perth. Method Planning presents Sound Hospitality Pty Ltd in regard to this proposal.

The project is to be a hospitality, retail, and community hub for music lovers in Perth, Western Australia. It offers a record store and cafe, a bar and kitchen, a beer garden and an online media/radio hub in the heart of Northbridge. The promise at the core of the business is to provide a home for a growing community of like-minded music lovers, DJs, fans, and enthusiasts to meet, listen, dance, eat and drink, perform, collect and share music. A local hub and hang-out for music heads and their friends with a diverse program of DJs and musicians connecting across the many thriving subcultures of the Perth music and arts landscape. The venue is to be called Passenger.

Sound Hospitality is a hospitality and events business founded by two established venue and events operators who have played a central role in bringing progressive culture and community focused spaces and activations into the Northbridge precinct, and on William Street specifically, through their successful business operations. Between them, directors Ben Taaffe and Iraia Anderson have over 23 years combined experience in designing, building and operating hospitality and events businesses.

The subject land is located within the Northbridge (Willaim Street) District Centre with excellent exposure to passing trade along William Street and the greater Northbridge, Highgate, Perth area and surrounding suburbs.

The proposed land uses are compatible with the 'District Centre' zone and meets the objectives of the zone as follows:

- It provides a community focus point for people and leisure activities.
- The frontage and land uses are designed as a fully active and interactive frontage.
- The proposal retains and adapts the existing building.
- The operation of the development and waste management has demonstrably been shown to adopt best practise principles.
- The development will provide employment opportunities for both hospitality workers (15 at any one time), which matches the younger demographic that resides around this location, as well as employment for artists and performers to perform and play music or DJ at the venue.
- The development includes the promotion of uses including restaurant, cafe, and entertainment.
- The development ensures that the Northbridge District Centre is developed with due regard to State Planning Policy 4.2 - Activity Centres for Perth and Peel.

Based on the detailed planning assessment presented in this report, it has been demonstrated that the proposal is consistent with or exceeds the intent of relevant planning framework and is closely aligned with the City of Vincent's vision for the Northbridge District Centre and William St Place Plan area.

In light of the above, favourable consideration by City of Vincent and approval by the Elected Members is respectfully requested.

2 Introduction

Method Planning presents for approval an application for a Tavern, Café, Shop and Internet Radio studio at 378-380 William St, Perth (the 'subject land').

The proposed development has been designed having regard to the specific provisions of the City of Vincent Local Planning Scheme No. 2 (LPS2) and associated Design Guidelines and Local Planning Policies.

Pre-lodgement meetings were held with the City of Vincent Planning Team on the 24th February and 4th July 2023 to discuss the proposal and to seek clarification for the requirements of the application. Feedback received from these meetings has assisted with the refinement of this application.

This report will address the major planning and design issues pertinent to the subject land. Specifically, the report provides information on the following:

- Detail description of the project, the vision and background to proponents
- Location and a detailed description of the site context.
- Consultation with Council and the local community.
- Town planning considerations and description of the planning framework.
- Assessment of the proposed development with the relevant planning instruments.
- Justification for the development including detail regarding land use, built form, transport, waste and noise management.

We consider the information contained therein adequately demonstrates the appropriateness of the proposed development and request an approval at the earliest opportunity.

2.1 The Project Team

This report has been prepared by Method Planning in conjunction with a team of supporting professionals and experts as detailed in **Table 1** below. Their respective technical reports and plans are appended to this report:

Table 1 – Project Consultants

Technical Area of Expertise	Consultant
Architecture	Peter Frederick Cole Architect
Landscape Architecture	Peter Frederick Cole Architect
Acoustics	Acoustic Consultants Australia
ESD Consultant	Aimee Smith
Waste Management	Sound Hospitality
Urban Planning	Method Planning
Car Parking and Transport	Move Consultants
Venue Management Plan	Sound Hospitality
Public Interest Assessment	Sound Hospitality

3 The Project

3.1 Project Summary

The project is to be a hospitality, retail, and community hub for music lovers in Perth, Western Australia. It offers a record store and cafe, a bar and kitchen, a beer garden and an online media/radio hub in the heart of Northbridge. The promise at the core of the business is to provide a home for a growing community of like-minded music lovers, DJs, fans, and enthusiasts to meet, listen, dance, eat and drink, perform, collect and share music. A local hub and hang-out for music heads and their friends with a diverse program of DJs and musicians connecting across the many thriving subcultures of the Perth music and arts landscape. The venue is to be called Passenger, please see an **Example Cultural Program Schedule** at **Appendix A.**

To achieve this, the venue will consist of four complementary land uses creating a whole that is greater than the sum of its parts:

- Retail & Café - A world-class street-facing record shop & cafe; Shari Vari Records will stock a curated selection of vinyl records, music magazines, and clothing, and serves coffee and food, and activating the space and frontage from breakfast time and all day.
- Tavern - A lounge bar and kitchen offering high-quality affordable drinks and simple, fresh food, with options for casual drinking and dining or a more intimate listening experience.
- Tavern - A spacious beer garden boasting large shady trees, set behind the online media hub creating a leafy retreat from the grimy urban landscape beyond.
- Unlisted Use (Online Radio Studio) - An online community media/radio hub broadcasting diverse, progressive, and positive signals to the world while connecting virtual communities with local spaces and real life!

Please see plans of proposed development at **Appendix B**.

3.2 Detailed Description

The venue will consist of the following elements:

- 240m² Interior public lounge and bar area.
- 417m² of landscaped beer garden with 128m² of deep soil zone.
- 12m² retail shop and 12m² café.
- 12m² internet radio studio.
- Acoustic treatment and walls to the north and east to protect surrounding properties.
- Removal of the crossover and repurpose of the bitumen hardstand area on site to landscaped beer garden.
- 24 Long and Short-Term Bike bays, with some to be converted to EV charging for e-scooter and e-bike parking, pending demand.
- End of trip facilities including lockers and a shower for staff.
- Rainwater tank.

Please also refer to the ancillary information below regard operating hours, numbers of staff and customers as well as plant and equipment details:

- Operating hours – 7 days 7:00am – Midnight Monday to Saturday, 7:00am to 10:00pm. Sundays and Public Holidays – subject to liquor licensing approvals and as per Policy 7.5.7 clause 3.3.3 (a).
- Maximum employees at any one time will be 15.
- Capacity expected to be 350 people -– subject to liquor licensing approvals.

- Plant and equipment to be used detailed in Table 3 below:

Table 2 – Plant and Equipment

Kitchen & Bar	Other
S/S kitchen benches	Soundsystem
S/S for beer station and bar counter	CCTV
Kitchen hand basin	Shipping container Radio
Stone bar tops	Outdoor Heating
Pass through dishwasher	Furniture Indoor
Pot sink	Furniture Outdoor
Glass washer	POS System
Upright Glass fridges	Coffee Machine
Under counter fridge	
Cool room	
Beer system	
6 Burner and grill plate	
Combi oven	
Hot griddle plate	
Exhaust canopy installed	
Deep fryer (twin basket)	

3.3 About the Company

3.3.1 Company Profile

Sound Hospitality is a hospitality and events business founded by two established venue and events operators who have played a central role in bringing progressive culture and community focused spaces and activations into the Northbridge precinct, and on William Street specifically, through their successful business operations. Between them, directors Ben Taaffe and Iraia Anderson have over 23 years combined experience in designing, building and operating hospitality and events businesses.

3.3.2 Iraia Andersen - Director, Hospitality & Facility

Iraia Andersen is a highly successful hospitality entrepreneur, with a rich background in the industry stemming from his grandfather's successful hotel businesses in Aotearoa. Having honed his skills from a young age, working in some of Melbourne's finest restaurants and bars, Iraia has become a champion of service and quality in the hospitality sector. He has since gone on to establish and manage his own highly acclaimed businesses, including Ezra Pound Bar, which won the Small Bar Association of WA's "Best Small Bar" people's choice award in 2013. Iraia also developed and managed Perth's first American BBQ restaurant and bar, 'Old Faithful Bar & BBQ', which was awarded "Best New Small Bar" for Western Australia in 2014. With a focus on creating unforgettable hospitality experiences, Iraia's success is driven by his keen eye for opportunity, driving professional staff culture, confident and comprehensive service knowledge, and focusing on delivering affordable prices to consumers.

3.3.3 Ben Taaffe - Director, Programming & Engagement

Ben Taaffe is a successful events producer and promoter, program coordinator, researcher, community worker and DJ whose love of music and connection to community has driven a successful twenty-one-year career across diverse fields of practice within the Boorloo (Perth) music industry and academic, arts and community sectors. Ben's engagement in these fields is distinguished by his commitment to the social, political and spiritual value of the arts and music. A belief in the potential to connect, engage, inspire and empower individuals and communities through arts, music and culture drives his practice. Ben is the director of music events company Move, which he established in 2007. Over his career he has built a reputation as a leading figure in the local events industry, producing high quality, safe and inclusive events at numerous venues and sites around Boorloo and collaborating successfully with leading cultural organisations – including Perth International Arts Festival, Western Australian Music Industry Association, Artrage, RTRFM, Fringe World, Bar Pop and Red Bull Music Academy.

Please see **Appendix C** for the Mission and Vision Statement from the Directors for what will become known as Passenger.

4 Site Description & Local Context

4.1 Site Description

The subject land is located within the Northbridge District Centre with excellent exposure to passing trade along William Street and the greater Northbridge, Highgate, Perth area and surrounding suburbs.

The subject land currently includes 2 lots, total area of 988m² with 24.18m frontage to William Street and will be subject to amalgamation as a condition of this planning approval. The lots are legally described as.

- Lot 68 on Plan 613 Volume 1082, Folio 902 (No. 378 Willian St).
- Lot 67 on Plan 613 Volume 2104, Folio 221 (No. 380 Willian St).

Please refer to **Appendix D – Certificate of Title**, as well as **Figure 1** below showing cadastral boundaries and **Figure 2 – Aerial Photo.**

Figure 1 – Cadastral Boundaries

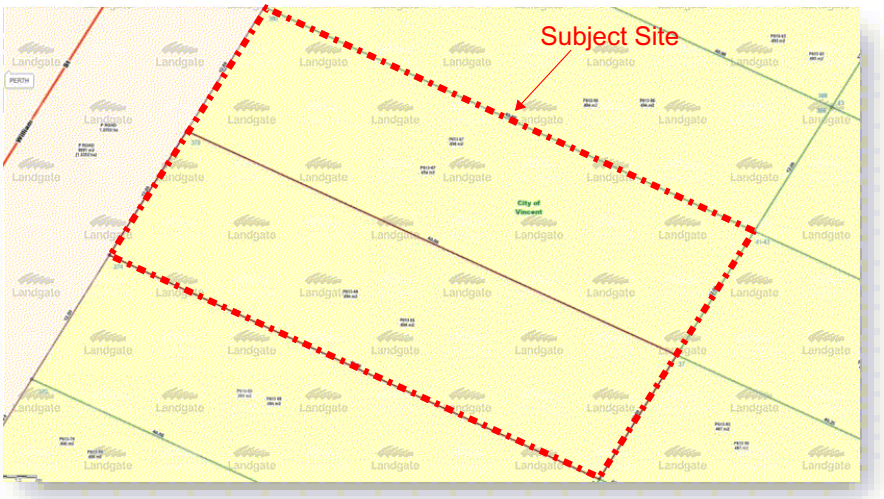


Figure 2 – Aerial Photo

4.2 Location

William Street is currently characterised by single and two storey, unassuming and largely unkempt buildings. With the exception of a few landmark historic buildings the majority of buildings lack any architectural style and contribute little to the streetscape. The land immediately surrounding the subject site comprises of a mix between entertainment, retail and personal services land uses. The broader area comprises a range of different uses including multi-storey residential, hotels, bars, cafés and restaurants as well as educational facilities. The site benefits from its location between the Northbridge and Beaufort Street areas. Stylish built form, strong urban design, rich cultural heritage, strategic placement to the Central Business District and distinctive topography are key characteristics of this area.

Please refer to **Figure 3** below and full map at **Appendix F** for more information.

Figure 3 - Site Context Map, and at Appendix E.

Some of the key characteristics of the site, building on from the William Street Design Guidelines are as follows:

- Proximity to the Perth Central Business District (CBD).
- Distinctive topography providing views to the CBD.
- Landmark buildings with cultural and heritage value.
- Inconsistent architectural styles.
- Degraded and some neglected streetscapes, with limited new built form along William Street.
- Street art and graffiti.
- Varied street setbacks.
- Large street trees and shade.
- Low density, single and two storey commercial development.
- New bars, restaurants and taverns including Wines of While and Vincent, catering to an older more refined audience.

4.3 Existing Use and Development

The site is current run down with an old warehouse and associated car parking that has not been operational for several years. The entry currently is serviced by a centrally located gate with a bus stop to the south of the entry crossover. The site does not adjoin any residential properties or residential zoned land.

There is a significant amount of transport infrastructure including bike racks, bus stops, taxi and uber car bays and public car parking within close proximity to the subject land. A full analysis of the car parking and access will be undertaken in later sections of this report.

The bus stop immediately adjoining the development is a high frequency bus stop that services the 950 bus every 7-8 minutes during the week and every 10 minutes up until 7pm on Saturday evenings (link to 950 bus timetable). In addition to this the 980 bus route (link to 980 timetable) operates every 5 minutes in the peak hour, every 15 minutes in the week and on Saturday until later in the evening. There is effectively a bus at least every 6 minutes during the week and on Saturday until later in the evening that services the subject land from directly out the front.

Please see photos of the site and surrounds below.

Plate 1 – Existing Frontage

Plate 2 – Existing Derelict Building

Plate 3 - Existing Hardstand Car Parking

Plate 4- View North down William St

Plate 5 – View south down William St

Plate 5 – Inside Existing Warehouse

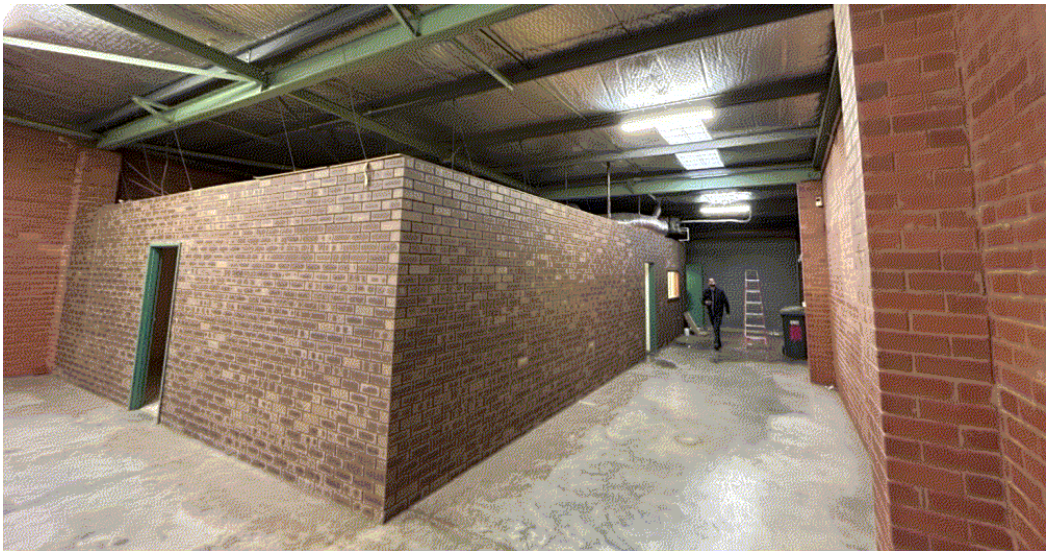


Plate 6 - Inside Existing Warehouse

5 Consultation

5.1 Statutory Authorities

The project team has had several discussions and meetings with senior members of the planning staff in formulating this proposal. This includes meetings on 24th February and 4th July 2023 where numerous issues were discussed across the planning framework, with discussion of pertinent issues to consider, in particular car parking shortfalls and recent decisions of the Development Assessment Panel and City of Vincent Elected Members.

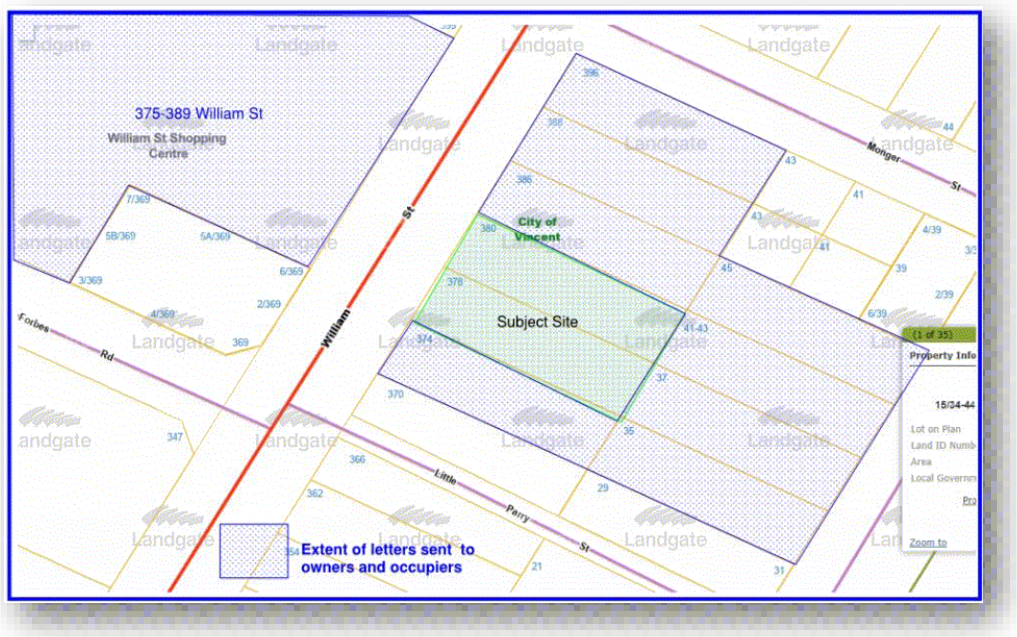
These meetings and correspondence with the City of Vincent planning staff have provided essential input into the Development Application and informed the ultimate outcome proposed.

5.2 Surrounding Properties

Method Planning and the project team acknowledges that early engagement with surrounding businesses and landowners is essential when proposing new active land uses in the area. On 28th March 2023 we sent a letter to all adjoining landowners (see letter at **Appendix G** and extent of mail out area in **Figure 4** below. The adjoining owners and occupiers were invited to a meeting with the project team to discuss the plans and address any issues they may have. The meeting will be held on 13th April 2023 at 5pm at the subject site.

A representative of all owners of the development at 375- 389 William Street (full details can be provided on request) attended the session. They were supportive of the proposal and noted that further activation of the dilapidated warehouse would be a welcome addition to William St and they *"look forward to to new development"*. There were no other attendees over the 1 hour meet and greet session, indicating ambivalence or general support for a land use that is compatible with the area.

Figure 4 – Extent of engagement with neighbours



6 Town Planning Framework

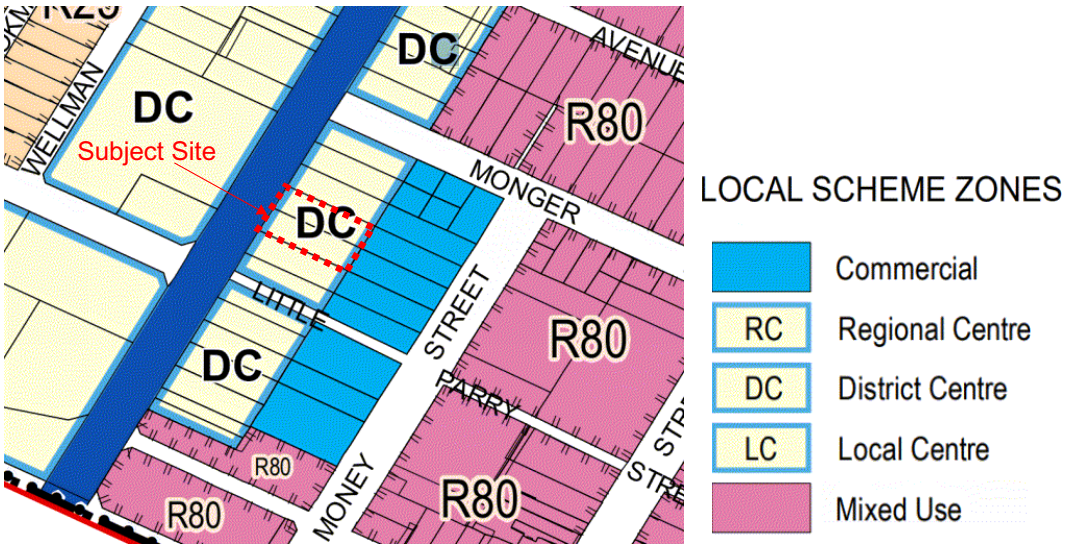
6.1 Metropolitan Regional Scheme

The land is zoned 'Urban' under the Metropolitan Regional Scheme.

6.2 Local Planning Scheme No. 2

The subject site is subject to the provisions set out under the City of Vincent Local Planning Scheme No. 2 (LPS2). Under LPS2, the subject site is zoned "District Centre"' as shown in **Figure 5** below.

Figure 5 - City of Vincent LPS2 Zoning



The objectives of the "District Centre" Zone are as follows:

- *"To provide a community focus point for people, services, employment and leisure that are highly accessible and do not expand into or adversely impact on adjoining residential areas.*
- *To encourage high quality, pedestrian-friendly, street-orientated development that responds to and enhances the key elements of each District Centre, and to develop areas for public interaction.*
- *To ensure levels of activity, accessibility and diversity of uses and density is sufficient to sustain public transport and enable casual surveillance of public spaces.*
- *To ensure development design incorporates sustainability principles, with particular regard to waste management and recycling and including but not limited to solar passive design, energy efficiency and water conservation.*
- *To ensure the provision of a wide range of different types of residential accommodation, including affordable, social and special needs, high density residential and tourist accommodation, to meet the diverse needs of the community.*
- *To provide a broad range of employment opportunities to encourage diversity and self-sufficiency within the Centre.*
- *To encourage the retention and promotion of uses including but not limited to specialty shopping, restaurants, cafes and entertainment.*

- *To ensure that the City's District Centres are developed with due regard to State Planning Policy 4.2 - Activity Centres for Perth and Peel."* (LPS2)

6.2.1 Land Use

The proposed land uses under LPS, as per the land uses table are categorised as follows:

Land Use	Permissibility
Shop: *means premises other than a bulky goods showroom, a liquor store – large or a liquor store – small used to sell goods by retail, to hire goods, or to provide services of a personal nature, including hairdressing or beauty therapy services;*	**P**
Café: *means premises primarily used for the preparation, sale and serving of food and beverages for consumption on the premises by customers for whom seating is provided, including premises that are licensed under the Liquor Control Act 1988, with a net lettable area of not more than 150 m².*	**P**
Tavern: *means premises the subject of a tavern licence granted under the Liquor Control Act 1988*	**A**
Internet Radio Studio: *not specifically referred to in the zoning table*	See 4) below

"(2) The symbols used in the zoning table have the following meanings –

P means that the use is permitted if it complies with any relevant development standards and requirements of this Scheme.

A means that the use is not permitted unless the local government has exercised its discretion by granting development approval after giving special notice in accordance with clause 64 of the deemed provisions; "

"(4) The local government may, in respect of a use that is not specifically referred. to in the zoning table and that cannot reasonably be determined as falling within a use class referred to in the zoning table -

a) determine that the use is consistent with the objectives of a particular zone and is therefore a use that may be permitted in the zone subject to conditions imposed by the local government.

As per clause 4 above and the objectives of the current 'District Centre' zone it is contended that an Internet Radio Studio, with positive impact on the amenity of the area and ability to create activation and vibrancy, is a "Permitted" use. This is best demonstrated by RTRfm on Beaufort Street and the positive impact it has on the surrounding area.

Therefore, under the Town Planning Regulations the only use subject to approval is the proposed 'Tavern' use and associated works, notwithstanding that all uses *sans* the 'Tavern' are ancillary land uses.

6.3 Local Planning Policies/Structure Plans

The following local planning policies, adopted under LPS2 are relevant to the planning application:

- Local Planning Policy 7.1.1 - Built Form.
- Local Planning Policy 7.5.7 – Licensed Premises.
- Local Planning Policy 7.7.1 – Non-Residential Development Parking Requirements.
- Design Guidelines for William Street.

Pertinent provisions of each policy have been addressed under the development assessment and justification sections below.

7 Development Assessment

7.1 Land Use & Orderly and Proper Planning

In addition to the assessment and relevant justification provided, the principles of orderly and proper planning require that the land uses and development is consistent with the planning vision for the area. The 'Tavern' land use is compatible with the 'District Centre' zone and meets the objectives of the zone as follows:

- It provides a community focus point for people and leisure activities, particularly local creatives and musicians and is setback from the residential area and acoustically treated to ensure it does not adversely impact on residential areas.
- The frontage and land uses are designed as a fully active and interactive frontage, from breakfast to late at night, improving safety and ensuring a high quality, pedestrian-friendly, street-orientated development, as well as enhancing the use of public transport and other integrated transport options, and reducing the use of private vehicle trips.
- The proposal retains and adapts the existing building which, in addition to maintaining the existing streetscape rhythm, has the benefit of retaining the structures' embodied energy. The adaptation of existing buildings reduces climate impact over the newly built comparison.
- The operation of the development and waste management has demonstrably been shown to adopt best practise principles.
- The development will provide employment opportunities for both hospitality workers (15 at any one time), which matches the younger demographic that resides around this location, as well as employment for artists and performers to perform and play music or DJ at the venue. This aligns with the objective to provide a broad range of employment opportunities to encourage diversity and self-sufficiency within the Centre.
- The development includes the promotion of uses including restaurant, cafe and entertainment.
- The development ensures that the Northbridge District Centre is developed with due regard to State Planning Policy 4.2 - Activity Centres for Perth and Peel.

7.2 Built Form Policy Compliance

Built form is to comply with the Built Form Policy, in particular the Town Centre Built Form Area Commercial Section 1, and the William St Design Guidelines. The following responds to the pertinent policy provisions of the Built Form Policy.

- Clause 1.1 - The building heights are within the policy thresholds (6 storeys).
- Clause 1.2 and 1.3 - The primary street setback is above the nil required, being 5.645m to the radio studio and 13.255m to the main existing building and food service area. Importantly the design meets objectives O1.2.4 – O1.2.6 by ensuring:
    - Street setback facilitates the provision of useable open space, alfresco dining and landscaping which contributes to canopy coverage.
    - The street setback reinforces and complements the character of the street, by adaptive reuse of the existing building and forecourt.
    - The street setback and land uses enable passive surveillance and outlook to the street.
- Clause 1.4 - Building orientation has no impact on habitable rooms, open space and solar collectors of neighbouring properties during mid-winter and the building layout responds to the streetscape and site attributes, while addressing acoustic reporting requirements.
- Clause 1.5 - Over 12% deep soil provided (128m², see Landscape plan A104), with significant planting and canopy area to the beer garden and frontage.

- Clause 1.7 - The transition between the private and public realm has been designed to enhance safety and although the bin store is within the primary street setback it is concealed at the north end of the site. It has been integrated into the design of the development and does not detract from the amenity and visual appearance of the overall design or active and interactive frontage, especially considering it facilities the removal of a vehicle crossover.
- Clause 1.8 - The development meets all the acceptable outcomes of Clause 1.8 with an active and interactive frontage that has direct access to the street, with future plans for a parklet next to the bus stop.
- Clause 1.9 – There is no vehicle access directly to the site to disincentive people from driving with private vehicle to a Tavern and to improve the pedestrian experience by removing a crossover.
- Clause 1.10 - Secure bicycle parking is provided over and above what Local Planning Policy 7.7.1 – Non-Residential Development Parking Requirements would require, this will help to incentive alternative transport modes, noting the heat maps below showing strava data on people walking and / or cycling towards and around William Street and the subject site. Further detail is provided in the Transport Impact Statement and Car Parking Management Plan on how car and bicycle parking is managed.

Figure 7 – Strava Pedestrian Heat Map - William Street (accessed 11 May 2023)

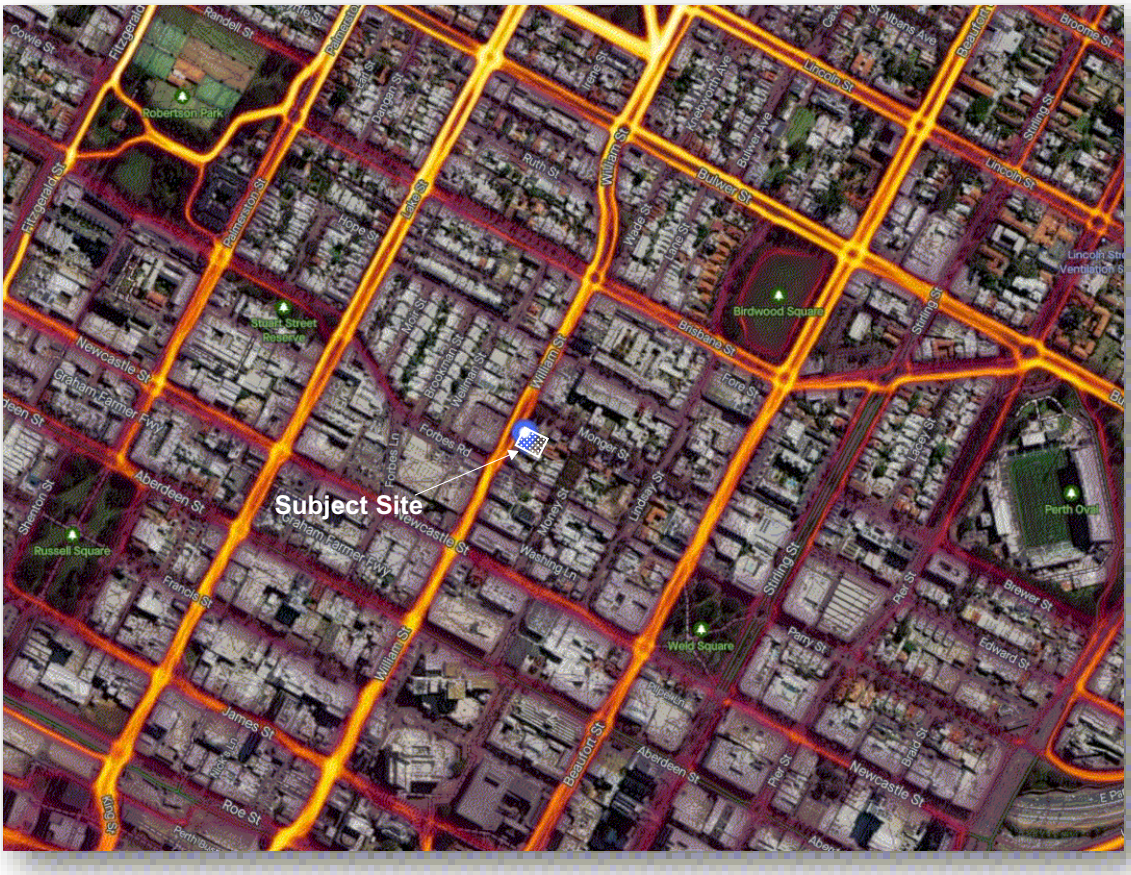
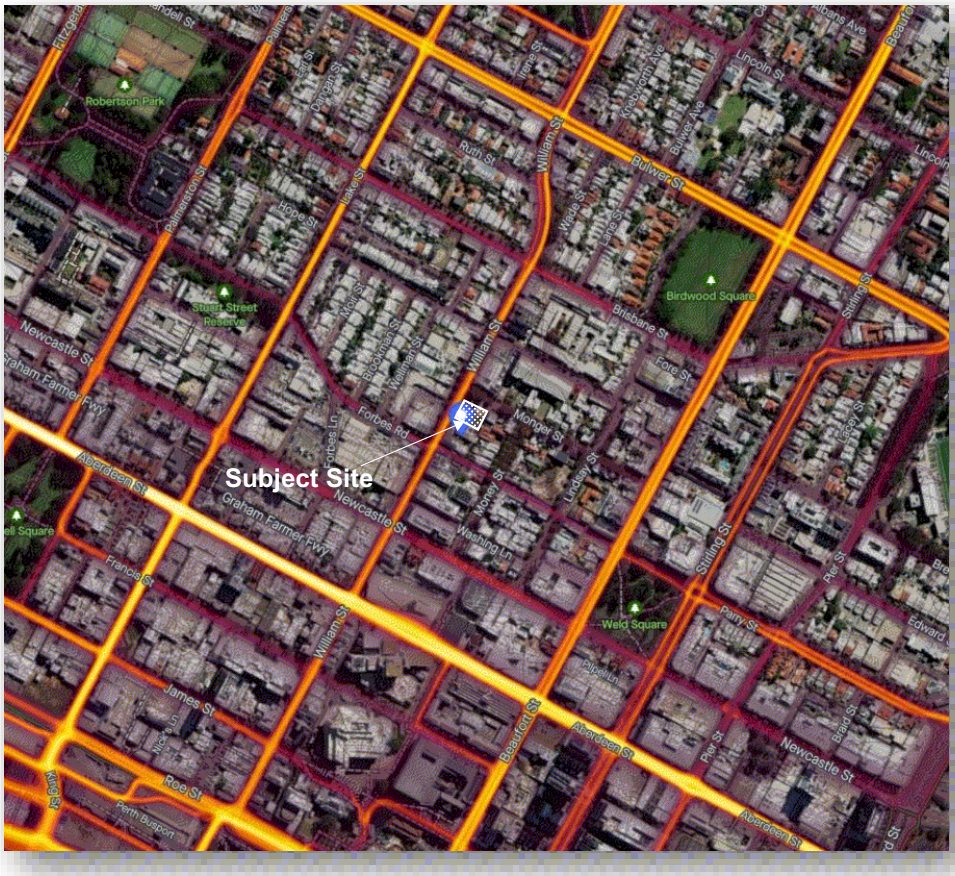
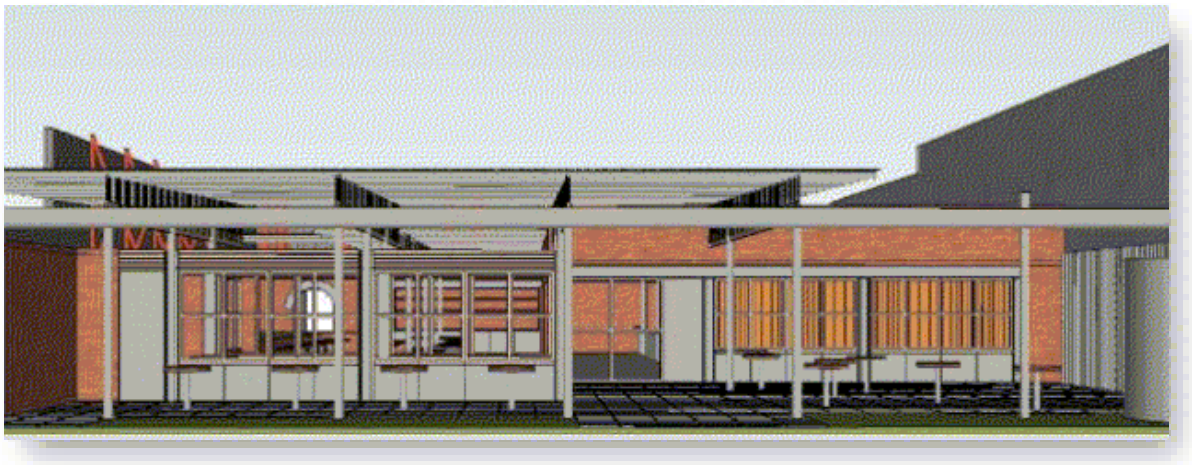


Figure 8 – Strava Cycling Heat Map - William Street (accessed 11 May 2023)



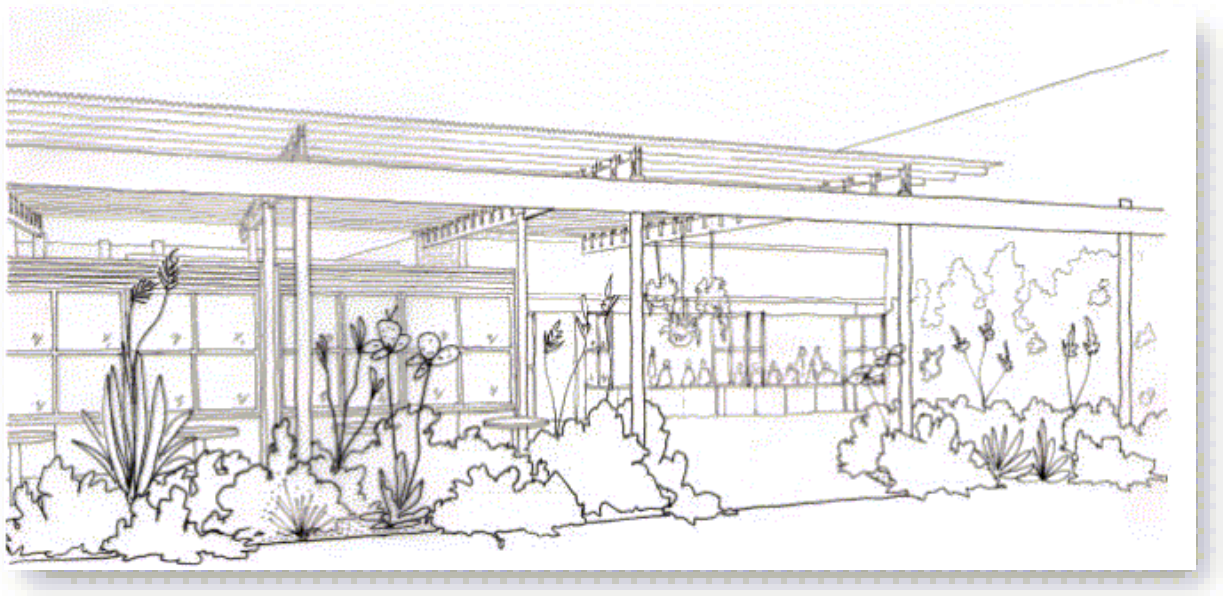
- Clause 1.11 – There are no adjoining residential properties, however an acoustic report has been completed and the measures in it will be adopted, see detail under Licensed Premises Policy No. 7.5.7 section.
- Clause 1.12 – The development is set on one level with UA facilities and therefore meets the needs of people living with disabilities.
- Clause 1.13 – Facade Design – The development presents an active frontage including glazing, openings and operable windows to ensure activity, interaction and surveillance of the street – See **Figure 9** below. Some other aspects in addressing the façade and adaptive reuse of an existing building include:
    - Adding openings to the existing warehouse, and adding retail and café uses as well as alfresco areas to the frontage.
    - There are no faux materials, and the development demonstrably responds to the local area and streetscape by the adaptive reuse of an existing building.
    - No blank, monotonous, repetitious, or dominant walls face William Street.
    - The proposal includes the adaptive reuse of an existing warehouse structure where the height and width of the building is already defined.
    - The inclusion of alfresco areas and interactive uses ensures the development is transparent and visually permeable to allow views inside the building and enable internal light sources to be seen from the street.

Figure 9 – Proposed Frontage



- Clause 1.14 – Roof Design – the proposed roof form is well integrated into the building design and responds positively to the street.
- Clause 1.15 – Landscape Design – the Landscape design enhances streetscape and pedestrian amenity and improves the visual appeal of the development. This includes water efficient irrigation systems, and incorporates water harvesting and water re-use technologies, please see proposed water tank. Please see **Figure 10** below detailing landscaping within the development.

Figure 10 – Proposed Landscape Design



- Clause 1.16 – Adaptive Reuse and Clause 1.17 Environmentally Sustainable Design (ESD) – The proposal retains and adapts the existing building which, in addition to improving the existing streetscape rhythm, has the benefit of retaining the structures' embodied energy. When compared to construction of an entirely a new premise, the adaptive reuse of the existing masonry structure not only ensures the maximum use of existing material lifespans but also reduces (construction) waste and associated emissions. With respect to a life cycle analysis used to review new construction energy impacts, with few exceptions, comparing similar uses, types and locations, the adaptation of existing buildings reduces climate impact over the newly built comparison. Findings suggest that even sustainably constructed newly built structures do not recoup energy outlays for approximately 30 years when measured against a renovated existing building. See also statement from ESD expert at **Appendix H**, detailing the ESD principles underpinning the design and operation of the development.
- Clause 1.18 – Water management and Conservation There is a rainwater tank on site. Stormwater runoff generated from small rainfall events is managed on-site.
- Clause 1.19 - Waste Management - Sufficient area is provided to accommodate the required number of bins as detailed in the Waste Management Plan (WMP) in Section 7.6 below. It is sited and designed to be screened from view from the street and the waste is to be collected as per the WMP.
- Clause 1.17 – Utilities - The site is serviced with power, water, gas, wastewater, fire services and telecommunications/broadband services that are fit for purpose.

7.3 William Street Design Guidelines Compliance

The pertinent objectives from the William Street Design Guidelines relating to the reuse of the existing building for tavern, shop, café and radio studio land uses and development are as follows:

"i) To maximise the opportunities afforded by the area's proximity to the Perth Central Business District, major public transport routes, road networks and gateway to the City of Vincent.

ii) To provide clear guidance to landowners and developers with respect to development requirements for William Street.

iii) To provide car parking requirements which are cognisant of the unique nature and range of uses existing and those attracted to the area.

vii) To maximise opportunities for redevelopment of undercapitalised/underdeveloped properties.

ix) To encourage the principles of sustainability and 'green building' techniques.

x) To create premier examples of robust building forms of good quality and design, catering to a variety of uses within a unique inner-urban environment.

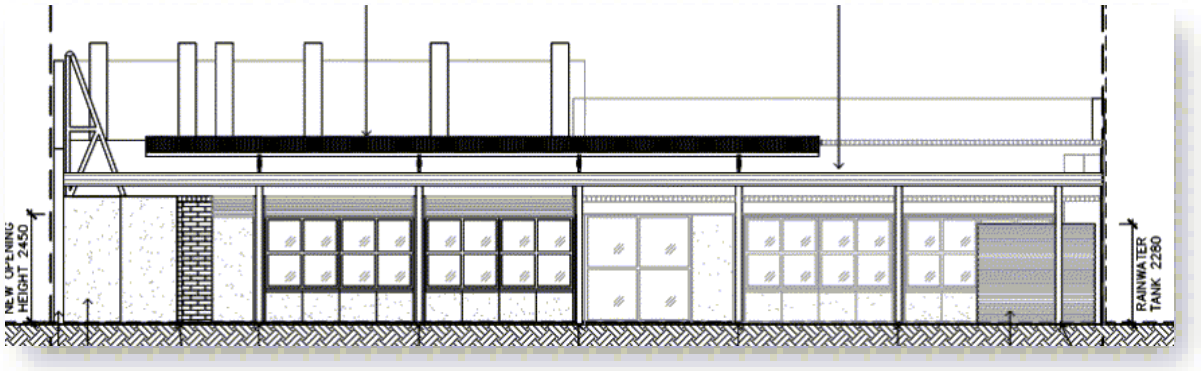
xi) To build on the sense of place evidenced by the area's history and cultural diversity.

xii) To ensure the provision of awnings, along William Street in any new or redeveloped property.

The report has stepped out how the proposal meets these objectives with the following additional justification against the detailed build form guidelines under section 7 of the policy:

- The policy details the *encouragement of shops… restaurants*, for the area between Newcastle and Brisbane Streets, which we are providing.
- We are developing an under-utilised property by reusing the existing warehouse, which means a single storey development. The development would be unviable if required to be 2 storeys, especially with current building costs, the land uses proposed and reusing the current structure.
- Building colours and materials are to be lively and at a uniformly high quality and reference the existing brick finish and concrete flooring that exists on site and includes a parasol roof to match the style of roofing in the area while meeting environmental objectives to access breeze – See articulation of roofing and frontage below at **Figure 11.**

Figure 12 – West Elevation



- There are no nil setbacks across the front but instead an alfresco area that ensures *William Street being interconnected with the streetscape to ensure active street frontages and encouragement of pedestrian activity.*
- Glazing is *in the form of smaller windows in a regular pattern and the windows and doors are of a vertical, rectangular format.*
- No awning is provided as the development is to an existing building and covered alfresco areas are provided in the front setback area. There is also significant weather protection from the existing plane trees, which were planted around the time of the policy adoption (2008).
- Bin storage is not visible from the street, it is screened behind gates.
- As detailed on drawing A104, high quality landscaping is provided to help *enrich William Street and contribute to the creation of a sense of place in the local environment.*
- The key principles of Crime Prevention through Environmental Design (CPTED) are employed through the use of large open areas with active land uses along the frontage, and providing passive surveillance from breakfast through to later in the evening.
- Sound attenuation strategies will be implemented as part of the acoustic report recommendations.

7.4 Transport & Access

7.4.1 2021 Census Analysis

The premises will be easily accessed on foot and on bicycle, scooter or other forms of active transport by local residents, students and business employees in the neighbourhood. The venue will be a locally focused and frequented premises that will be a neighbourhood venue for those living in and close to the locality, catering to residents within the locality who are more likely to walk, ride or use public transport than drive a car. 2021 ABS census data indicates that people residing in the Northbridge area are over 5 times more likely to ride to work and 10 times more likely to walk to work. 2021 ABS census data on car ownership and preferred methods for travelling to work for the suburbs in the 2km radius surrounding the venue show a strong trend towards residents living close by to the venue preferring active and public modes of transport over motor vehicles in their choice of mode of transport to work. Residents in this area are:

- over 3 times more likely to live in a household without a car (16% of all households) compared to the average respondent in the Greater Perth area (4.8%).
- over 3 times more likely to cycle to work (1.8% of all employed residents) compared to the average respondent in the Greater Perth area (0.6.%).
- over 7 times more likely to walk to work (11.7% of all employed residents) compared to the average respondent in the Greater Perth area (2%).
- more than twice as likely to take public transport to work (19.4% of all employed residents) compared to the average respondent in the Greater Perth area (8.4%).

Looking only at the areas closest to the venue shows these trends become significantly stronger as the distance to the venue decreases. For example; residents in the neighbouring suburb of Northbridge are over 14 times more likely to choose to walk to their place of employment as their primary mode of transport (23.7% of residents), compared to the average respondent in the Greater Perth area (1.6%); or residents in the vicinity of City of Vincent's "Northbridge Town (District) Centre" are over 4 times more likely to choose to cycle to their place of employment as their primary mode of transport (2.6% of residents), compared to the average respondent in the Greater Perth area (0.6%).

In light of these figures, several features of the venue can be shown to support alternative, active and public transportation choices for clientele and as such align with City of Vincent strategic goals for enhanced neighbourhood connectivity, sustainable transport and healthy and active residents:

- A Transperth bus stop for route 680 is situated directly at the front of the premises (with buses every 6 minutes, refer above) , providing a highly convenient access point for those arriving to or leaving the premises by public transport.
- City of Vincent has identified William Street as one of its endorsed cycle routes as a "primary route" and a priority cycleway for scheduled improvements in their "Bike Plan" strategy document. As stated in the document;
  Bike riding, along with walking, is the most sustainable form of transport, contributing to creating great places, cleaner local environments, healthier lifestyles and providing economic benefits to local neighbourhoods. The City wants to increase the number of people riding and walking to work from 15% of residents in 2020 to 17% of residents by 2025 and 20% of residents by 2030. The City wants bike riding and walking to be the preferred mode of transport for short trips to, from and within the city and a viable, safe and efficient option for longer trips. By encouraging more people to choose bike riding and walking for everyday trips, we will improve neighbourhoods and the environment, reduce car use and traffic congestion and improve the general health of our community.

- The venue will ensure secure bicycle parking, in excess of LGA requirements, will be available on the premises during operational hours, in the secure front area of the venue; and end-of-trip facilities will be installed for employees of the venue to encourage active transport choices.
- The venue is also conveniently located within a 5-minute walk from North Metropolitan TAFE, a 10-minute walk from the new Perth City campus of Edith Cowan University and the Western Australian Academy of Performing Arts (currently under construction), including their school of music, and a 15-minute walk from SAE Creative Media Institute. Staff and students from these important creative and educational institutions within the locality are considered to be part of the Venue's primary target audience group alongside local residents and employees.
- Marketing and promotional activities will be used to target and promote the venue to local residents specifically, such as "locals night" food specials, local letter drops with special offers and of course the venue's locally focused cultural programming, see **Appendix 1**.

7.4.2 Local Planning Policy No. 7.7.1 Non -Residential Parking Requirements

Please see below for the calculations for car and bicycle parking against the policy provisions of LPP 7.7.1.

Table 3 – Car Parking Calculations

Non-Residential Car Parking Standards				
Land Use	**Town Centre Requirement**	**Yield**	**Required Car Bays**	**Provided Car Bays**
Tavern	0.15 Per person	350 + 15 = 365 persons	54.75	**0**
Café	Ancillary Use, Part of Tavern	Nil	0	**0**
Shop	Ancillary Use, Part of Tavern	Nil	0	**0**
Restaurant	Ancillary Use, Part of Tavern	Nil	0	**0**
Internet Radio Studio	Ancillary Use, Part of Tavern	Nil	0	**0**
Subtotal			54.75	0
Local supply public bays, scooter bays and integrated transport use				**54.75**
Actual shortfall				**0**

Table 4 – Bike Parking and End of Trip Calculations

Land Use	Town Centre Requirement	Yield	Required Bicycle Bays	Provided Bicycle Bays
Tavern - Short Term	0.019 per person	350 persons (patrons)	6.65	**23**
Tavern - Long Term	0.042 per person	15 persons (staff)	0.63	**1**
Café	Ancillary Use, Part of Tavern	Nil	0	**0**
Shop	Ancillary Use, Part of Tavern	Nil	0	**0**
Restaurant	Ancillary Use, Part of Tavern	Nil	0	**0**
Internet Radio Studio	Ancillary Use, Part of Tavern	Nil	0	**0**
Subtotal			7.28	24
Surplus				**16.72**
EOT Facilities	1 per 5 long term bays	1	0.2	1

Where a development application does not satisfy the policy provisions, the proposal is to be assessed against the objectives of the LPP 7.7.1. In addressing the objectives of the Policy we detail the Transport Impact Statement and Parking Management Plan undertaken by Move Consultants (Traffic Engineers and consultants) and detailed below.

7.4.3 Transport Impact Statement

It should be acknowledged at the outset that 55 car bays or up to 1,485m² of bitumen hardstand does not meet the City's policy objectives or best practice sustainability principles. Importantly the expert analysis and survey of available car bays and integrated transport usage by Move Consultants, as detailed in the Transport Impact Statement at **Appendix I.**

Driving to a licensed premise is no longer the norm and the majority of patrons seek out alternative modes of transport. It is not feasible or practical to provide such parking numbers due to the location of the subject site, its size, and the available developable area.

Hence, the operation of the proposed development will rely on walking, electric scooter riding, pedal and electric bike riding, public transport (both train and bus), taxi/Uber services and ride-share options for patrons and employees in lieu of more traditional private vehicle transport to and from the site, which in return reduces the demand for parking. Accordingly, the proposed development does not contemplate provision of any formal car parking for employees or patrons.

Instead, as a result of the proposed closure of the site's existing crossover to William Street, improving the pedestrian amenity of the area an opportunity is presented for creation of on-street dropoff/pick-up bays – consistent with what was approved at The Beaufort in Mt Lawley. Sound Hospitality proposes to fund this through a cash -in -lieu payment equivalent to 1-2 car bays.

The site's frontage to William Street is 22m long of which approximately 5-6m is allocated to a Bus Stop which leaves 16-17m of frontage available to accommodate the drop-off/pick-up bays. This length would be suitable to accommodate 2 bays for such purpose. It is recommended that the proponent, through liaison with the City of Vincent, prepares a concept plan for such facility in the subsequent stages of the project.

It is considered that the available public parking opportunities in the vicinity of the site are sufficient to accommodate any potential parking demand from the subject development. Accordingly, Move undertook a parking utilisation survey within convenient 5 minutes walking distance from the site (principally a 400m radius) to investigate the parking availability during the anticipated peak operation times of the proposed hospitality venue.

The parking utilisation survey for the existing public parking facilities was undertaken at the following peak hours times of the subject land uses:

- Friday 21st July 2023 between 12noon and 2PM and 5PM and 10PM.
- Saturday 22nd June 2023 Between 5PM and 10PM

These peak operation periods for the proposed venue generally coincide with the weekday lunchtime and dinner and Saturday dinner peak activity periods for surrounding restaurants, bars and cafés. The parking survey was recorded in 30-minute time intervals with full details of the zones and available parking detailed in the Transport Impact Statement at **Appendix G**.

7.4.4 Parking Management Plan

As part of the proposal this report includes a Parking Management Plan (PMP) please refer **Appendix J.** The PMP outlines the follow which address the policy objectives and site responsive design.

- The subject site is located within the Northbridge District Centre and William Street entertainment precinct and the proposal allows for multi-purpose trips for people visiting the site and the entertainment precinct.
- The subject site is located within close proximity to high frequency public transport via the Perth Train Station, which is approximately 600 metres away, and bus stops for the No. 980 bus route (directly out the front of the subject site) which provides connections to Mount Lawley and the Central Business District.
- Maximum staff numbers of 15 any one time, with various shift starting and finishing times meaning one EoT facility is considered sufficient. All bike bays are secured as they can be viewed by patrons and staff, and also covered by the venues CCTV security system.
- The subject site is located less than 300 metres from the free Blue CAT bus, that runs along Aberdeen Street.
- In total there are up 342 public car bays within 400m of the site, and a significant amount of these are available at peak times of the venue as follows:
    - Fridays 10am – 2pm – 53-73 bays available.
    - Fridays 5:00pm – 10:00pm – 58-189 bays available.
    - Saturdays 5:00pm – 10:00pm – 48-109 bays available
- The subject site is near a significant number of public car parks is, opposite the subject site and others as detail in the parking survey undertake by Move Consultants.
- Nature of land use, being a Tavern and a licensed premises, is such that it is expected that a large proportion of patrons would choose not to drive to the venue in private vehicles and to instead opt for taxi, ride-share, public transport, walking, cycling or other alternate modes of transport.
- The subject site is located within the Willian Street Activity Centre which is a high amenity area. And this location provides the opportunity for multi-purpose trips for people visiting the site and other premises within the entertainment precinct. This reduces dependence on single person private vehicle trips, consistent with the objectives of the Parking Policy.
- Consistency with other venues and Council's and the Development Assessment Panel's application of LPP 7.7.1, where limited, if any, staff and patron parking is provided on-site for other venues, this includes:
    - The Beaufort Hotel (600+ patrons and no on-site vehicle parking for patrons.
    - Bar 399 (no on-site vehicle parking for patrons).
    - Brisbane Hotel (no on-site vehicle parking for patrons).
    - Vincent Wine Bar (no on-site vehicle parking for patrons).
    - Wines of While (no on-site vehicle parking for patrons).
    - Toms Providore and Wine Bar (no on-site vehicle parking for patrons or staff).
    - Ellington Jazz Club (no on-site vehicle parking for patrons.
- Arguably the subject site has the best access to alternative transport modes and best addresses the Policy objectives of all these approved venues with the trifecta of:
    1) Not adjoining the residential area.
    2) Best access to Perth Train Station of all listed venues and bus stops out the front of the venue.
    3) A public car park on its doorstep with a new car park (Lindsay St Secure Park) proposed to be opening shortly with 40 new bays in the area.

7.5 Licensed Premises Policy No. 7.5.7

The following information and reporting details the appropriateness of the proposed development under the provisions of Local Planning Policy - Licensed Premises Policy No. 7.5.7.

7.5.1 Street Frontage

As detailed above in the Build Form Guidelines justification, the frontage currently has fencing and zero activation in front of an unused warehouse. The new development will include removal of a crossover and alfresco areas, a café, shop and internet radio studio, demonstrably improving the passive surveillance and creating an active and interactive frontage, from the am hours until later into the evenings.

7.5.2 Number of Patrons

There are no restrictions on the number of patrons for taverns. The number of patrons is estimated at 350 plus 15 staff, final numbers will be given when the building works are complete.

7.5.3 Hours of Operation

Trading hours as per the policy as follows:

Day (s)	Trading Hours	
	Indoor areas	Outdoor areas
Monday - Saturday	7.00am to midnight	7.00am to midnight
Sunday and Public holidays	7.00am to 10:00am	7.00am to 10:00am
Extended Trade Permits	As approved	

7.5.4 Management Plan

Please see Venue Management Plan attached at **Appendix K**, addressing the numerous matters detailed in this report and the accompanying technical reports and Public Interest Assessment. This will be refined to address conditions of the Liquor License and Planning Approval.

7.5.1 Public Interest Assessment

As per clause 3.8.1 please see attached the Public Interest Assessment at **Appendix L**, plus details in this report, including **Appendix F – Site Context Mapping**, that address such matters as distribution and mix of land uses, including residential, shops, restaurants, community facilities, public open spaces and other licensed premises, within 400 metres of the premises.

7.5.2 Acoustic Report

The attached Acoustic Report presents the findings of the noise assessment conducted by Acoustics Consultants Australia. A copy of the report is at **Appendix M:**

The aims of the assessment are:

- To identify the main sources of noise from the proposal and the nearest noise sensitive receivers.
- to conduct an objective noise assessment based on a 3D noise model calibrated with measurements conducted at similar venues during busy operations; and
- To provide recommendations that will set basis for noise management, where required.

A summary of the recommendations are detailed below:

- Music to be played at background levels only. Indicatively, not to exceed LAeq,5min 77 dB at listeners' locations.
- Loudspeakers shall be installed with appropriate resilient mounts to stop vibration or resonances being transmitted to the building structure. A distributed network of speakers should be sought in place of large stereo system.
- Fit sound absorption panelling to the internal bar to achieve reverberation time of 0.6 seconds.
- Install short barriers on the rooftop next to the mechanical plant. The barriers shall be installed in such a way to break the line of sight between the residential receivers and the mechanical units.
- 6m high boundary barrier to the northeast of the site (see elevations).
- Building and roof penetrations: ensure all penetrations (mechanical, electrical or hydraulic services) are treated to fill any gaps.
- Set up a noise/measuring management device.
- Limit waste disposal to daytime hours.
- Limit goods' delivery to daytime hours.

7.6 Waste Management Plan

Sound Hospitality has developed a comprehensive waste management plan to optimise recycling efforts; establish in-house composting facility and practices; train and support staff to foster a green employee culture; work with suppliers to minimise packaging waste and promote sustainable practices. A copy of the full Waste Management Plan is contained at **Appendix N.**

Projected waste has been calculated using information available from Waste Authority WA. The table below is the total projected waste generated weekly at Passenger from a 3 Bin system:

Table 5 – Waste Generation

Venue category	Size (Patron space sqm)	General Waste /L	Recycling /L	FOGO /L
Indoor Bar (Tavern)	150	4200	3150	630
Outdoor Bar (Tavern)	350	9800	7350	1470
Dining Room (Restaurant)	100	3500	2100	840
Retail	80	280	140	

Passenger has engaged with Cleanaway for all waste disposal services. The following bin quantities and collection frequency will be provided.

Table 6 – Bin Quantities and Collection Frequency

Type	Size / L	Quantity	Collection Frequency p/week
General Waste	1100	3	4
Recycling Co mingle	1100	3	4
FOGO	1.5m3	1	2

7.7 Amalgamation

As detailed above the development straddles two lots, which are to be amalgamated prior to occupation of the development and expectation it will be conditioned as such on any approval issued.

7.8 Stormwater Management

All stormwater will be designed to be contained on site, with a stormwater management plan to be submitted with the Building Permit application.

7.9 Signage

Signage will be minimised and located and sized to comply with the Signs and Advertising policy.

7.10 Staging

Due to the current uncertainly with building costs and supply of materials and equipment, the proponent is requesting the development potentially be staged in 2 stages. This would mean building the toilets and amenities for the ultimate capacity as part of Stage 1 but some of the kitchen and fit out equipment may be delayed until stage 2.

8 Conclusion

This report has been prepared by Method Planning on behalf of Sound Hospitality Pty Ltd in support of an application to reuse an existing warehouse for a tavern, shop, café and internet radio studio at a dilapidated site on 378-380 William St, Perth.

Designed by a collective team of experts in hospitality, inner city and sustainable design, the proposed development will regenerate a dilapidated building on William St and provide a framework for integrated transport usage. The proposal positively engages with and addresses William Street and the Northbridge District Centre in an exemplary and appropriate way through the design of the building and public interface.

Based on the detailed planning assessment presented in this report, it has been demonstrated that the proposal is consistent with or exceeds the intent of the relevant planning framework and is closely aligned with the City of Vincent's vision for the Northbridge District Centre and William St area.

This report provides appropriate justification where variations are sought to the planning framework, and the report notes that where alternative solutions are sought, the development is still consistent with the vision and the relevant objectives of the planning framework.

In light of the above, favourable consideration by City of Vincent administration and approval by the Elected Members is respectfully requested.

Appendix A - Example Cultural Program Schedule

PASSENGER - CULTURAL PROGRAMMING SCHEDULE

(EXAMPLE OF MONTHLY SCHEDULE)

WEEK 1

Day	Event & Time
Monday	Art Exhibitions Opening - Lounge and Dining areas (5:00 PM - 9:00 PM)
Tuesday	"Chess Club" - Relaxed Music and Casual Community Chess Club - Lounge (6:00 PM - 9:00 PM)
Wednesday	Live Radio Programming (4:00 PM - 9:00 PM) Radio Presenting & Podcasting 101 Workshop - Media Studio (1:00 PM - 3:00 PM)
Thursday	Live Radio Programming (4:00 PM - 9:00 PM)
Friday	Local Music Release - "Listening Party" Lounge (7:00 PM - 11:00 PM)
Saturday	Live Radio Programming (4:00 PM - 9:00 PM), Guest Selector Session - Listening Lounge (9:00 PM - Midnight)
Sunday	Live Acoustic Jazz - Garden Bar (11:00 AM - 2:00 PM), Community Fundraiser (2:00 PM - 4:00 PM)

WEEK 2

Day	Event & Time
Monday	Creative Workshop Series - Eg: Live Art Class.
Tuesday	Listening Event - Music Feature - Classic Artist Showcase - Listening Lounge.
Wednesday	"Meet Your Maker" - Local Food or Beverage Producer / Supplier Activation: Garden Bar (6:00 PM - 9:00 PM), Radio Programming (4:00 PM - 9:00 PM)
Thursday	Live Radio Programming (4:00 PM - 9:00 PM) Radio Presenting & Podcasting 101 Workshop - Media Studio (1:00 PM - 3:00 PM)
Friday	Resident Selector Session - Listening Lounge (6:00 PM - Midnight)
Saturday	Live Radio Programming (4:00 PM - 9:00 PM), Guest Selector Session - Listening Lounge (9:00 PM - Midnight)
Sunday	Live Acoustic Jazz - Garden Bar (11:00 AM - 2:00 PM), Community Plant and Record Sales (12:00 PM - 3:00 PM)

WEEK 3

Day	Event & Time
Monday	Creative Workshop Series - Eg: Live Art Class.
Tuesday	"Chess Club" - Relaxed Music and Casual Community Chess Club - Lounge (6:00 PM - 9:00 PM)
Wednesday	Live Radio Programming (4:00 PM - 9:00 PM) Radio Presenting & Podcasting 101 Workshop - Media Studio (1:00 PM - 3:00 PM)
Thursday	Live Radio Programming (4:00 PM - 9:00 PM)
Friday	Resident Selector Session - Listening Lounge (6:00 PM - Midnight)
Saturday	Live Radio Programming (4:00 PM - 9:00 PM), Guest Selector Session - Listening Lounge (9:00 PM - Midnight)
Sunday	Live Acoustic Jazz - Garden Bar (11:00 AM - 2:00 PM)

WEEK 4

Day	Event & Time
Monday	Art Exhibitions Closing - Lounge and Dining areas (5pm-9pm)
Tuesday	Listening Event - Music Feature - Classic Artist Showcase - Listening Lounge.
Wednesday	Live Radio Programming (4:00 PM - 9:00 PM)
Thursday	Live Radio Programming (4:00 PM - 9:00 PM) Radio Presenting & Podcasting 101 Workshop - Media Studio (1:00 PM - 3:00 PM)
Friday	Resident Selector Session - Listening Lounge (6:00 PM - Midnight)
Saturday	Live Radio Programming (4:00 PM - 9:00 PM), Guest Selector Session - Listening Lounge (9:00 PM - Midnight)
Sunday	Live Acoustic Jazz - Garden Bar (11:00 AM - 2:00 PM)

INTERNET RADIO - INDICATIVE PROGRAM SCHEDULE

(EXAMPLE OF ONLINE CONTENT ONLY - PRODUCED ONSITE).

Monday to Thursday (2 PM - 11 PM)

Time	Program	Description
2:00 - 5:00 PM	"Urban Beat Lounge"	3 hours of curated down beat and electronic vibes to kickstart the afternoon.
5:00 - 7:00 PM	"Voices"	Showcasing brand new releases, local talent & interviews with artists.
7:00 - 9:00 PM	"Rhythmatism"	A journey through culturally diverse music, celebrating global culture and emerging sounds with rotating resident selectors and special guests.
9:00 - 11:00 PM	"Vinyl Revival"	A discerning trip through classic vinyl records and timeless tracks curated by the city's finest selectors

Friday to Saturday (9 AM - Midnight)

Time	Program	Description
9:00 - 12:00 PM	"Good Morning Grooves"	Start the day with upbeat tracks and weekend vibes from a rotation of local selectors
12:00 - 2:00 PM	"Discovery"	A platform for independent and underground artists across various genres like rock, pop, folk, and alternative. This would be a space for new and undiscovered talents to showcase their music, coupled with interviews and insights into the local indie scene.
2:00 - 5:00 PM	"Urban Tribes"	Exploring the heart of city cultures and subcultures, highlighting diverse music, art, and lifestyles. Tune in to discover the unique tribes that define urban life, from underground dance scenes to vibrant street art communities.
5:00 - 8:00 PM	"Local Gems" - Guest Mix	is a guest mix show dedicated to unearthing and showcasing the remarkable music

		collections of local collectors, selectors, DJs, and musicians. Guests share their personal favourites, rare finds, and untold stories behind their music, providing a unique and intimate look into the rich and diverse musical landscape of the community.
8:00 - 10:00 PM	“Resident Advisors”	Resident DJs do their thing, every Friday and Saturday night.
10:00 PM - Midnight	"Midnight Mix"	DJ sets from local and international DJs, live from the venue.

Sunday (12 PM - 10 PM)

Time	Program	Description
12:00 - 3:00 PM	"Long Lunch"	Smooth jazz, Contemporary Beats and laid-back conversations for a relaxing Sunday.
3:00 - 5:00 PM	"Cultural Mosaic"	Exploring diverse local happenings and cultural activities through music, food, and arts.
5:00 - 7:00 PM	“Disconnection”	inviting listeners to lose themselves in the glittering world of disco, boogie, funk and all of its groovy variations - a genre that transcends time and space. Whether you're a disco aficionado or new to the groove, join us as we map out the multiple dimensions of this captivating music phenomenon.
7:00 - 9:00 PM	"Vinyl Revival"	A discerning trip through classic vinyl records and timeless tracks curated by the city’s finest selectors
9:00 - 10:00 PM	"Soulful Sundays"	A soothing mix of soul, R&B, and blues to wind down the week.

***These program concepts aim to create a dynamic and diverse lineup that offers something for everyone. By combining music genres, cultural explorations, community engagement, and topical discussions, the Passenger internet radio programming can create a rich and vibrant listening experience. Importantly, the actual Passenger Radio programming will be developed and curated in collaboration with the local community, giving voice to diverse and evolving local culture and creative scenes, and so may differ from what has been outlined here.

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Appendix C - Mission and Vision Statement - Passenger

PASSENGER

Mission

Create a thriving hospitality business that supports and contributes to progressive culture, creative economy and community in Northbridge and beyond.

Vision

Passenger is a low-key, high-quality, indoor/outdoor hospitality, radio and retail hub for creative folks from different strokes. It is a homely and hospitable space where all are welcome and quality, service, music, connection and community are central to everything they do. The concept draws on the broad experience and vision of two long-standing operators in the Perth hospitality and music scenes, Iraia Anderson (Ezra Pound, Freedom Time) and Ben Taaffe (Move, Freedom Time, Planet X), combining their shared passions for the arts, music and sound, hospitality and community, quality and simplicity with an all-are-welcome and no bullshit approach.

The venue design is inspired by iconic listening and lounge bars from around the world and a new generation of contemporary garden bar and beer garden venues. With this inspiration the directors have designed a uniquely Western Australian space with large outdoor spaces woven into the colourful and well-worn fabric of the Northbridge area. The 350 person capacity venue will consist of four complementary components creating a whole that is greater than the sum of its parts; a world-class record shop & cafe space; an expansive outdoor garden bar space with luscious shady landscaping and large seated social areas; an intimate music lounge made for listening; and an innovative online community media/radio hub broadcasting diverse, progressive and positive signals to the world, while connecting virtual communities with local spaces and real life!

A humble and unpretentious place for the celebration of local stories, creative culture, high-quality music and hi-fi sound, lo-fi drinks, simply delicious food and good friends (new and old); inviting long visits, intimate interactions, creative and cultural exchanges and a healthier hospitality culture. The promise at the core of this business is to provide a home for a growing community of like-minded artists, creative professionals, music enthusiasts to meet, listen, connect, eat and drink, perform, collect and share music - a local creative hub and hang-out with a diverse cultural program connecting across the many thriving subcultures of the Perth music and arts landscape.

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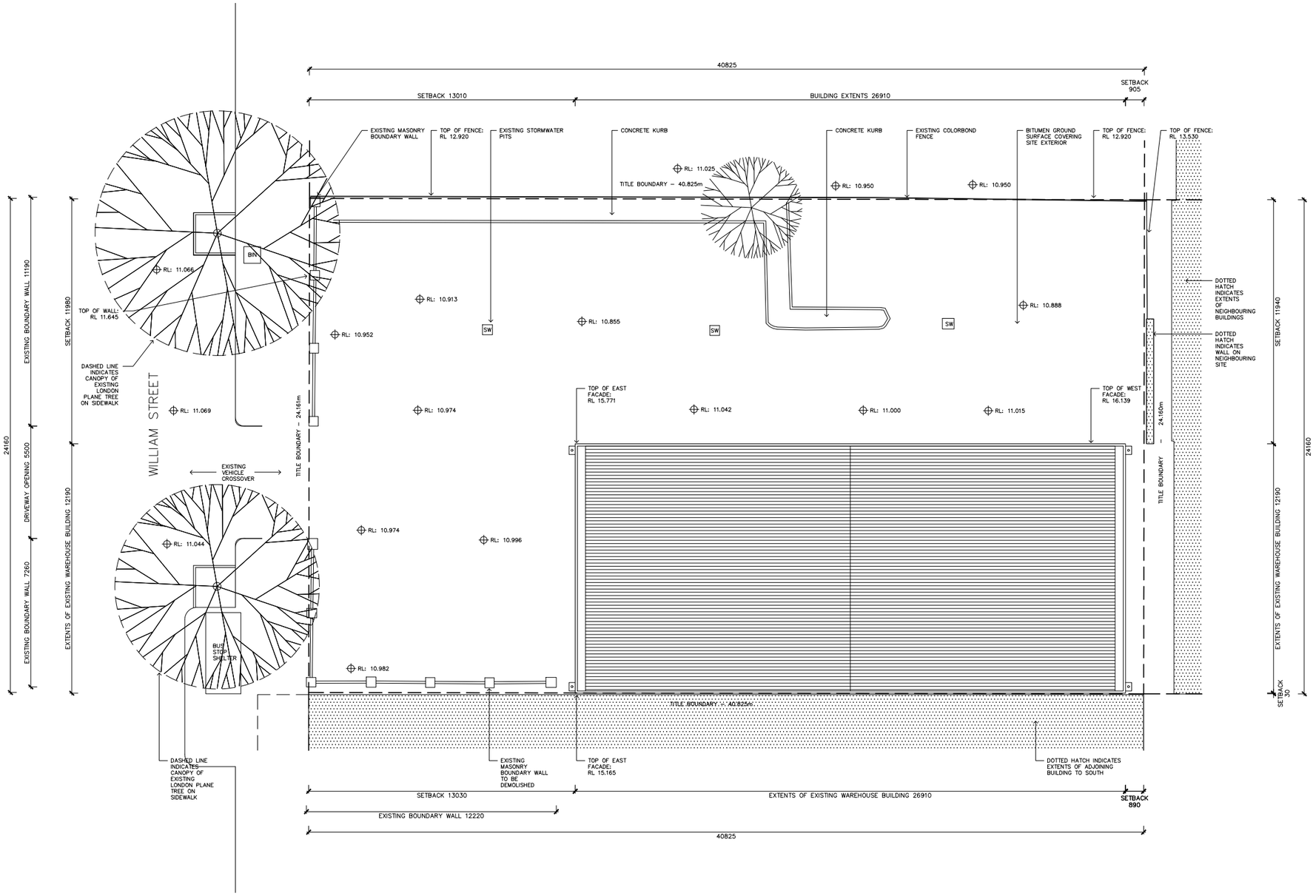
Appendix E - Site Feature Survey



Site Plan
1:100

Peter Frederick Cole Architect

www.pfcarchitect.com

peter@pfcarchitect.com

+ 61 402 781 258

ABN: 92 161 606 254

This copy of this drawing is issued for the sole use of the recipient and the acceptance of the same constitutes an agreement that it will not be published, reproduced or given to any other party without the permission of Peter Frederick Cole Architect and it shall remain their property subject to return upon request.

This drawing is to be read in conjunction with the Secondary Consultants drawings, details and specifications and any other written instructions issued during the course of the Contract.

The Contractor shall verify all dimensions on site prior to commencing any shop drawings. Figured dimensions shall take precedence over scaled. Do not scale drawings. All dimensions shall be verified on site.

MATERIALS KEY

BR1	Existing brickwork	PS1	Painted Steel	TR1	Gal. steel trellis
BR2	New matching brick	RF1	Ex. roof sheeting		
CC1	Ex. concrete slab	RF2	Gal. steel roof sheet		
CC2	Concrete boundary wall	RF3	Stratco cooldek 50		
CC3	Concrete pavers	RF4	Roof flashings etc.		
CC4	C'crete custom detail	TM1	Timber (species tbc)		
GS1	Gal. steel (Structural)	TM2	Jarrah timber		
GS2	Gal. steel (detailing)	TM3	Marine h/wood ply		
GS3	Gal. steel (cladding)	TM4	Lam. veneer lumber		

GENERAL LEGEND

ADJ	DENOTES "ADJUSTABLE SHELF"
C	COLUMN (REFER STRUCT. ENG)
COS	DENOTES "CONFIRM ON SITE" MEASUREMENT
DP	DOWNPIPE
FCL	FINISHED CEILING LEVEL
FFL	FINISHED FLOOR LEVEL
FW	FLOOR WASTE
RL	RELATIVE LEVEL
T	HOSE COCK / PILLAR TAP

Revision:

Client
Iraia Andersen & Ben Taaffe

Project
Passenger

Project Address
380 William Street
Perth / Boorloo 6000
Western Australia

Drawing Name
Existing Site Plan

Project Stage
DA

Scale
1:100 @ A1

Drawn
PFC

Project Number
2212

Drawing
A101

Revision
DA10

North

Peter Frederick Cole Architect

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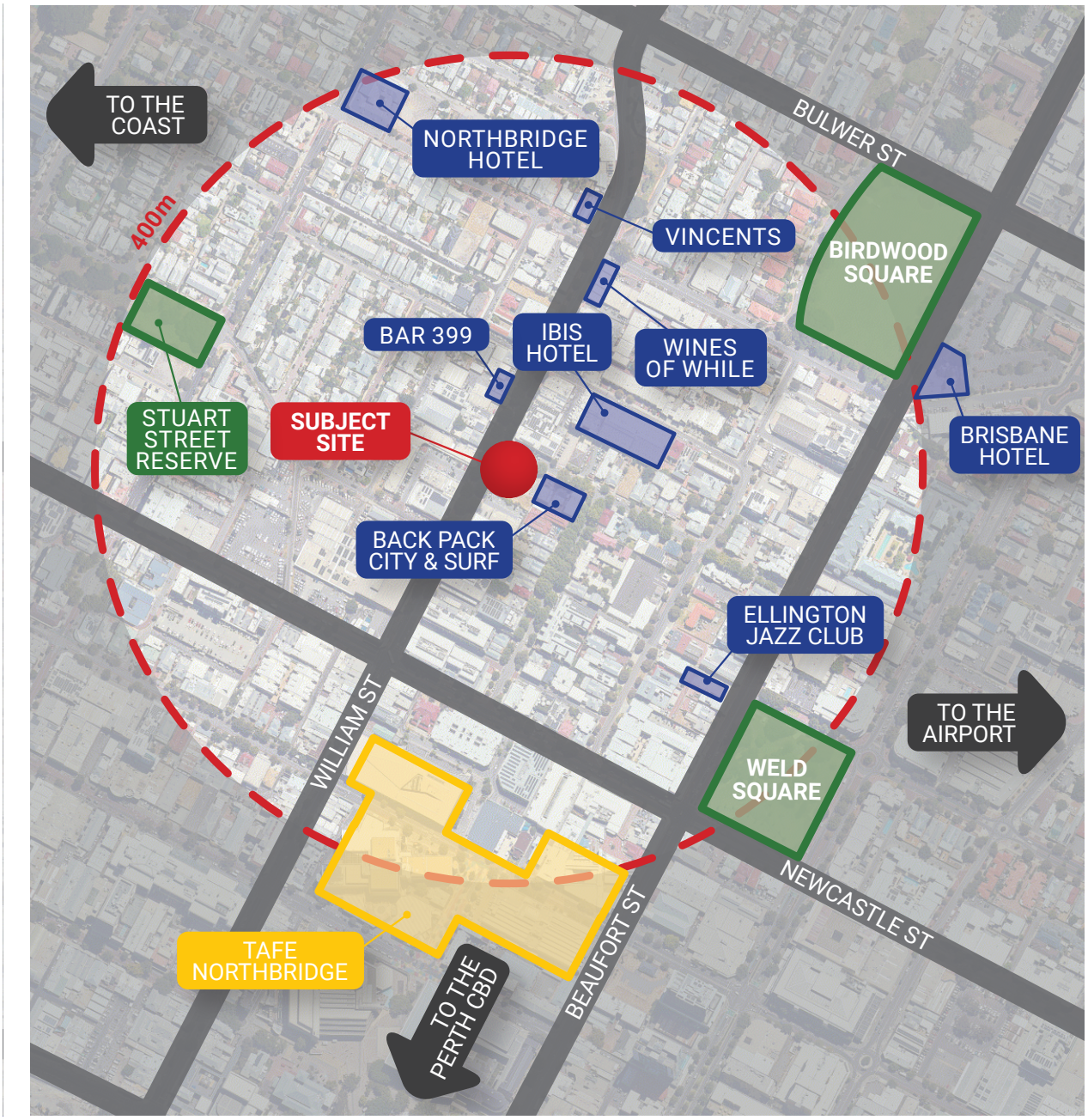
Appendix F - Site Context Mapping



378 - 380 William St, Perth

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APRIL 2023

Method Planning

Appendix G - Letter to Neighbours Sent 28th March 2023

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MethodPlanning

28th March 2023

Ref: 005WIL

Dear Neighbour,

PROPOSED TAVERN, RETAIL SHOP, CAFE, AND INTERNET RADIO STUDIO
378 WILLIAM ST, PERTH.

We hope this letter finds you well. Method Planning represents Sound Hospitality Pty Ltd regarding this correspondence.

Sound Hospitality, represented by Ben Taaffe, are excited to announce that a new tavern, retail shop, cafe, and internet radio studio is being planned for 378 William Street, Perth, near your commercial property.

We understand that this may raise some questions for you, which is why we would like to invite you to a meeting with the project team to discuss the plans and address any issues you may have.

The meeting will be held on 13th April 2023 at 5pm at 378 William St, Perth. We believe that this is a great opportunity for us to come together and build a strong community relationship.

We hope you can attend and look forward to seeing you there.

Should you have any queries or questions regarding this letter, or wish to confirm attendance please do not hesitate to contact me on 0421567180 on trent@methodplanning.com.au

Yours faithfully

TRENT DURWARD
Director, Method Planning

Urban Planning & Project Management
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Proposed Mixed-Use Development

378 William Street, Perth

TRANSPORT IMPACT AND CAR PARKING ASSESSMENT

FINAL REPORT – V2

Prepared for: Sound Hospitality

Prepared by: Move Consultants

Move consultants
Moving People Moving Commerce
P.O. BOX 1146
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August 2023

Client Name: Sound Hospitality

August 2023

Project Name: 378 William Street

DOCUMENT ISSUE AUTHORISATION

Issue	Rev	Date	Description	Checked	Approved
1	0	04/08/2023	FINAL	HH	HH
2	1	10/08/2023	REV	HH	HH

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1. INTRODUCTION

1.1 OVERVIEW

This Transport Impact and Car Parking Assessment has been prepared by Move Consultants on behalf of Sound Hospitality with regard to a proposed retail and bar development to be located at 378 William Street, Perth in the City of Vincent. The subject land is currently occupied by a vacant building.

1.2 SITE LOCATION

The site is located on the east side of William Street, approximately 165m north-east of the signalised intersection with Newcastle Street and 225m south-west of the signalised intersection with Brisbane Street. The site is located along the William Street mixed-use corridor within the broader Mount Lawley/Highgate Town Centre. Existing uses in place in the vicinity of the site are mainly mixed-use commercial, short-stay accommodation, higher density multiple dwellings and hospitality uses. Further to the west and east of William Street are generally single-family dwellings mixed with higher density residential uses. There is a vacant single storey commercial building on the site with a single crossover leading to William Street leading to an at-grade parking area.

The location of the site is shown in **Figure 1.**

Figure 1: Site Location

The locational context of the property in relation to adjacent and proximate uses is shown in **Figure 2**

The general metropolitan context is shown in Figure 2.

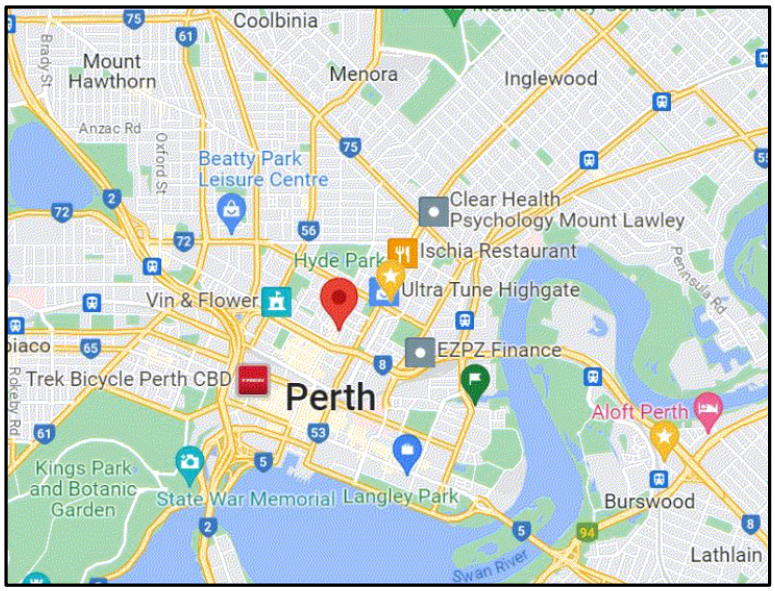


Figure 2: Metropolitan Context

1.3 SCOPE OF ASSESSMENT

This report has been prepared in accordance with the Western Australian Planning Commission's *Transport Assessment Guidelines for Developments: Volume 4 – Individual Developments* as well as the City of Vincent's *Policy 7.7.1.: Non-Residential Car Parking Requirements.*

Specifically, this report aims to assess the impacts of the proposed development on the local boundary road network to identify any modifications, to site or road layout, which may be required to serve the proposed site. In addition, the assessment considers the proposed access, circulation, and egress arrangements to and from the site as well as parking demands associated with the proposal.

2. EXISTING SITUATION

2.1 ROAD INFRASTRUCTURE

The proposed development is to be constructed on a property previously used for commercial purposes and is now vacant. A single full movements crossover to the east side of William Street is currently in place. Existing on-street paid parallel parking is in place along the both sides of William Street to the north of the site with 2-hour time limits in place during typical weekday and weekend peak periods.

William Street, which flanks the site along its north-western boundary is a secondary north-south connecting road providing direct access into and out of the Perth CBD as well as further to the north to Mount Lawley and Highgate. It has been constructed as a single undivided carriageway. William Street has been classified as a *District Distributor A* road under the Main Roads WA *Functional Hierarchy* and have been defined as roads which "…*carry*

traffic between industrial, commercial and residential areas and generally connect to Primary Distributors; are likely to be truck routes and provide only limited access to adjoining property; and are managed by Local Government." It functions as a parallel reliever route to Fitzgerald Street to the west and Beaufort Street to the east. William Street operates under a localised area speed zoning of 40kph in the vicinity of the site and is owned, operated and maintained by the City of Vincent. It is also designated as an *Other Regional Road* or *Blue Road* in the *Metropolitan Region Scheme*.

Newcastle Street, which is located some 165m to the south-west of the site, is a primary east-west connecting road providing direct access into and out of the Mount Lawley, Highgate and Northbridge precincts as well as connecting further to the west to Fitzgerald Street and Charles Street to access the Mitchell Freeway and the Leederville Town Centre. It functions as a parallel reliever route to Walcott Street and Vincent Street to the north of the site. It has been constructed as a dual divided carriageway with a raised central median, south-west of the site. Bulwer Street has also been classified as a *District Distributor A* road under the Main Roads WA *Functional Hierarchy* and Newcastle Street also operates under a speed zoning of 50kph in the vicinity of the site and is owned, operated and maintained by the City of Vincent.

Brisbane Street, to the north of the site and east of William Street, which is located approximately 225m north-east of the site, is a secondary east-west connecting road providing direct access into and out of the Mount Lawley and Highgate precincts. It has been constructed as a wide single undivided carriageway on both sides of William Street flaring wide on the westbound approach to the signalised intersection to incorporate a dedicated left-turn pocket. On-street parallel parking is in place on both sides of the road both east and west of Wiliam Street. Brisbane Street, east of William Street, has been classified as a *District Distributor A* road under the Main Roads WA *Functional Road Hierarchy* and an *Access Road* west of William Street. *Access Roads* are roads which *"…provide access to abutting properties with amenity, safety and aesthetic aspects having priority over the vehicle movement function which are bicycle and pedestrian friendly and are managed by Local Government."* The speed zoning on Brisbane Street is 60kph east of William Street and 40kph west of William Street.

A number of local roads in close proximity to the site include Robinson Avenue, Monger Street, Money Street, Little Parry Street, Forbes Road, Lindsay Street and Wellman Street have all generally been constructed as typical single undivided carriageways with on-street parallel parking in place. These have all been classified as *Access Roads* under the Main Roads WA *Functional Road Hierarchy* and have been defined as roads which *"…provide access to abutting properties with amenity, safety and aesthetic aspects having priority over the vehicle movement function which are bicycle and pedestrian friendly and are managed by Local Government."* These are roads which operate under the localised area speed zoning of 40kph and are also owned, operated and maintained by the City of Vincent.

The intersections of Willaim Street/Newcastle Street and William Street/Brisbane Street operate under 4-way signalised control. The balance of the intersections in close proximity to the site operate under unsignalised control.

Figure 3 shows the road hierarchy in the vicinity of the site.

A detailed site visit was conducted on Thursday 27th July 2023 to collect information relating to existing road geometry, speed limits, and sightlines and to observe existing traffic operations on the adjacent boundary road network.

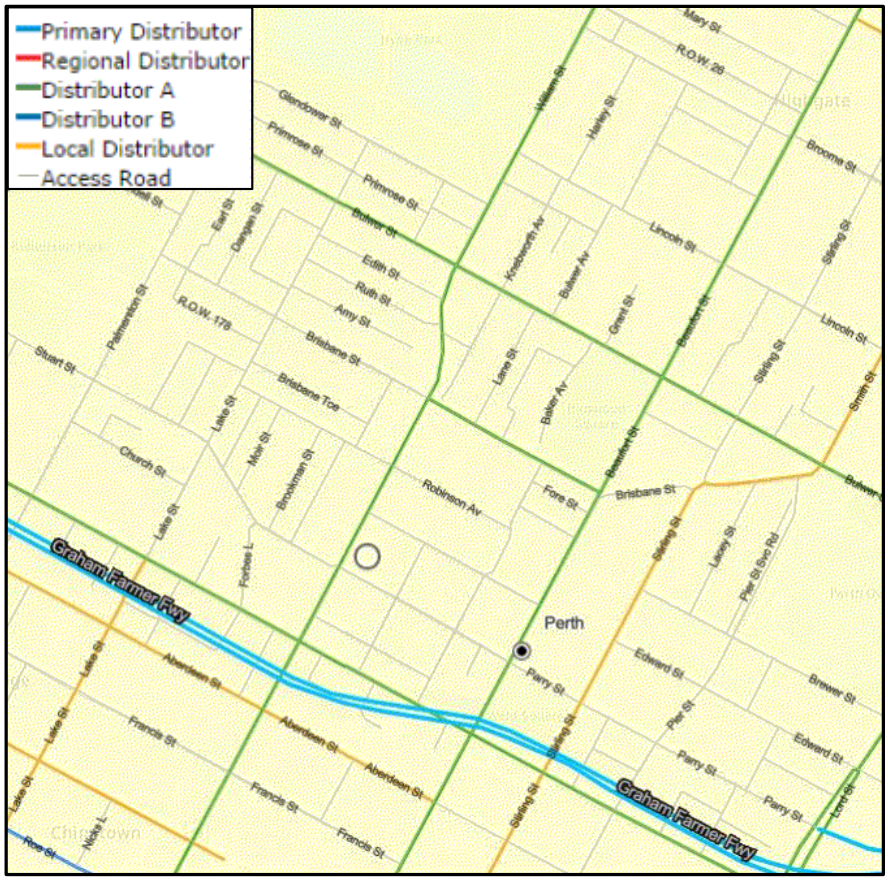


Figure 3: MRWA Functional Road Hierarchy – Local Road Network

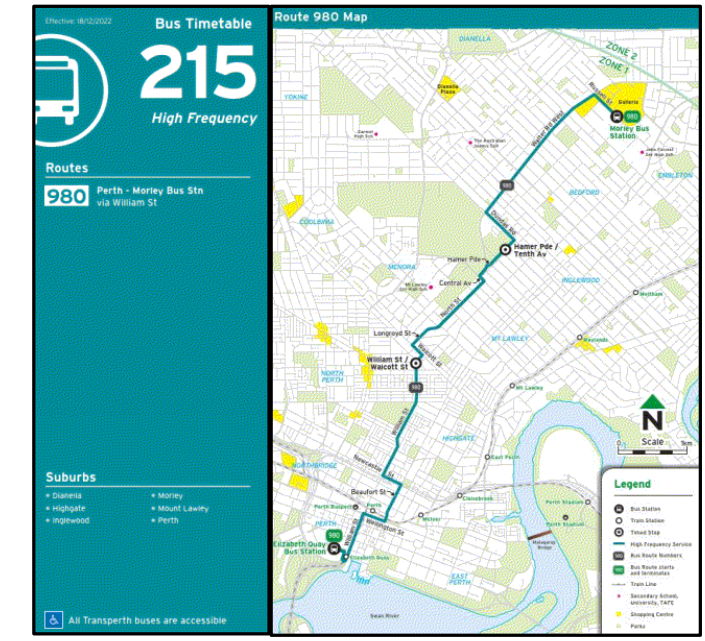
Existing traffic volumes were obtained via data from Main Roads Western Australia for the major roads in the vicinity of the site. The anticipated daily traffic on the minor or local roads in the area have been derived upon a review of existing land uses, spatial distribution of activities, access to higher road network and existing road connection. Documented and estimated traffic volumes in the vicinity of the site are shown in **Table 1**.

Table 1: Existing Traffic Volumes

Road Link	Existing Traffic Volumes (vpd)	Source	Practical Capacity (vpd)
William Street (North of Newcastle Street)	8,900 vpd	Main Roads WA (2021/22)	15,000 vpd
Newcastle Street (East of William Street)	11,900 vpd	Main Roads WA (2018/19)	15,000 vpd
Newcastle Street (West of William Street)	10,700 vpd	Main Roads WA (2021/22)	15,000 vpd
Brisbane Street (East of William Street)	4,100 vpd	Main Roads WA (2023)	7,000 to 10,000 vpd
Brisbane Street (West of William Street)	2,300 vpd	Main Roads WA (2023)	3,000 vpd
Robinson Avenue, Money Street, Lindsay Street, Monger Street, Wellman Street, Forbes Road	500 to 1,100 vpd	N.A. (Interpolation)	3,000 vpd
Little Parry Street	<500 vpd	N.A. (Interpolation)	1,200 vpd

2.2 PUBLIC TRANSPORT, PEDESTRIAN, AND CYCLIST FACILITIES

The site is located directly on a high frequency bus routes (Route 950 – Morley Bus Station – QEII Medical Centre via Beaufort Street and University of WA and Route 980 – Morley Bus Station via William Street) as well as on several other line haul routes (Routes Street, Perth and UWA) with additional line haul bus routes (Route 66 – Perth to Morley via Beaufort Street, Route 67 – Perth to Mirrabooka via Grand Promenade and Route 68 – Perth to Mirrabooka via Lennard Street). A bus stop for southbound services along William Street is located along the southern boundary of the site with a bus stop for northbound services are located approximately 30m to the northwest on the west side of William Street within a 1-to-2-minute walking distance. These combined bus services provide 5-minute services during weekday peak periods and 15 to 30-minute services service during the midday and on weekends. The East Perth Railway Station is also located approximately 725m to the south and is within a 10-minute walking distance to and from the site. Figure 4 and Figure 5 show the existing public transport services in the area.



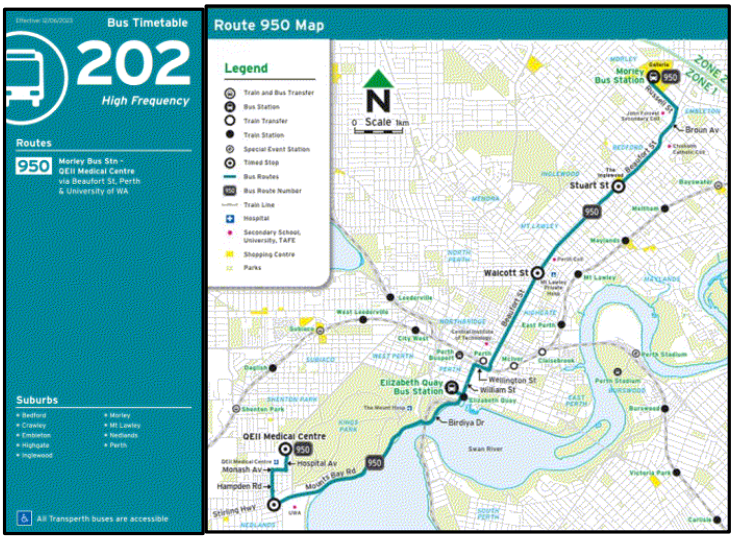


Figure 4: Existing Public Transport High Frequency Bus Services

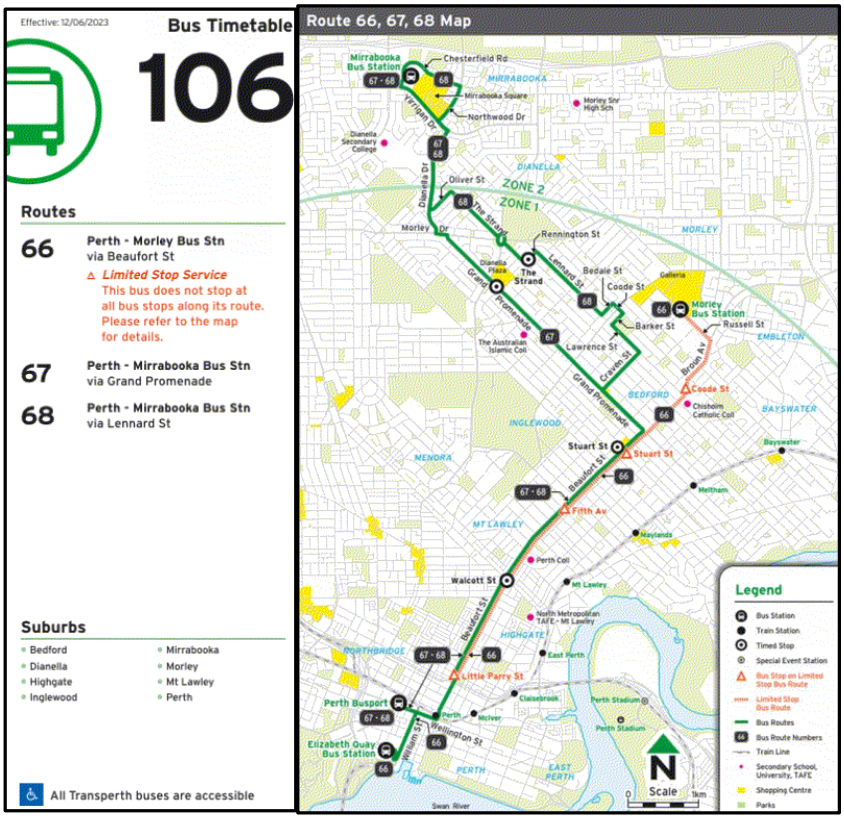


Figure 5: Existing Public Transport Services – Line Haul Bus Services

Footpaths are in place on both sides of William Street with footpaths and a Principal Shared Path on-both sides of Forbes Road, west of William Street, Forbes Road is also designated as a *Good Riding Environment*. These cycling facilities provide a direct connection into the *Principal Shared Path Network* of the *Perth Bicycle* Network providing direct access into the Perth CBD via the off-road 'veloway' in place adjacent to the railway line to the south.

Figure 6 shows the cycling and pedestrian infrastructure in the vicinity of the site.

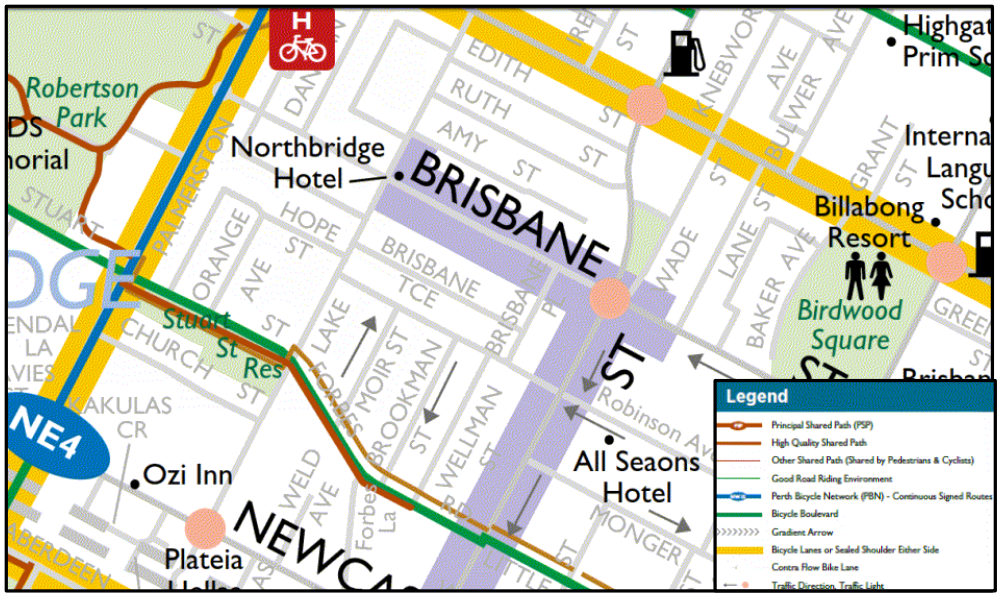


Figure 6: Existing Cycling and Pedestrian Infrastructure

3. PROPOSED DEVELOPMENT

A site plan of the proposed development has been prepared by Peter Frederick Cole Architect V99CV 9. A copy of the site plan is contained in **Appendix A**.

3.1 PROPOSED LAND USES

The proposal seeks the development of the following:

- Café/Retail – 36m2
- Indoor Public Bar Area – 240m2
- Indoor Back of House – 304m2
- Outdoor Public Area – 417m2

3.2 PROPOSED ACCESS AND PARKING ARRANGEMENTS

No vehicle access is proposed for the site with parking demands associated with the site proposed to be accommodated off-site within the public supply. This development is not expected to operate a typical hospitality establishment due to the constraints associated with the inner-city location which is afforded high quality public transport and pedestrian and cycling infrastructure as well as size of the proposal as well as due to the changing public attitudes associated with drinking and driving and the increased popularity of and accessibility of ride share services such as Uber, Lyft and Didi.

Bicycle parking for visitors as well as bicycle parking and end-of-journey facilities for staff will also be provided on the site in accordance with the City's planning policy.

Rubbish collection will be undertaken via kerbside collection on William Street in a line haul manner with commercial rubbish collection arrangements confirmed in consultation with the City of Vincent in a separate Waste Management Plan prepared during the detailed design stages of the project.

3.3 END OF TRIP FACILITIES

End-of-trip facilities (including 24 bicycle racks) are proposed to be provided on the site within bicycle parking provided at ground level along the southern boundary of the site. The provision of these facilities is compliant with City of Vincent and Austroads guidelines for the development with a dedicated shower and lockers for staff.

4. TRANSPORT ANALYSIS

A traffic generation and distribution exercise has been undertaken to assess the potential traffic impacts associated with the proposed development. The aim of this exercise was to establish the traffic volumes which would be generated from the proposed development and to quantify the effect that the additional traffic has on the surrounding road network,

4.1 TRIP GENERATION

The traffic generated by the proposed development has been predicted by reviewing documented trip generation rates for the proposed uses associated with similar recently approved developments such as the Indian Gastro Pub and The Beaufort. This trip generation was then modified to reflect the location of the proposal on a high frequency bus route and within a significant urban catchment which would attract a high proportion of walk-in trade. As a result, the traffic generation has been based upon a maximum patronage capacity of 350 seats; however, as the venue is not expected to approach 100% capacity at any given time due to the staggered nature of the operating times, it is therefore expected that the maximum occupancy at any given time would be in the order of 75%. The peak patron arrival/departure patterns during the anticipated peak periods would be as follows:

- Friday:
    - 12:00 p.m. to 2:00 p.m. – 35 inbound/23 outbound = 58 trips per hour
    - 8:00 p.m. to 10:00 p.m. – 117 inbound/39 outbound = 156 trips per hour
    - Daily - 205 inbound/205 outbound = 405 trips
- Saturday:
    - 7:00 p.m. to 8:00 p.m. – 117 inbound/39 outbound = 156 trips per hour
    - Daily - 205 inbound/205 outbound = 405 trips

Based upon a review of ABS Census data, established mode split and travel patterns associated with the previously approved developments, the following mode split for the proposal has been assumed:

- Private motor vehicle:
    - 15% designated driver

  - 25% passenger (passenger/carpool with estimated vehicle occupancy of 1.5 passengers per vehicle)
- Public transport:
  - 10% (high quality/high frequency bus routes and within walkable catchment to Perth Railway Station)
- Walk/cycle:
  - 20% (inclusive of local residents, local employees and patrons visiting other venues in the area)
- Taxi/Ride Share:
  - 30% (average occupancy of 1.5 passengers per vehicle)

Based upon the above noted mode split, it is estimated that the proposed development will generate the following vehicle trips:

- Friday:
  - 12:00 p.m. to 2:00 p.m. – 4 inbound/3 outbound = 7 vehicle trips per hour
  - 8:00 p.m. to 10:00 p.m. – 14 inbound/4 outbound = 18 vehicle trips per hour
  - Daily -59 inbound/59 outbound = 118 vehicle trips
- Saturday:
  - 7:00 p.m. to 8:00 p.m. – 4 inbound/3 outbound = 7 vehicle trips per hour
  - Daily -59 inbound/59 outbound = 118 vehicle trips

4.2 TRIP DISTRIBUTION

Based upon the existing traffic patterns in the area and the spatial distribution of adjacent land uses, the following distribution for the proposed 'new' development generated traffic has been assumed:

- 50% to and from the north via William Street; and
- 50% to and from the south via William Street.

The resultant increases to the boundary road network are anticipated as follows:

- Wiliam Street (North):
  - Daily: +62 vpd
  - Friday Lunch. Peak Hour: +9 vph
  - Friday P.M. Peak Hour: +24 vph
  - Saturday P.M. Peak Hour: +24 vph
- William Street (South):
  - Daily: +62 vpd
  - Friday Lunch. Peak Hour: +9 vph
  - Friday P.M. Peak Hour: +24 vph
  - Saturday P.M. Peak Hour: +24 vph

It should be noted that these vehicle trips would not access and egress the site directly, as there is no on-site car parking proposed, but rather to and from the general area in and around the site, within a 400m walkable catchment area. The impacts to the roads, including the local access road network, within the catchment area can be comfortably accommodated within the practical capacity of the road network resulting in acceptable traffic operations on the adjacent road network.

Additional detailed traffic analysis is not warranted at the site crossover. Austroads' *Guide to Traffic Management* provides advice on the capacity of unsignalised intersections. For minor roads where there are relatively low volumes of turning traffic, capacity considerations are usually not significant and capacity analysis is unnecessary. Intersection volumes below which capacity analysis is unnecessary are indicated in **Table 2.**

Table 2; Threshold Analysis Parameters (Austroads, 2009)

Type of road	Light cross and turning volumes maximum design hour volumes (vehicles per hour (two way))		
Two -lane major road	400	500	650
Cross road	250	200	100

In conclusion, it should be noted that based both on a review of the modelled total traffic assessment and observed traffic operations of the boundary road system, the anticipated site-generated traffic associated with the redevelopment proposal is negligible and that no external boundary road improvements will be required.

5. VEHICULAR ACCESS AND PARKING

5.1 ON-SITE QUEUING, CIRCULATION AND ACCESS

As no on-site car parking is proposed, a circulation and access assessment is not required.

Rubbish collection and service, delivery and loading activities can be accommodated along the existing William Street frontage during off-peak periods within the existing on-street parallel parking supply. A separate Loading and Servicing Management Plan can be prepared and submitted under separate cover.

Details relating to the Waste Management aspects of the project will be negotiated directly with the City of Vincent during the detailed design stages of the project.

5.2 CRASH HISTORY

A review of the crash history for the 5-year reporting period of 2018-2022 indicates a total of four (4) driveway-related crashes and three (3) parking-related crashes between Monger Street and Little Parry Street along William Street which represents a distance of approximately 100m. This very low number of crashes along this extended section of road particularly in the context of the traffic volumes on the boundary road network plus the high turnover at the commercial developments along William Street to the north and south of the site indicates that the additional traffic associated with the development will have a negligible impact on the risk profile on the local boundary road network and can accommodate pedestrians, cyclists and public transport users safely to and from the site.

5.3 PARKING DEMAND AND SUPPLY

There is no proposed on-site carparking supply for the development, as noted in Section 3.2 of this report. No vehicle access is proposed for the site with parking demands associated with the site proposed to be accommodated off-site within the public supply. This development is not expected to operate as a typical hospitality establishment due to the constraints associated with the inner-city location which is afforded high quality public transport and pedestrian and cycling infrastructure as well as size of the proposal as well as due to the changing public attitudes associated with drinking and driving and the increased popularity of and accessibility of ride share services such as Uber, Lyft and Didi.

A detailed series of surveys of the public car parking supply in the local area has been undertaken during the weekend of Friday 28th July 2023 to Saturday 29th July 2023 for the following time periods:

- Friday:
  - 10 a.m. to 2 p.m. (30-minute increments)
  - 5 p.m. to 10 p.m. (30-minute increments)
- Saturday:
  - 5 p.m. to 10 p.m. (30-minute increments)

Both on- and off-street public car parking supply was surveyed at the following locations:

- William Street (Brisbane Street-Aberdeen Street) – On-Street
- Newcastle Street (Forbes Lane-Money Street) – On-Street
- Robinson Avenue (Wellman Street-Lindsay Street) – On-Street
- Forbes Road (Forbes Lane-William Street) – On-Street
- Monger Street (William Street-Lindsay Street) – On-Street
- Lindsay Street (Brisbane Street-Little Parry Street) – On-Street
- Money Street (Newcastle Street-Monger Street) – On-Street
- 379 William Street Car Park – Off-Street

Figure 7 shows the location of the car parking surveys.

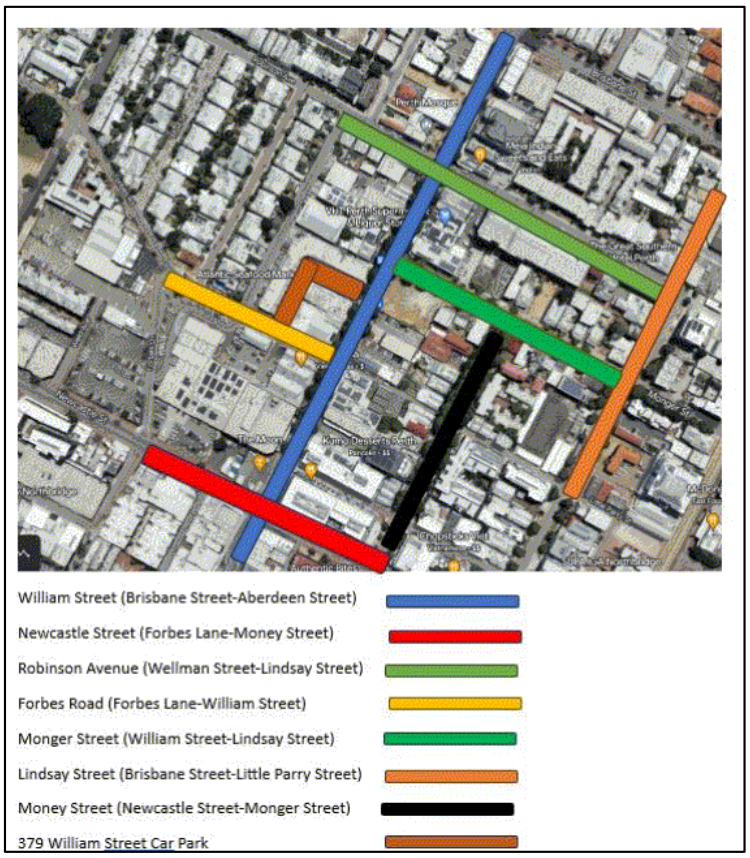


Figure 7: Car Parking Survey Locations

The public SecurePark facility on Lindsay Street was not yet open to the public during the period of the surveys but is expected to add 40 additional bays to the public parking supply in the near future in the vicinity of the site.

Table 3, Table 4 and Table 5 show the cumulative results of the survey and in particular, the available surplus of public car parking within 300m to 400m walking distance to the site including the additional 40-bay supply shortly to be commissioned within the Lindsay Street SecurePark facility.

Table 3: Results of Car Parking Surveys (Public Parking Including Lindsay Street SecurePark) – Friday 10 a.m. to 2 p.m.

TIME	OCCUPIED	AVAILABLE	TOTAL # BAYS	LINDSAY ST SECUREPARK	POTENTIAL PUBLIC SUPPLY AVAILABLE
10:00 A.M.	272	30	302	40	70
10:30 A.M.	275	27	302	40	67
11:00 A.M.	283	19	302	40	59
11:30 A.M.	289	13	302	40	53
12:00 P.M.	285	17	302	40	57
12:30 P.M.	284	18	302	40	58
1:00 P.M.	276	26	302	40	66
1:30 P.M.	275	27	302	40	67
2:00 P.M.	268	34	302	40	74

Table 4: Results of Car Parking Surveys (Public Parking Not Including Lindsay Street SecurePark) – Friday 5 p.m. to 10 p.m.

TIME	OCCUPIED	AVAILABLE	TOTAL # BAYS	LINDSAY ST SECUREPARK	POTENTIAL PUBLIC SUPPLY AVAILABLE
5:00 P.M.	222	80	302	40	120
5:30 P.M.	239	63	302	40	103
6:00 P.M.	248	54	302	40	94
6:30 P.M.	270	32	302	40	72
7:00 P.M.	281	21	302	40	61
7:30 P.M.	284	18	302	40	58
8:00 P.M.	267	35	302	40	75
8:30 P.M.	237	65	302	40	105
9:00 P.M.	203	99	302	40	139
9:30 P.M.	174	128	302	40	168
10:00 P.M.	153	149	302	40	189

Table 5: Results of Car Parking Surveys (Public Parking Not Including Lindsay Street SecurePark) – Saturday 5 p.m. to 10 p.m.

TIME	OCCUPIED	AVAILABLE	TOTAL # BAYS	LINDSAY ST SECUREPARK	POTENTIAL PUBLIC SUPPLY AVAILABLE
5:00 P.M.	246	56	302	40	96
5:30 P.M.	265	37	302	40	77
6:00 P.M.	280	22	302	40	62
6:30 P.M.	296	6	302	40	46
7:00 P.M.	290	12	302	40	52
7:30 P.M.	294	8	302	40	48
8:00 P.M.	288	14	302	40	54
8:30 P.M.	282	20	302	40	60
9:00 P.M.	260	42	302	40	82
9:30 P.M.	223	79	302	40	119
10:00 P.M.	203	99	302	40	139

The theoretical required supply in accordance with the City's *Local Planning Policy 7.7.1: Non-Residential Parking* is in the order of 0.15 bays/person or 55 parking bays. However, the anticipated traffic generation associated with the proposal indicates that it will generate a maximum demand of 1 to 4 bays (range difference between arrivals and arrivals/departures) during a typical Friday daytime peak hour between 10 a.m. and 2 p.m. and 10 to 14 bays (range difference between arrivals and arrivals/departures) during a typical Friday or Saturday evening peak hour between 5 p.m. and 10 p.m., respectively. Based upon the results of the detailed car parking surveys noted above, this quantum of car parking demand can be more than comfortably accommodated within the existing and near future public parking supply within 300m to 400m walking distance of the site.

This approach is also consistent with the City's *Local Planning Policy 7.7.1: Non-Residential Parking* which states the following:

Where a proposal does not meet the standards set out in Clauses 2, 3 or 4 of this policy, the decision-maker is required to exercise judgment to determine the proposal. The decision-maker is to exercise its judgment to consider the merits of the proposal having regard to the objectives of this policy and one or more of the following requirements:

1.2.1 The development provides adequate parking and/or transport infrastructure to service the needs of its users.

1.2.2 Alternative public car parking, bicycle parking and/or end-of-trip facilities are already provided and are available and accessible to meet the demands of the development during the hours of operations, for the life of the development.

1.2.3 Reciprocal car parking, bicycle parking and end-of-trip facilities are provided in accordance with Clause 5.

1.2.4 Alternative transport modes are convenient and adequate enough to meet the demand of the development during the hours of operation.

1.2.5 Cash-in-lieu of parking is provided in accordance with Clause 6.

1.2.6 An alternative arrangement is agreed in writing between the Applicant and the City, through an approved Parking Management Plan.

In addition, the WAPC's *Development Control Policy (DC) 1.6: Planning to Support Transit Use and Transit Oriented Development* provides the following guidance with respect to car parking concessions due to proximity to public transport options.

Excerpts from Clause 4.6: state "…in carrying out the necessary analysis as part of the local planning strategy process, and in developing related planning provisions, local governments should have particular regard to matters such as…":

- the encouragement of public transport use over car use.
- the encouragement of mixed-use development, both generally and within individual developments.
- the development and application of scheme parking standards that reflect the availability within the precinct of transit facilities and that provide discretion to vary standards, and to progressively replace surface level car parking close to stations with other more transit supportive uses over time.
- the potential to use planning provisions to provide incentives for appropriate development in transit-oriented precincts, including reduced parking standards and floor-space 'bonuses.
- For the immediate environs of transit facilities, local government is encouraged to consider the preparation of precinct plans that provide greater detail with respect to both land use and the physical form and relationship of development in the precinct to the transit facility, including design guidelines."

A recent detailed review of car parking requirements for non-residential land uses was undertaken in the form of an Interim Guidance document commissioned as part of Planning Reform initiated by the Government of Western Australia. The purpose of the interim guidance was to provide background, context and guidance as to the implementation of consistent car parking requirements for non-residential land uses within the Perth and Peel Region. The guidance which is currently in the public realm for public comment and consultation recommends that for areas and/or precincts such as the William Street Activity Corridor and the Northbridge/Highgate Precincts that

a minimum of zero (0) be established and in absence of this minimum, a maximum of one (1) car parking bays per 100m2 of floor area (GFA) be provided. The proposal to not provide on-site car parking is consistent with this interim guidance.

The availability of more than sufficient public parking surplus bays within close walking distance to the site will more than adequately cater to the site's maximum demand and therefore the proposal to provide no car parking on-site can be justified.

A detailed Parking Management Plan for the proposal will be prepared in accordance with the City of Vincent's requirements.

It can therefore be concluded that a proposed reduction in statutory parking allocation maintains this aim through a corresponding restriction in on-site parking supply. This is known to be a primary factor in promotion of mode shift away from car-as-driver modes and towards single or no car households utilising the available alternative modes including carpooling, public bus transport and cycling. The location of the subject site proximal to a major public transport and other non-motorised transport infrastructure for these alternative modes will assist in the transition towards more sustainable transport in the area.

This approach is also consistent with the stated objectives of Western Australian Planning Commission in documentation including and *Directions 2031 and Beyond and Liveable Neighbourhoods* as well as the City's parking policy and the State Government's interim guidance on car parking.

6. CONCLUSIONS

The aim of this Transport Impact and Car Parking Assessment was to discuss the traffic likely to be generated by the proposed café/retail and tavern development proposed at 378 William Street, Perth in the City of Vincent and to assess the impacts associated with anticipated site-generated upon the adjacent transport infrastructure. In particular, the assessment considered the impacts on the local boundary road network.

A review of the anticipated traffic generation associated with the proposal indicates that the expected traffic which will be generated by the development on a daily basis and during peak weekday a.m. and p.m. periods can be comfortably accommodated within the practical capacity of the boundary road network with no impacts expected to existing traffic operations.

Commercial rubbish collection and service, delivery and load activities will be undertaken via kerbside collection along the William Street frontage. Details relating to the Waste Management and Loadings, Service and Delivery management aspects of the project will be negotiated directly with the City of Vincent during the detailed design stages of the project.

The availability of more than sufficient public parking surplus bays within close walking distance to the site will more than adequately cater to the site's maximum demand and therefore the proposal to provide no car parking on-site can be justified.

In conclusion, it should be noted that based both on a review of the modelled total traffic and observed traffic operations of the boundary road system, the anticipated site-generated traffic associated with the proposed development can be accommodated within the existing practical capacity and functional road classification of the local road system. The proposal to accommodate the anticipated car parking demands associated with the development within the existing off-site public parking supply is justifiable and consistent with 'best practice' urban infrastructure planning.

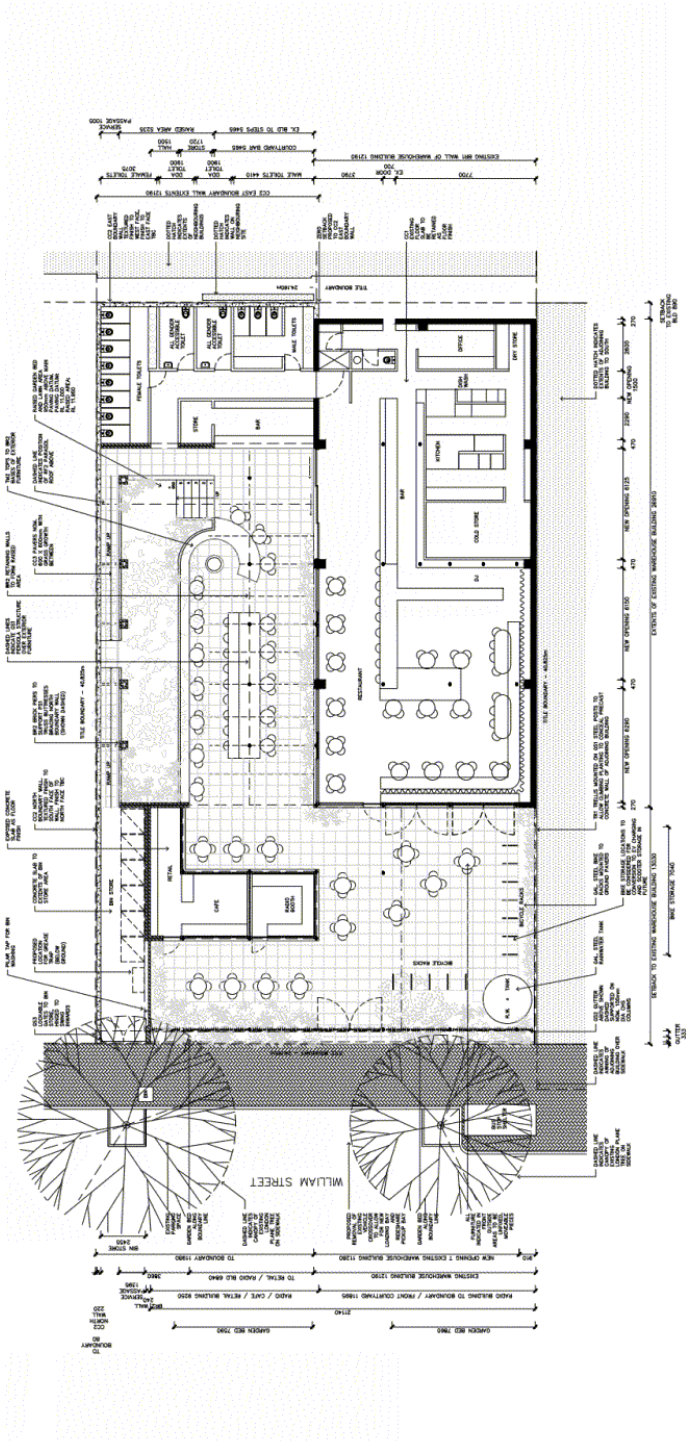
APPENDIX A: SITE PLAN

CITY OF VINCENT
RECEIVED
11 August 2023

Client Name: Sound Hospitality

August 2023

Project Name: 378 William Street



Appendix 1: Parking Management Plan

The purpose of the parking management plan is to assess and consider how the proposal will satisfy the parking demand of the development. Consideration of the existing site and surrounding context is required, as well as management strategies to ensure management of parking areas.

Minimum parking requirements may be waived or varied based on the parking management plan submitted. Justification for waiving or varying the minimum parking requirements is not limited to the elements contained within this template.

Owner / Applicant Details:	
Name:	Iraia Anderson, Sound Hospitality
Address:	378 William Street, Perth
Phone:	[redacted]
Email:	[redacted]
Property Details:	
Lot No.:	
Address:	378 William Street, Perth WA 6000
Parking Allocation: *Please specific for each criteria the number bays allocated to each user group (i.e., staff, customers, accessible, service, etc.).*	
No. car parking spaces:	0
No. short term bicycle bays:	20
No. long term bicycle bays:	4
End-of-trip facilities:	1
No. other parking: *e.g., scooters*	2 bays cash-in-lieu
Parking Demand: *Please specify the anticipated parking demand for the development.*	
Anticipated no. of staff at any one time:	15

Anticipated no. of customers at any one time:	350
Likelihood of	25%
Alternative transport options: *Please consider alternative ways people may be able to access your site. The Journey Planner website may provide some assistance.*	
Train: *Where is the nearest station, how far is this from your site, and is the route provided with footpath access and shade?*	Perth Railway Station: 350 south of site Footpaths on both sides of the road
Bus: *Where is the nearest bus stop, how far is this from your site and how frequent is the bus during peak periods?*	Bus stops on William Street: Southbound services – stop located along south-western site frontage. Northbound services – stop located 30m to north-east on western side of William Street Combined bus service frequency 5-10 minutes during weekdays and 15 minutes during evenings and weekends (Routes 980, 66, 67, 68, 950)
Cycling: *Is there a cycle path that accesses your site, are there existing facilities cyclists can use?*	City of Vincent has identified William Street as one of its endorsed cycle routes as a "primary route" and a priority cycleway for scheduled improvements in their "Bike Plan" strategy document. Bicycle parking will be provided on-site in a location which will be under CCTV surveillance.
Public parking: *Are there public parking facilities (on-street or car parks) in the vicinity of the site? How many bays are available and are there any parking restrictions?* *Note: use of on-street parking within residential streets will not be supported.*	There is a minimum of 342 public on- and off-street car parking bays within 300 to 400m of the site plus approximately 10 to 12 on-street motorcycle bays. Detailed car parking surveys were undertaken by Move Consultants on behalf of the applicant (as detailed in the TIA – V2 submitted under separate cover) and indicate that during the site peak demand periods (Friday lunchtime and Friday and Saturday evenings), there will be more than adequate surplus on- and off-street public parking bays available to accommodate the anticipated peak parking demands associated with these time periods.
Shared parking arrangement: *Clause 77Q of the Deemed Provisions of the Planning and Development (Local Planning Schemes) Regulations 2015 outlines the matters that the local government may have regard for when determining whether to approve a shared parking arrangement, including:*	
Whether the peak operation hours of the development will overlap with those of the shared site.	Not applicable

Whether the use of the car parking spaces to be made available on the shared site will impede the use of delivery or service areas on the shared site.	Not applicable
Any relevant local planning policy.	Not applicable
Adequate car parking is likely to be available at all times for both the proposed development and the shared site.	Not applicable
The relationship between the proposed development and the shared site will be such. that the shared car parking spaces are likely to be used by persons using the proposed development.	Not applicable
Parking Management Strategies *Please detail any parking management strategies that will be implemented such as management of tandem bays, way finding.*	
General Strategies *Bay allocation and marking, time limited parking, fees payable.*	Not applicable
Management and maintenance of parking (including car stackers)	Not applicable
Management of tandem parking for staff / tenants	Not applicable
Wayfinding measures	Not applicable
Promotion of alternative transport modes: *I.e., The provision of well-maintained bicycle and end of trip facilities, use of active transport initiatives or public transport promotion.*	Staff will be encouraged to travel to and from the site via alternative/active transport modes. Formalised bicycle parking will be provided along the south-western boundary of the site in the form of 24 bicycle parking bays to cater to both visitors and staff. This supply is well in excess of that required under the City's LPP 7.1.1 End-of-journey facilities will also be provided on the site for staff.
Service Bays *Please detail how service vehicles will be accommodated.*	

No. service bays provided: *Private and/or shared*	Service, delivery and loading activities and rubbish collection will be accommodated on-street adjacent to the site.
Expected no. of deliveries: *Include schedule of deliveries (i.e., days, times)*	Expected service, delivery and loading movements are anticipated to be in the order of five (5) per week on average entailing a maximum vehicle size of an SR 12.5m vehicle. Rubbish collection will occur a maximum of two (2) movements per week entailing a maximum vehicle size of 8.8m in length. These movements will be undertaken in a line manner in forward along the western boundary of the site within the existing William Street parking supply.
Management of shared service bays: *Include requirements of other tenancies, demonstrating there will no conflict.*	The anticipated maximum number of deliveries and rubbish collection vehicle movements is anticipated to be in the order of up to seven (7) movements per week which will is approximately one (1) vehicle movement per day on average with an average dwell time on-street of less than 15 minutes for each movement. This will not result in any unacceptable conflict with other demands for the road space adjacent to the site. Existing commercial properties in close proximity to the site operate in a similar manner and accommodate their respective service, delivery, loading and rubbish tasks with a minimal impact to the existing risk profile of the road network.
Other *Sign marking, etc.*	If required, two (2) pick-up/drop-off bays will be provided on-street within the existing parallel parking supply near the northern boundary of the site on the east side of William Street with relevant signage and line marking to be approved by the City of Vincent.

Key findings from Traffic Impact Statement / Assessment

There is no proposed on-site car parking supply for the development, as noted in Section 3.2 of the TIA. No vehicle access is proposed for the site with parking demands associated with the site proposed to be accommodated off-site within the public supply. This development is not expected to operate as a typical hospitality establishment due to the constraints associated with the inner-city location which is afforded high quality public transport and pedestrian and cycling infrastructure as well as size of the proposal as well as due to the changing public attitudes associated with drinking and driving and the increased popularity of and accessibility of ride share services such as Uber, Lyft and Didi.

The theoretical required supply in accordance with the City's *Local Planning Policy 7.7.1: Non-Residential Parking* is in the order of 0.15 bays/person or 55 parking bays. However, the anticipated traffic generation associated with the proposal indicates that it will generate a maximum demand of 1 to 4 bays (range difference between arrivals and arrivals/departures) during a typical Friday daytime peak hour between 10 a.m. and 2 p.m. and 10 to 14 bays (range difference between arrivals and arrivals/departures) during a typical Friday or Saturday evening peak hour between 5 p.m. and 10 p.m., respectively. Based upon the results of the detailed car parking surveys noted above, this quantum of car parking demand can be more than comfortably accommodated within the existing and near future public parking supply within 300m to 400m walking distance of the site.

Justification for vehicle parking bays not satisfying the ratios stipulated in Table 1.

The proposal for no on-site carparking can be justified by the following:

- Location of site within an urban/inner-city environment attracting significant walk-in/cycle-in/local/multi-purpose trip making catchment and public transport use.
- Significant availability of public on- and off-street car parking supply within 300 to 400m walking distance of the site.
- Results of detailed parking surveys indicate a significant surplus in the public parking supply during the peak demand periods associated with the proposal which can more than adequately cater to the maximum anticipated car parking demands associated with these periods (as detailed in the TIA).
- This proposed approach is consistent with the City's LPP 7.7.1, the WAPC's D.C. 1.6 and the State Government's Interim Guidance on Car Parking for Non-Residential Uses as well as 'best practice' in the planning for and provision of car parking infrastructure.
- The applicant proposes to pay for two (2) car parking bays as cash-in-lieu remittance as well as minor works associated signage and line marking along the William Street frontage near its north-western boundary to provide for two (2) pick-up/drop-off bays on-street

PASSENGER

Venue Management Plan

378-380 William street, Northbridge, Boorloo

1. Objectives

This Management Plan outlines the Licensee's intended strategies and procedures for implementing its House Policy and Code of Conduct at the licensed premises, with a focus on responsible service of liquor and harm minimization in accordance with the Director of Liquor Licensing's Policy.

The Licensee aims to achieve successful trading and be viewed as a responsible community member. The Plan's goal is to ensure that both the Licensee and Management possess a comprehensive understanding of their obligations under relevant legislation, including the Liquor Control Act 1988. The Licensee endeavours to reduce incidents of harm or illness resulting from the consumption of liquor at the Premises by adopting the principles outlined in this Plan.

Management recognizes that providing a secure and welcoming environment for patrons, staff, and the community is crucial in minimising harm.

2. Staff Training

Passenger Management places great emphasis on the significance of having a highly skilled and experienced workforce, recognizing that well-trained staff are crucial to the success of its business. The company firmly believes that providing comprehensive, relevant, and ongoing training to all employees in responsible liquor service is imperative.

To ensure the highest standard of service, all staff members will participate in engaging and practical in-house training sessions. These sessions will not only be informative but also enjoyable, fostering a positive learning environment. Additionally, appropriate external training opportunities will be provided, covering responsible service practices, product knowledge, and the ability to identify signs of intoxicated behaviour. It is of utmost importance that staff members develop a deep understanding of their legal obligations in relation to the provision and service of food and beverages.

Furthermore, the Licensee and all Management staff will undergo specific training as prescribed by the Licensing Authority and Proprietors and will keep all staff qualifications available for inspection in the Staff Training Register, these include:

All staff members serving alcohol

- Responsible service of alcohol certification

Managers & Leadership positions:

- Management of Licensed Premises (Unrestricted)
- Provide First Aid Course
- De-escalation & OVA Training

This ensures that they possess the necessary skills and knowledge to effectively manage the establishment and comply with regulatory requirements.

Passenger Management remains committed to the continuous development of its staff, recognizing that ongoing training is essential to maintain the highest standards of service and customer satisfaction. By investing in the education and professional growth of its employees, the company aims to create an environment that promotes responsible alcohol service and enhances the overall experience for its passengers.

3. Customer Service

At Passenger, we prioritise delivering exceptional customer service that is professional yet casual. Our management is dedicated to creating a welcoming environment where guests can enjoy themselves while adhering to the highest standards of professionalism and compliance.

We take pride in our knowledgeable and attentive staff who are well-versed in their roles and responsibilities. Whether it's serving liquor or providing other hospitality services, our team upholds a "people-centred" culture and philosophy that puts our patrons at the forefront.

Our team is trained to understand the legal obligations associated with the sale of liquor and are committed to upholding those regulations. We trust that every interaction with our staff will be handled with professionalism and a comprehensive understanding of their responsibilities.

As part of our commitment to responsible service, management undertakes to display responsible service posters in prominent positions throughout the Premises.

4. CONDUCT OF STAFF

Staff will be expected to adhere to the following guidelines:

1. Maintain a friendly, competent, and professional demeanour while carrying out their duties at all times.

2. Discourage any behaviour or activities by patrons that may contribute to irresponsible consumption of alcohol on the premises.

3. Familiarise themselves with the legal obligations regarding responsible service of alcohol.

4. Seek support from supervisors in cases of customer refusal

5. Log all incidents into the Incident Report Register

Refer to Code of Conduct as Attached.

6. SALE OR SUPPLY OF FOOD AND BEVERAGES

The primary focus of our business is the sale of food on the premises, which takes place every trading day.

We are committed to maintaining the highest standards of hygiene in food preparation and meal production on the premises.

All our staff members are trained in safe food handling practices, and we continually reinforce these practices to ensure customer safety.

The licensee, management, and staff are dedicated to the responsible supply of alcoholic beverages on the premises. We strictly adhere to the Liquor Control Act 1988 and the policies set by the Licensing Authority, promoting compliance with acceptable practices.

In addition to alcoholic beverages, we proudly offer and promote a diverse range of non-alcoholic beverages on the premises, which are actively promoted by our staff.

Our management and staff are vigilant in monitoring the consumption of liquor by patrons. We are committed to recognizing early signs of intoxication and taking appropriate action to ensure the health and well-being of all our patrons and staff.

7. JUVENILES

The presence of juveniles on licensed premises is restricted under the Liquor Control Act 1988, unless certain conditions are met. These conditions include:

1. The juvenile must be accompanied at all times by a responsible adult who is supervising them.
2. The juvenile may be present on the premises for the sole purpose of obtaining a meal.
3. The juvenile may be present in an area of the premises that has been approved by the Licensing Authority for providing entertainment primarily for juveniles, where no liquor is being sold, supplied, or consumed.

To ensure compliance with these regulations, the management commits to supporting staff in refusing service and denying access to any patron who they suspect to be a juvenile. If there are reasonable grounds to believe a patron is a juvenile and they cannot produce acceptable identification verifying their age, or if it is confirmed that they are a juvenile and do not fall within the aforementioned exceptions, the licensee, approved manager, and staff have the authority to remove the patron from the premises.

Acceptable forms of identification for establishing age include a current Australian driver's licence with a photograph, a current passport with a photograph, or a Proof of Age Card as specified in the Liquor Control Regulations 1988.

The management will prominently display signage on the premises that explains the laws pertaining to the presence of juveniles on licensed premises.

In situations where a juvenile fails to satisfy the licensee, approved manager, or staff member regarding their age, or if the identification provided is deemed unacceptable, the staff member is legally permitted to request the suspected juvenile to leave the premises. They may use necessary force to remove the juvenile or enlist the assistance of others to do so.

Staff members are prohibited from:

1. Selling or supplying liquor to juveniles, both on and off the premises.
2. Allowing a juvenile to consume liquor on the premises.
3. Permitting the sale or supply of liquor to a juvenile on the premises.

8. REFUSAL OF SERVICE

Refusal of service to a customer under appropriate circumstances is a crucial component of responsible liquor service.

There are certain situations where refusal of service is necessary and obligatory. These include:

- Refusing to sell or provide liquor to an intoxicated individual.
- Prohibiting an intoxicated person from consuming liquor on the licensed premises.
- Preventing violent, argumentative, disorderly, or indecent behaviour on the licensed premises.
- Not allowing drunkenness to occur on the licensed premises.
- Declining to sell or provide liquor to a minor, or preventing a minor from remaining on the licensed premises.

To ensure the minimum possibility of hostility or disruptive behaviour from a customer who has been refused service, it is essential to handle such refusals in a professional, polite, discreet, yet firm manner. When appropriate, the reasons for the refusal should be explained to the customer.

In instances of refusal, the person or persons denied service should be politely requested to leave the premises. If they refuse to comply with the request from the Licensee, Approved Manager, or other staff members, other individuals may be asked to assist in their removal using reasonable force. In extreme cases, involving the police should be considered.

Clear signage emphasising the legal duty of the licensee and staff to refuse service will be prominently displayed within the premises.

It is of utmost importance to handle customers who are refused service or asked to leave in a professional yet firm manner. These patrons should be directed to the House Policy and Code of Conduct in effect at the premises, and alternatives such as non-alcoholic beverages, coffee, food, and assistance in arranging transportation should be offered.

Staff members must promptly notify management of any instances where service refusal occurs and report and log any incidents into the Incident Report Register.

9. ENTERTAINMENT

Passenger's entertainment plan revolves around creating a unique entertainment program that integrates a community-driven radio outlet and an indoor listening lounge. The goal is to provide an enjoyable music listening experience while enhancing the overall hospitality of the venue. However, it is essential to ensure that this entertainment does not cause any offence, excessive noise, or disturbance to individuals residing in close proximity to the premises.

10. NOISE MANAGEMENT

To minimise any potential offence, noise, or disturbance, the following measures will be implemented:

1. Compliance with laws and regulations: All entertainment provided at the premises will adhere to any conditions imposed by the Licensing Authority and all recommendations set out in the Acoustic Report. Additionally, any specific requirements or directions from relevant authorities will be strictly followed.

2. Communication with entertainment providers: Passenger management will effectively communicate to the providers of entertainment the general and special requirements that are in place regarding the provision of entertainment at the premises. This ensures that the performers are aware of the guidelines they need to adhere to while providing their services.

3. Handling complaints: In the event that a member of the public raises a complaint about experiencing undue offence, noise, or disturbance due to the entertainment provided at the premises, the Duty Manager will be promptly notified. The Duty Manager will then take reasonable steps to address the matter and resolve it, if possible. All complaints received will be documented and recorded in the appropriate register for reference and follow-up.

By implementing these measures, Passenger aims to strike a balance between providing an enjoyable entertainment experience and being considerate to the local community. This approach demonstrates a commitment to responsible entertainment management and ensures that any concerns raised by nearby residents are addressed in a timely and appropriate manner.

11. CROWD CONTROL

To maintain order, safety, and a positive atmosphere Passenger management will be implementing effective crowd control measures inside the licensed premises using the following plan:

1. Adhere to Maximum Occupancy: The maximum number of patrons will be set out by local authorities. Management will display the maximum occupancy certificate prominently and ensure that it is not exceeded.

2. Entry and Exit Management:
   a. Implement controlled entry points to regulate the flow of patrons.
   b. Clearly mark designated exit routes and ensure they remain unobstructed at all times.
   c. Train staff to manage entry queues efficiently, maintaining order and preventing overcrowding.

3. Staff Training:
   a. Provide comprehensive training to all staff members on crowd control procedures, including recognizing signs of potential disruptions and de-escalation techniques.
   b. Train staff to monitor the crowd, identify any unusual or concerning behaviour, and respond appropriately. Supervisors will undertake De-escalation and OVA certified training courses.

4. Visible Signage and Communication:
   a. Display visible signage indicating occupancy limits, exit locations, and emergency procedures.
   b. Use clear and concise communication systems (e.g., public address systems, digital displays) to convey important information to patrons.

5. Security and Staff Presence:
   a. During peak periods, security will provide assistance with crowd controlling.
   b. Passenger will ensure all security guards undertaking work on premises are trained in crowd control, conflict resolution, and emergency response.
   c. Regularly assess the adequacy of security staffing levels and adjust as needed.

6. Regular Monitoring:
   a. Continuously monitor the crowd density and behaviour within the premises and its immediate vicinity.
   b. Conduct regular checks to ensure compliance with occupancy limits and address any potential overcrowding.

7. Continuous Improvement:
   a. Regularly review and update the crowd control management plan based on feedback, incident reports, and changing regulations.
   b. Encourage staff feedback and suggestions for improving crowd control measures.

By implementing this comprehensive crowd control management plan, management can effectively maintain order, ensure safety, prevent disruptive behaviour, and enhance the overall customer experience in licensed premises.

12.CREATING A SAFE COMMUNITY ENVIRONMENT

Management is fully dedicated to establishing a secure environment both within the Premises and the surrounding community.

One of the primary goals of Passenger Management is to implement responsible service practices at the Premises, with the aim of fostering an environment that prioritises the safety and satisfaction of patrons to the greatest extent possible.

Furthermore, it is crucial that the peace and tranquillity of the Premises' neighbours are not unjustly disrupted by excessive noise or disruptive behaviour from patrons when they exit the Premises. To achieve these objectives, the following measures will be implemented:

1. Staff should ensure that reasonable measures are in place to minimise the escape of undue noise from the Premises.
2. Staff should promote and encourage amongst patrons a respect for the amenity of the neighbourhood in which the Premises is situated, and rights of neighbouring premises not to be unduly disturbed by patrons’ behaviour on or off the Premises.
3. Staff will take steps to prevent patrons from leaving the Premises with open cans, bottles or with glasses.
4. Staff will collect on a regular basis empty and discarded glasses, cans and bottles throughout the Premises.
5. Any complaint by a member of the public that they are experiencing undue offence, noise or disturbance as a result of the operation of the Premises will be brought to the attention of Management who will take reasonable steps to resolve the matter (if possible). All complaints are to be recorded in the appropriate register.

HOUSE POLICY

WE PROMOTE THE RESPONSIBLE SERVICE OF ALCOHOL.

Passenger strives to deliver exceptional hospitality experiences through a well-trained passionate team, ensuring the highest standards of service and quality. This includes creating a welcoming and relaxed atmosphere for enjoyment of food and beverages; providing the space and facilities within which meaningful social interactions and expressions of local culture can take place.

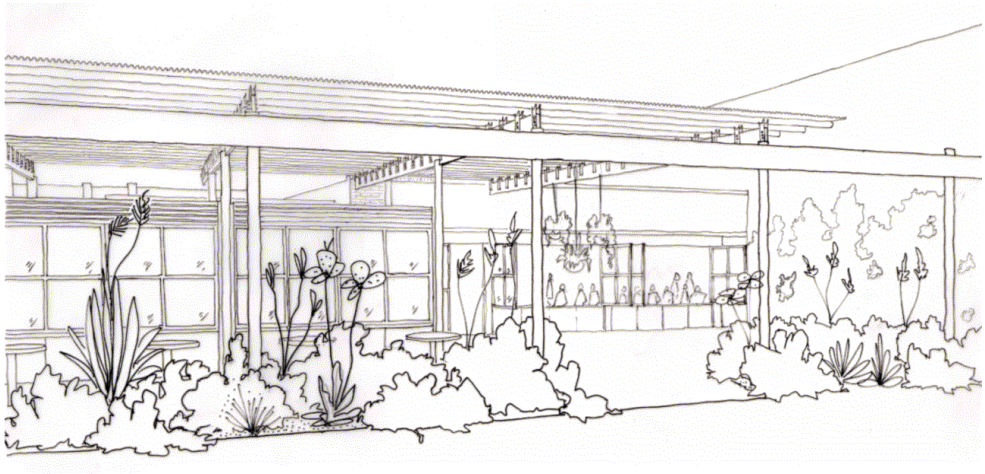
CODE OF CONDUCT

1. **Respect** - At Passenger we celebrate the wide and diverse people and cultures of Whadjuk Noongar nation. We gratefully acknowledge that we're coming together on Aboriginal land, land that was never ceded, and we pay our respect to elders, past and present. Everyone has the equal right to enjoy and participate in our venue. Discrimination or anti-social behaviour towards patrons and/or staff is absolutely unacceptable.
2. **Intoxication** - In accord with our liquor licence obligations under The Liquor Control Reform Act 1998 – WA, you can be refused service if you are intoxicated. Section 3AB of this Act states that a person is in a state of intoxication if "his or her speech, balance, co-ordination or behaviour is noticeably affected and there are reasonable grounds for believing that this is the result of consumption of liquor." In this instance you will be provided with water and ask to stop consuming alcohol and may be asked to vacate the premises.
3. **Don't Creep** - It is perfectly natural to be attracted to another person. Please feel free to express yourself and engage with others in a gentle and respectful way. Always respect other people's personal space, and if you believe you have been invited into someone's space, then use your manners, be careful and considerate. If it does not work out, then please accept no for an answer, keep your head held high and come and see us at the bar.
4. **Love Thy Neighbours** - Passenger strives to be part of the solution and not the problem. We love our neighbours and we ask that all of our patrons please help us to keep a healthy relationship by leaving the venue swiftly and quietly. Please refrain from walking down residential streets and make your way South towards the city if you need to kick on!
   We are available at all times to respond to the concerns or complaints of our patrons and our neighbours. If you have any concerns over the way Passenger operates please contact us by email: info@passengerwa.net

5. **No Juveniles** - Persons under the age of 18 years shall not be permitted on these premises unless accompanied by a Parent/Guardian and shall not be permitted to purchase or consume alcohol. Persons entering these premises MUST produce on demand, valid photographic identification with proof of age (WA Drivers License, Current Australian passport or Proof of Age Card).
6. **We are here for you -** If you are not feeling safe, comfortable or free to be your authentic self, for whatever reason, then please talk to our service or bar staff, or our security team so we can help make Passenger a genuinely inclusive and safe space for all.
7. **Respect our Staff** - Our team's health and safety are paramount. They are a professional and energetic group of individuals who strive to ensure YOU have the most wonderful experience. Any patron showing disrespectful behaviour to any of our staff will be asked to leave the premises immediately.
8. **Bring the community together** - Have fun, step out of your comfort zone, meet new people, loosen the tie (or leave it at home!), share in the good times, be the community you wish to see. Passenger is here for you. If you need an extra pal, please pull up to the bar and if you have any dramas please reach out to management for assistance.

PUBLIC INTEREST ASSESSMENT

PASSENGER



Prepared by:

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1. INTRODUCTION

1.1 Terms Used

In this submission, reference to:

01. **Act** means the Liquor Control Act 1988;
02. **Applicant** means Sound Hospitality Pty Ltd;
03. **Licence Application** means the application by the Applicant for the Licence in respect of the Premises;
04. **Development Application** means the application by the Applicant to the LGA for change of use in respect of the Premises;
05. **DLGSC** means the Department of Local Government, Sport and Cultural Industries;
06. **COV** means the City of Vincent which is the local government authority which may intervene or make representations in these proceedings pursuant to section 69(7), Act;
07. **Licence** means tavern restricted licence pursuant to s.41(1)(c) of the Act;
08. **Locality** means the area relevant to the Application as defined in these submissions;
09. **PIA** means this public interest assessment in support of the Application;
10. **Premises** means the land and buildings proposed to be the subject of the Licence at 378-380 William street, Perth, WA;
11. **Regulations** means the Liquor Control Regulations 1989;
12. **RSA** means the responsible service of alcohol; and
13. **Venue** means the business proposed to operate under the Licence and trade under the name 'Passenger' at the premises.

1.2 Overview.

The Applicant is applying for licensing and approvals from both the COV and the DLGSC to transform a disused warehouse into an innovative, community-centred hospitality, retail, and media facility called "Passenger" - servicing local music and creative communities that offers a record store and cafe, a bar and kitchen, a garden bar and an online media/radio hub in the heart of Northbridge. The proposed Venue will be operated by the Applicant's directors: seasoned hospitality entrepreneur Iraia Andersen and events industry veteran Ben Taaffe. In support of the applications for development and liquor licensing approval, this Public Interest Assessment (PIA) has been prepared by the Applicant.

The Applicant is seeking approval from the LGA for the grant of a "Change of Use" Development Application in respect to the Premises, which allows the proposed site to be changed from "District Centre" zone to a "Zone A" (a.k.a. "Discretionary Zone"). An acoustic report has been submitted with the Development Application as required. The Applicant will subsequently apply to the licensing authority for the conditional grant of a tavern restricted licence pursuant to s.41(1)(c) of the Act which states:

> ***41. Hotel licence, kinds, conditions and effect of***
>
> *… (1) For the purposes of this Act —*
>
> *(a) where a hotel licence is not subject to any condition referred to in subsection (4) and is not a small bar licence it shall be referred to as a tavern licence; and*
>
> *(b) where a hotel licence is subject to a condition —*
>
> *(i) prohibiting the sale of packaged liquor to persons other than lodgers; and*
>
> *(ii) restricting the sale of liquor to be consumed on the licensed premises, it shall be referred to as a hotel restricted licence; and*
>
> ***(c) where a tavern licence is subject to a condition —***
>
> ***(i) prohibiting the sale of packaged liquor; and***
>
> ***(ii) restricting the sale of liquor to be consumed on***
>
> ***the licensed premises, it shall be referred to as a tavern restricted licence,***
>
> *and an application may be made for a tavern licence or a tavern restricted licence if the applicant does not seek a licence for a hotel offering accommodation, or for a hotel restricted licence only.*

The Venue promises to be a local hub where patrons can gather with friends, listen to music, have a meal, or just relax with a drink. At its core, the venue is committed to providing an environment where quality, music, connection, and community shape the experiences of every visitor. Through this project, the Applicant is seeking to service a growing need for a facility and social space that combines modern practices of digital cultural consumption and production with authentic social and community experiences. In line with its mission, the Venue will feature an extensive program of online radio, workshops, exhibitions, and live musicians and DJs.

The premises is currently an unused derelict warehouse and an adjacent empty bitumen block that provides very little public amenity, and occupies highly valuable civic space along a section of William Street in the Perth / Northbridge area. The Applicant proposes to transform this site from its current state into an iconic hospitality and retail facility that contributes to the cultural enrichment of the area by fostering local culture and connection through a unique combination of digital, cultural and social interactions.

Figure 1 - the premises - existing conditions:

To achieve this transformation, the Venue will consist of four connected components that will be spread over the 980m2 site. These include:

- Passenger Bar: A lounge bar and kitchen offering high-quality drinks and simple, fresh and affordable food, with options for casual drinking and dining or a more intimate listening experience in the lounge space that has been crafted for an immersive listening experience.
- Passenger Backyard: A spacious garden bar boasting large shady trees, set behind the online media hub and record store, to create a leafy retreat from the grimey urban landscape beyond.
- Passenger Radio: An online media streaming facility and internet radio program, broadcasting diverse, progressive, and positive signals from Perth to the world while connecting virtual communities with local spaces and real life.
- A world-class street-facing record shop & cafe; Shari Vari Records, stocks a curated selection of vinyl records, music magazines, and clothing, and serves coffee and food.

Full plans, materials schedule and elevations of the Venue design have been provided in **attachment 1 - Plans.**

Figure 2 - Architect sketch of front of venue (inc. landscaping):

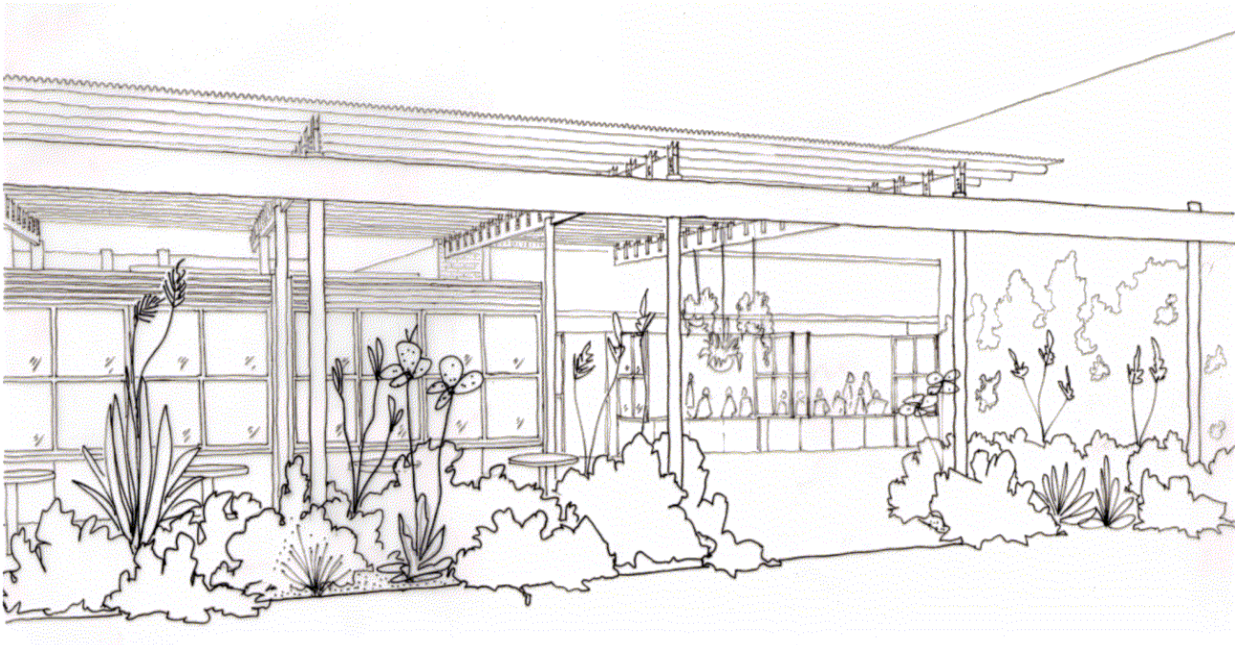
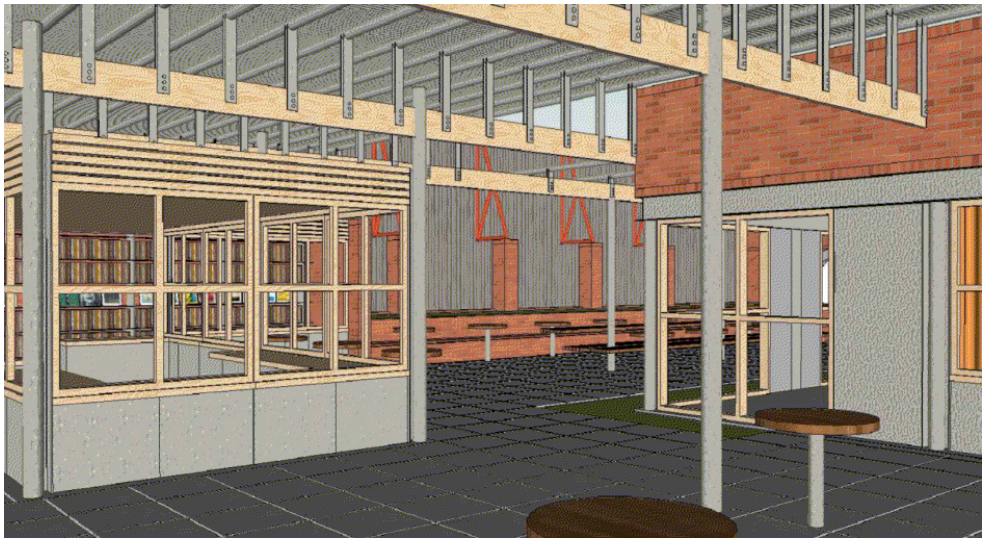


Figure 3.1 - Front perspective of venue (without landscaping):

The Venue will be operated as per industry best practice, with focus on providing a diverse, unique and contemporary offering that is currently unavailable to consumers in the locality. The Venue will adhere to the Department of Local Government, Sport and Cultural Industries' policies relating to the sale and supply of liquor for consumption on the premises pursuant to the Liquor Control Act 1988.

Figure 3.2 - Online Media Booth & view to back garden bar (without landscaping)



In the design and planning phase for the Venue, the Applicant has meticulously considered and addressed issues related to any potential harm and ill-health associated with alcohol consumption. This is a matter the licensing authority may take into consideration in determining the granting of this application pursuant to s38(4)(a) of

the Act. A robust harm minimisation strategy has been developed by the Applicant and included in the Venue Management Plan (Attachment 3 – VMP), with a strong commitment to its consistent implementation to mitigate any potential adverse effects within the vicinity. Training is a core aspect of the Venue's operation, including in-depth customer service, product knowledge, first aid and harm minimisation training. The Applicant will ensure staff qualifications are maintained and logged in the Training Register in line with the Director's Policy on Mandatory Training.

The Venue will be staffed by hospitality professionals trained in the Responsible Service of Alcohol (RSA) and supervised at all times by highly qualified, Approved Managers. Staff will not only enforce legal requirements around the service of alcohol, but also promote social responsibility and healthy, balanced hospitality experiences. An Approved Manager will oversee the premises at all times, ensuring compliance with all licensing and regulatory requirements, and a professional full-time management team will supervise operations, staff, and training.

Consideration has also been given to the demographics of local residents (Population and Demographics, At Risk Groups) and those travelling to the locality as outlined in section 4 - Locality. Along with the current demographic and population data for the locality, the Applicant has also considered the future growth in the area, with the local population set to increase by more than 30% over the next 20 years. 2021 Census data has been accessed via the ABS website. Information relating to harm reduction and research on drug and alcohol use in Western Australia obtained from WA Mental Health Commission website, The Australian Institute of Health and Welfare, and the Department of Health website. Information relating to visitor statistics, economic contribution, tourism regions and food and wine tourism obtained from the Tourism WA website.

The Applicant is resolute in their commitment to ensure that the operation of the Venue does not cause any undue offence, annoyance, disturbance, or inconvenience to people who reside or work in the vicinity of the Venue. This is reflected in their carefully designed Venue Management Plan, which includes effective Harm Minimisation, Noise Management and Risk Management Strategies.

In compiling this Public Interest Assessment, the Applicant has also reviewed the DLGSC's Policy on Public Interest Assessments. Accordingly, the Applicant has developed their business model, and venue design with the aim of ensuring that the Venue operates at all times:

- as a safe and comfortable environment for patrons of all ages, abilities and different walks of life.
- without causing any increase in alcohol related harm and ill-health in the community;

- without causing undue disturbance to persons living and working in the Locality; and
- providing a positive contribution to the amenity of the Locality and benefit to the local community.

The Applicant is committed to creating a venue that positively contributes to the amenity, lifestyle and cultural vibrancy of the Locality while minimising the risk of any negative impacts in the community.

This submission also demonstrates how the proposed development aligns with the COV Development And Design Policy No. 7.5.7 - Licensed Premises, COV Strategic Community Plan 2018–2028, the more recent Strategic Community Plan 2022-2032 and the COV Thriving Places Strategy 2023-2028. The City of Vincent (COV) Strategic Community Plan 2018–2028 includes the vision that:

> *"In 2028, the City of Vincent is a leafy and vibrant 24hr city, which is synonymous with quality design and sustainability. Its diverse population is supported in their innovative endeavours by a Council that says yes!"*

The sections of the PIA to follow outline a clear plan and firm commitment to creating a Venue that contributes to a leafier, safer, more sustainable, more enjoyable locality, and supports and services the local community, while ensuring operations minimise any potential harm or disturbance to the area.

As well as the above mentioned documents, several other key COV vision, strategy, planning and policy documents have also been used to inform the planning of the project and creation of this PIA submission:

- District Planning Scheme No. 2 and associated planning policies
- COV Development And Design Policy No. 7.5.7 - Licensed Premises
- COV's Built Form Policy
- Thriving Places Strategy 2023-2028
- Strategic Community Plan 2022 - 2032
- Public Open Space Strategy
- Public Health Plan 2020 - 2025
- Sustainable Environment Strategy 2019-2024
- Waste Strategy 2018 -2023
- Car Parking Strategy
- Precinct Parking Management Plan
- Community and Stakeholder Engagement Strategy
- Safer Vincent Plan 2019-2022
- 2021 Volume 01 Vincent Town Centre Place Plan

The Applicant notes that at the time of writing this PIA, a William Street or Northbridge Town Centre Place Plan has not been published. The Applicant eagerly awaits the

publication of this planning document and will seek to align all further planning and development processes with the goals of the plan when it is available.

It is also relevant that the City of Vincent is considered to be a supportive council when it comes to growing businesses. The COV website states:

> *"Activation is a growing trend whereby businesses use their adjacent public space in creative ways to engage customers. The City is focused on encouraging businesses to think outside the box and utilise the public space around their business to expand their business and activate the public realm ... Active places are good for business and they help to create safe, healthy and inspired communities."*

In line with the COV's supportive intentions and related policies the Applicant submits that consideration should be given to the following positive aspects of the application.

The various features of the Venue as described in this submission will combine to create a popular destination that is distinctive and unique in context of the Locality. With its unique combination of hospitality and retail offerings, green space, local cultural programming and digital media facilities, the Venue will attract renewed interest in the area and contribute significantly to the development of local culture and community, as well as boosting the local retail and hospitality industries. As such, the Venue will contribute to the revitalisation of the Locality by creating positive impacts in the areas of livability, vibrancy, safety, economic activity and green spaces for local residents and visitors, while ensuring a safe environment and minimising harm or negative impact on the community.

The Venue has been designed to be a place where digital and online cultural practices intersect harmoniously with local culture and community - a space where people can create social connections and build community while engaging in activities of cultural consumption and production that are increasingly experienced through online platforms only - Eg: buying records and books at the music retail outlet rather than from an online record store; sitting and listening to local radio DJs and musicians host a radio program or performing live, rather than watching a live stream or on-demand through a digital device. In this way the project seeks to fulfil a growing need for a type of public or civic space where social connection and community building can take place around modern forms of digital cultural consumption and production that occur predominantly online. The goal is to counteract the rising trend of isolated, individualised cultural consumption and instead, foster a vibrant social atmosphere within the Venue.

The Applicant submits that the intersection of community engagement, creative participation and local cultural production and consumption with modern hospitality facilities and services, which include the service and consumption of liquor, embodies the proper development of the hospitality industry and will be in the public interest. Bringing these elements together not only enhances the locality and the overall

experience of the clientele, but also promotes an atmosphere of cultural exchange and social connection that can lead to a significantly improved societal well-being and social cohesion.

The result will be an inclusive and dynamic venue that caters to online and "in-real-life" creative communities alike, engaging local City of Perth and COV residents as well as visitors seeking out the unique experiences the venue has to offer. The Venue's cultural programming will involve a rich and unique schedule of online streaming, live performance, activations, workshops, special events and exhibitions designed to celebrate local culture, engage with diverse communities and foster a thriving music and arts landscape in the area. This unique blend of new media-technologies, local culture and modern hospitality encourages the expression and progression of local cultural identity, providing a platform for diverse voices and experiences. The Venue, therefore, represents more than just a hospitality business - it seeks to contribute to the fabric of a vibrant, inclusive, and culturally rich community.

In conclusion, the Applicant submits that granting the Tavern restricted licence for the Venue will be strongly in the public interest. As a responsible and professional operator, Sound Hospitality Pty Ltd seeks to contribute positively to the local liquor, tourism, and hospitality industries, while serving the interests of the local community and satisfying the evolving needs of consumers. By placing social connections, community engagement and local culture at the centre of its cultural programming and business model, offering experiences and facilities that currently do not exist in the locality and striving to support local culture and community, the Venue will (pending approval) enhance and revitalise the local area.

2. THE ACT

2.1 Legislative Framework – Liquor Control Act 1988

This application is for a tavern restricted licence in accordance with Section 41(1)(c) of the Liquor Control Act 1988, and The Applicant has considered all relevant matters relating to the Objects of the Act, as outlined below.

2.1.1 Objects of the Act

The primary objects of the Act as set out in Section 5 (1) are:

> *a) To regulate the sale, supply, and consumption of liquor;*
>
> *b) To minimise the harm or ill-health caused to people, or any group of people, due to the use of liquor;*

> *c) To cater to the requirements of consumers of liquor-related services, with regard to the proper development of the liquor industry, the tourism industry, and hospitality industries in the state;*

As show in the submission throughout this PIA, the applicant is aware of these requirements and will address the primary objects of the Act in the following ways:

As a venue that prioritises responsible practices, the planned beverage offerings and pricing are designed to deter 'at risk' groups in the locality (See Indicative Menu - Attachment 6).

A comprehensive Venue Management Plan (Attachment 3), including the venue's harm minimisation strategy, is formulated and attached to this submission, designed to guide the Applicant and management teams towards a rigorous approach to minimising harm, and responsibly regulating the sale, supply and consumption of liquor.

The Applicant will provide thorough in-house training for staff, encompassing customer service, product awareness, and harm mitigation, with a focus on preventing excessive intoxication and discouraging anti-social behaviour.

Committed to bolstering the local liquor, hospitality, and tourism sectors, the Applicant supports local suppliers of boutique wine, craft beer, and bespoke beverage producers. As an independent entity, the Applicant is well-positioned to foster mutually beneficial relationships with a variety of Western Australian growers, producers and suppliers for their food and beverages menus.

The Applicant contends that bringing together practices of community engagement, creative participation, and digital modes of cultural consumption and production, with traditional hospitality services, that include the service and consumption of liquor, aligns with the proper development of the hospitality industry and is in the public interest.

2.1.2 Secondary Objects of the Act

The secondary objects of the Act as set out in Section 5(2) are:

> *a) To facilitate the use and development of licensed facilities, including their use and development of live original music, reflecting the diversity of requirements of consumers in the state;*
>
> *c)? NA?*
>
> *d) To provide adequate controls over the persons directly or indirectly involved in the sale, disposal, and consumption of liquor;*
>
> *e) To provide a flexible system, with as little formality or technicality as may be practicable for the administration of this Act;*

> *f) To encourage responsible attitudes and practices towards the promotion, sale, supply, service, and consumption of liquor that are consistent with the interests of the community.*

The Applicant plans for the Venue to focus genuinely on meeting the requirements of local residents and those travelling to the Venue for their unique and diverse creative and cultural programming, high-quality food and beverage offerings, and engagement in community-centred experiences not available elsewhere in the locality.

The responsible Applicant is committed to working with the Department of Local Government, Sport and Cultural Industries, the WA Police, WA Department of Health, the City of Vincent, and other relevant statutory authorities throughout the application process and operation of the premises (subject to approval).

All employees involved in the sale and supply of alcohol will be required to undergo the appropriate RSA training from a Nationally Accredited Training Provider, and their qualifications will be kept in a Training Register on the premises in accordance with the Director's Policy on Mandatory Training, last amended on 23 February 2021.

The Applicant will ensure the presence of an Approved Manager at all times to oversee the premises' operation in compliance with all licensing and regulatory requirements relating to 'Managers at Licensed Premises.' The Approved Manager will be available at all times to respond to the concerns of patrons, local residents, and local law enforcement officers.

The Applicant will implement risk management and harm minimisation strategies, incorporating a Code of Conduct and, House Policy into the Venue Management Plan (Attachment 3). This plan will be in place at all times and will apply to patrons, staff, and management in accordance with the Department's Policy on Harm Minimisation.

The Applicant, as an experienced and responsible operator, will ensure that any in-house promotion is suitable and does not support excessive or reckless consumption of liquor in the future. The Applicant will adhere to the Director's Policy on the Responsible Promotion of Liquor at all times.

2.1.3 Public Interest Matters

The public interest matters to be considered under Section 38(4) of the Act include:

> *"Without limiting subsection (2), the matters the licensing authority may have regard to in determining whether granting an application is in the public interest include —*
>
> > *(a) the harm or ill-health that might be caused to people, or any group of people, due to the use of liquor; and*

(b) whether the amenity, quiet or good order of the locality in which the licensed premises or proposed licensed premises are, or are to be, situated might in some manner be lessened; and

(c) whether offence, annoyance, disturbance or inconvenience might be caused to people who reside or work in the vicinity of the licensed premises or proposed licensed premises;

and

(ca) any effect the granting of the application might have in relation to tourism, or community or cultural matters; and

(d) any other prescribed matter."

The Applicant notes that there are currently no other prescribed matters.

It is also relevant to note that Section 33 (1) of the Act provides that...

"the licensing authority has absolute discretion to grant or refuse an application on any ground or for any reason that it considers in the public interest.

The Applicant acknowledges that all necessary requirements to satisfy Section 5 and address Section 38 (2) and (4) of the Act have been provided within submissions following. The Applicant has diligently addressed the primary and secondary objects of Section 5 of the Act, and all of the matters set out in Section 38(2)(4) of the Act in this PIA. Should there be any minor perceived deficiency in the Applicant's submission, the Applicant requests with respect that the Director applies an appropriate level of discretion and flexibility in granting the tavern restricted licence in the public interest as afforded by this section of the Act.

3. THE APPLICANT

3.1 Applicant Details

The Applicant, Sound Hospitality Pty Ltd, is a proprietary limited company founded by directors and exclusive shareholders Iraia Andersen and Benjamin Taaffe. Sound Hospitality Pty Ltd is a new company whose focus is to create unique experiences that foster community and connection through a rich engagement with and knowledge of music and hospitality. Both founding directors will play a hands-on role in developing, delivering and managing the Venue. Their breadth of knowledge, networks and experience throughout Perth's hospitality and events industries is a key driver to the businesses success. Mr Andersen has previously co-founded, managed and held the position of Licensee in successful hospitality establishments Ezra Pound Bar and Old

Faithful BBQ, while Mr Taaffe has worked extensively in venue programming, marketing and event management and production roles through his own events company Move for over 15 years, and has also volunteered at community radio station, RTRFM for the last 20 years. They are committed to ensuring that the Venue operates in the public interest and minimises any potential negative impact on the local amenities (subject to approval).

Hospitality operations of the Venue will primarily be overseen by Director Iraia Andersen and the Manager of the venue manager. Mr Andersen is an awarded and experienced venue operator and hospitality professional, who strives for industry leading standards of service, quality, safety and accessibility at all times. Together with the staff, he will promote a healthy and sustainable hospitality culture at the Venue with a focus on proactive approaches to harm-minimisation, safety and security.

Cultural and community programming, marketing and engagement operations will be managed by director Ben Taaffe. Mr Taaffe is a successful events producer and program coordinator. His passion for music and connection to community drives a successful twenty-one year career within the Boorloo events, arts and community sectors. Through his events company Move, Ben has built a reputation as a leading figure in the Australian music industry, producing high-quality and dynamic events and collaborating with leading cultural organisations – including Boola Bardip (WA Museum), The Bakery, RTRFM, Fringe World and Red Bull Music Academy.

The directors are well-known for their past quality premises and operations and have very strong support from local residents and stakeholders in the region. It is clear that under the leadership of the directors, the Applicant will maintain a consistent focus on the quality of food and beverages, and aims to improve upon leading industry standards for customer services.

With the Applicants many years of experience producing events, operating hospitality venues and Director Iraia Andersen holding several positions as Licensee across his many years in the hospitality industry, while engaging successfully with local government and licensing authorities, the Applicant is fully aware of the rights and responsibilities linked to holding a liquor licence.

3.2 A Fit and Proper Person to Hold a Licence

Section 33(6) of the Act refers to creditworthiness, character, convictions, conduct of other businesses and reports or interventions made against an Applicant as matters relevant to determining whether the applicant is a fit and proper person to hold a licence. It states:

> *"...(a) the creditworthiness of that person; and*
>
> *(aa) the character and reputation of that person; and*

> *(b) the number and nature of any convictions of that person for offences in any jurisdiction; and*
>
> *(c) the conduct of that person in respect to other businesses or to matters to which this Act relates; and*
>
> *(d) any report submitted, or intervention made, under section 69 are relevant and amongst the matters to which consideration may be given."*

The Applicant's director Iraia Andersen has been previously approved to operate in Western Australia and the Applicant is confident that they will be found fit and proper to manage the Venue under a Tavern Restricted Licence (subject to approval). The directors have demonstrated their creditworthiness, character, and good conduct through their operations in other businesses and their willingness to engage with relevant stakeholders and authorities in the interest of the proper development of the liquor, hospitality, and tourism industry and are qualified to hold a Liquor License in Western Australia.

The Applicant is committed to actively engaging with local government and any other relevant authority to reduce undue, alcohol-related harm in the locality. They have engaged and will continue to engage with the WA Mental Health Commission (MHC), the WA Police Liquor Enforcement Unit (LEU), and various community and nearest 'at risk' groups and representative organisations during the application process. To date, none of the 'at risk' groups contacted have expressed concerns with the grant of the application. All of the 'at risk' groups in the locality will be contacted during the advertising period, through written notifications as outlined by the licensing authority.

4. LOCALITY

4.1 Defining the Locality

The proposed establishment will be located at 378-380 William Street, approximately halfway along the area defined in key COV planning and strategy documents as either the Northbridge Town Centre or William Street Town Centre (more recently adopted).

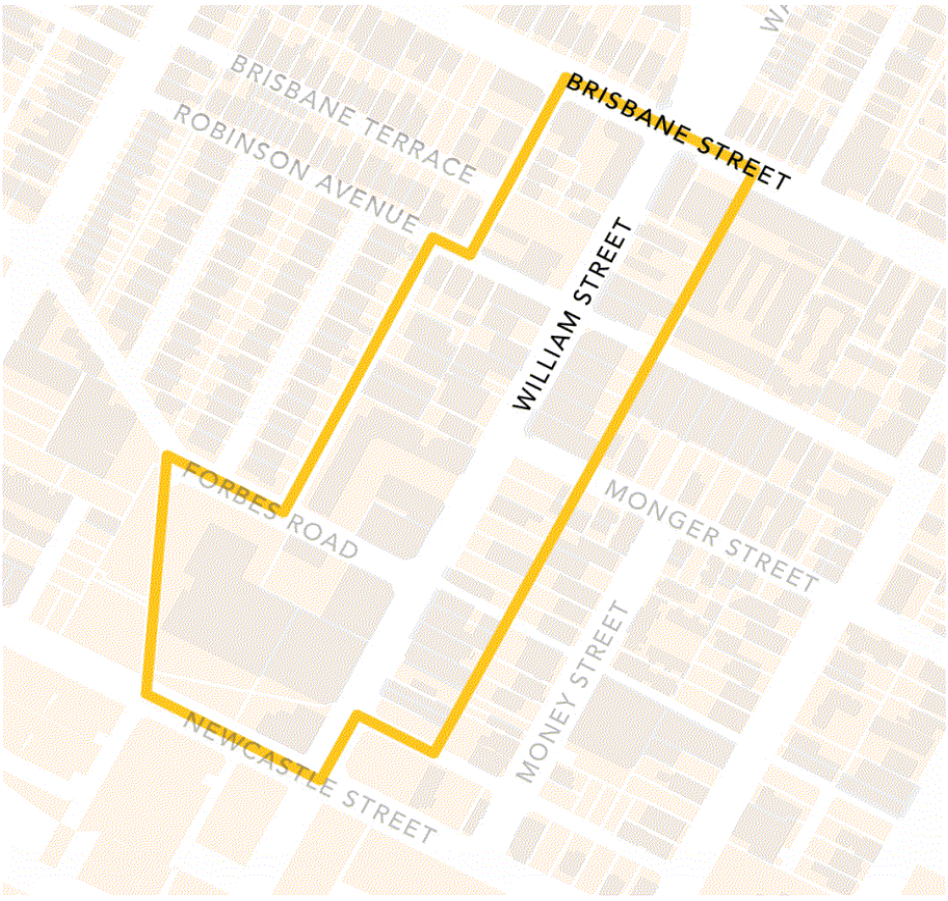
> *"William Street connects the City of Vincent to the City of Perth. This area is our most demographically diverse Town Centre – a cultural hot pot brimming with restaurants and culinary delights from around the world"*

COV has identified Northbridge/William Street as one of six priority "Town Centres" that represent the focal point for economic, cultural and community activities in a particular local area - each with its own unique character and identity, and each providing value and supporting community for the surrounding residents and to the greater COV area.

The Applicant submits that in the context of this public interest assessment, the area deemed the Locality within which the Venue will be situated, is an area within a radius of 2km surrounding the premises, prescribed by the Director's Public Interest Assessment Policy as generally applying to *any suburb located within 15 kms of the Perth CBD.* The proposed Locality, therefore, includes the suburbs of **Northbridge, Perth, East Perth, North Perth, West Perth, Highgate, Leederville, West Leederville, and Mount Lawley**. Data drawn from these locations is combined to provide an overview of the Locality population and demographics throughout this PIA.

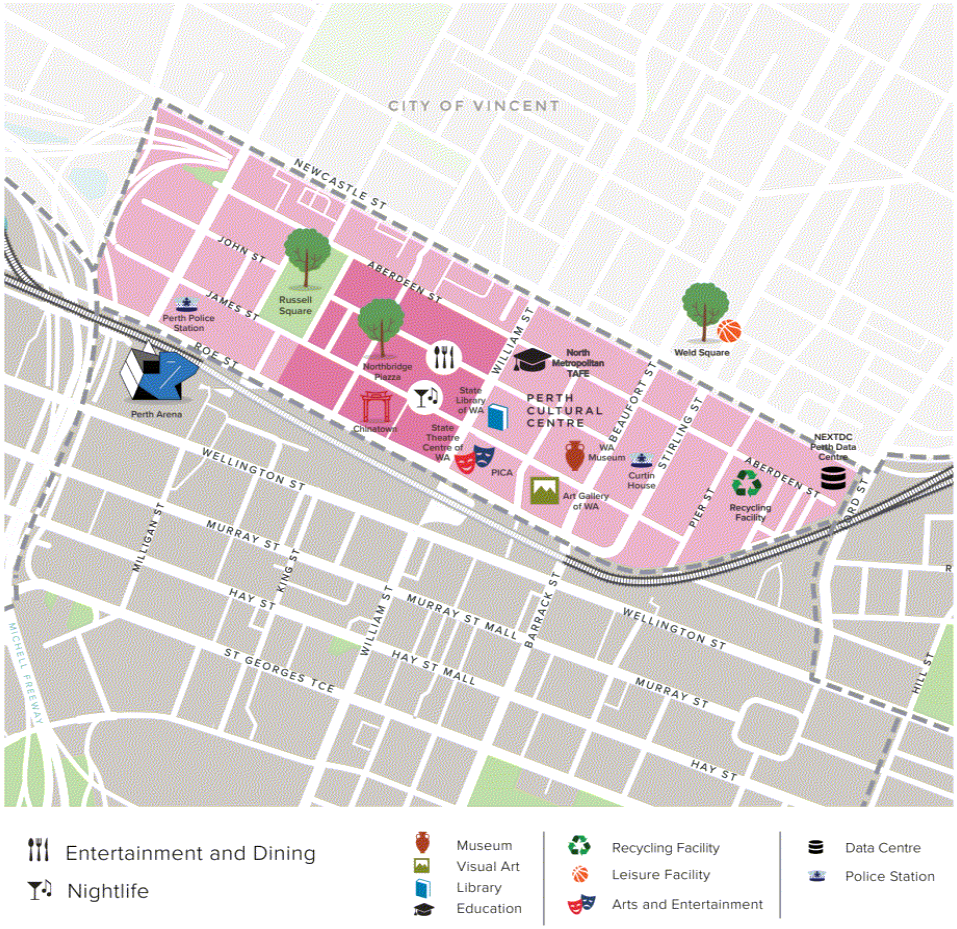
A significant portion of the information and assertions submitted in this assessment report, however, relate more specifically to the area commonly known as either "Northbridge'', within the City of Perth, or The William Street / Northbridge Town Centre within the City of Vincent, which sits within the Locality as defined above. This area represents the most relevant and immediately impacted neighbourhood in relation to the Venue and will therefore be given special attention. This area spans across both COV and City of Perth boundaries to encompass the William Street hospitality and retail strip running from Roe Street (COP) to Bulwer Street (COV) as the area widely known in the community as "Northbridge", with Newcastle Street as a borderline between the two LGA districts.

Figure 4: WILLIAM STREET TOWN CENTRE (City of Vincent)



As a matter of clarification, “Northbridge '' is defined within City of Perth documents, as an area within the City of Perth boundaries between Roe Street and Newcastle Street, bound by Fitzgerald Street to the west and the eastern suburbs train lines to the east. In the COV documents, the area bounded by Vincent Street, William Street and Lincoln Street in the north, Lord Street in the east, Newcastle Street in the south, and Fitzgerald Street in the west is labelled as the suburb of “Perth”; and within this suburb, a smaller area surrounding William Street from Newcastle Street to Brisbane Street, is identified as either the “William Street Town Centre” or “Northbridge Town Centre”. For the purposes of this public interest assessment, however, both of these areas are included in the Applicant’s assessment of the relevant “neighbourhood”, within which the Venue is situated and the combined areas are referred to simply as “Northbridge”.

Figure 5: NORTHBRIDGE (City of Perth)



4.2 Population and Demographics

In the following paragraphs and tables, demographic information, Census data and forecasts have been obtained from the Australian Bureau of Statistics (ABS) directly, and also from the Informed Decisions online resource, which uses ABS data. Data related to all of the suburbs that connect to and either wholly or partially constitute the locality, as listed above, have been used in line with requirements outlined in the Director's Guideline on 'Specification of Locality' as part of the Public Interest Assessment Policy. The applicant notes that for practical reasons, the statistical data listed below, and used to represent the Locality, includes the total data for each of the suburbs that intersect with a 2km radius of the Premises, but is not the exact demographic information of only those residents living within the 2km radius of the venue.

Locality - 2km Radius from Passenger
(2km Radius by Suburbs - combined ABS data)

Total Locality Population:	56,031
Median Age:	33

Forecast population	2023	2028	2041	Growth
Locality	56,031	61,681	79,227	1.94% pa
COV	38,923	41,540	49,081	1.31% pa
COP	30,879	33,779	46,226	1.80% pa

"At Risk"	Number	% Locality	% Greater Perth	% WA
Aboriginal or Torres Strait Islander origin	501	0.89%	2.00%	3.30%
families (with children)	4563	17.89%	32.00%	30.20%
under 18	5547	9.90%	22.50%	22.60%

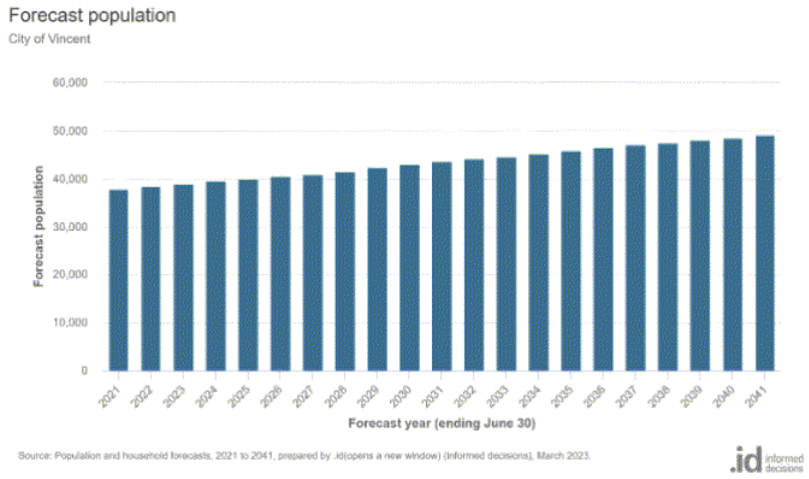
Age Groups (2021)	Number	% Locality	% Greater Perth	% WA
18-24	5315	9.49%	8.60%	8.20%
25-34	14953	26.69%	14.40%	14.00%
35-49	12160	21.70%	21.00%	20.80%
50-59	5654	10.09%	12.40%	12.60%

Attending Higher Education	Number	% Locality	% Greater Perth	% WA
university	4459	7.96%	4.90%	4.20%
Tafe / vocational education	1809	3.23%	2.30%	2.30%
higher education (Total)	6268	11.19%	7.20%	6.50%

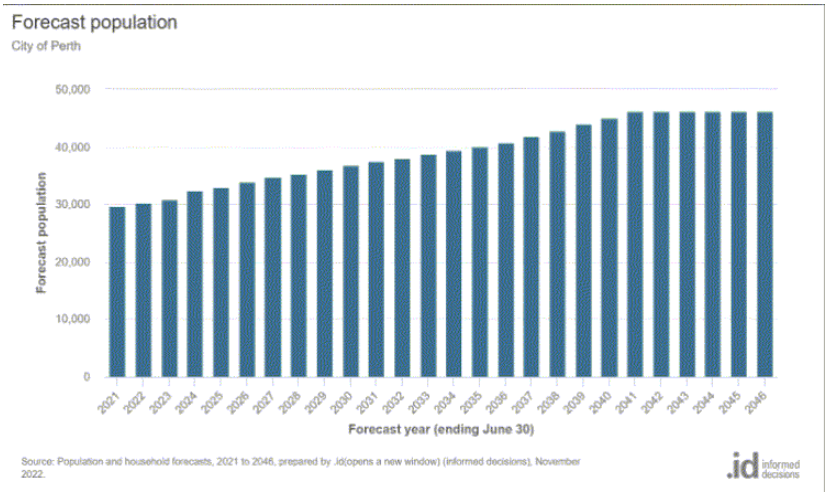
4.2.1 Population

The Locality is projected to have a population of 56,031 in 2023 with a population density measure of approximately 3600 persons per square km, which is expected to continue increasing rapidly with the ongoing processes of in-filling and development of numerous multi-story apartment complexes in the area. The Locality population is forecast to grow to 61,681 by 2028, and further to 79,227 by 2041. This represents an average annual growth rate of 1.94%.

The City of Vincent's (COV) population in 2023 is forecasted to be 38,923, which is predicted to increase to 41,540 in 2028, and then to 49,081 by 2041. The average annual growth rate for COV is 1.31%.



The City of Perth (COP) is estimated to have a population of 30,879 in 2023, growing to 33,779 in 2028, and dramatically increasing to 46,226 by 2041. The COP is projected to grow at an average annual rate of 1.80%.



These data show steady population growth in all three regions, with the Locality population growing at the fastest pace.

The Applicant notes that these forecasts differ to the City of Perth's aspirational population target, which sets goals of 55,000 residents in the city by 2036 and 90,000 residents by 2050, relying on government partnerships, policy and program interventions to accelerate development in the area. Accelerating population growth and demand for accommodation in the area is already seen to be driving increased investment in development multi-story apartment complexes for residential and student accommodation markets in the Locality. Plans for development of a new university campus (Edith Cowan University, ECU, and Western Australian Academy of Performing Arts, WAAPA) provides another strong indication for growth into the future.

4.2.2 Age

The Locality represents the area with the most young people (above the age of 18) within the central Perth Suburbs. The Locality has a lower proportion of children (under 18) and a lower proportion of persons aged 60 or older than the City of Vincent, and Greater Perth. The median age in the locality is 33, compared to 36 in the City of Vincent, and 37 in Greater Perth. The predominant age group in the Locality is 20-29 years, which is expected to increase slowly over time with very high proportions of student population, young professionals and couples without dependents and single person households. The largest population growth by age segment in this area between 2021 and 2026 is forecast to be those in the age bracket of 25-34 years. There is a lower proportion of people in the younger age groups (0 to 17 years) in the locality, as well as a lower proportion of people in the older age groups (60+ years).

4.2.3 Travel

The Applicant submits that analysis of the Australia Bureau of Statistics 2021 Census Data reveals distinct travel patterns, whereby residents in the Locality are…

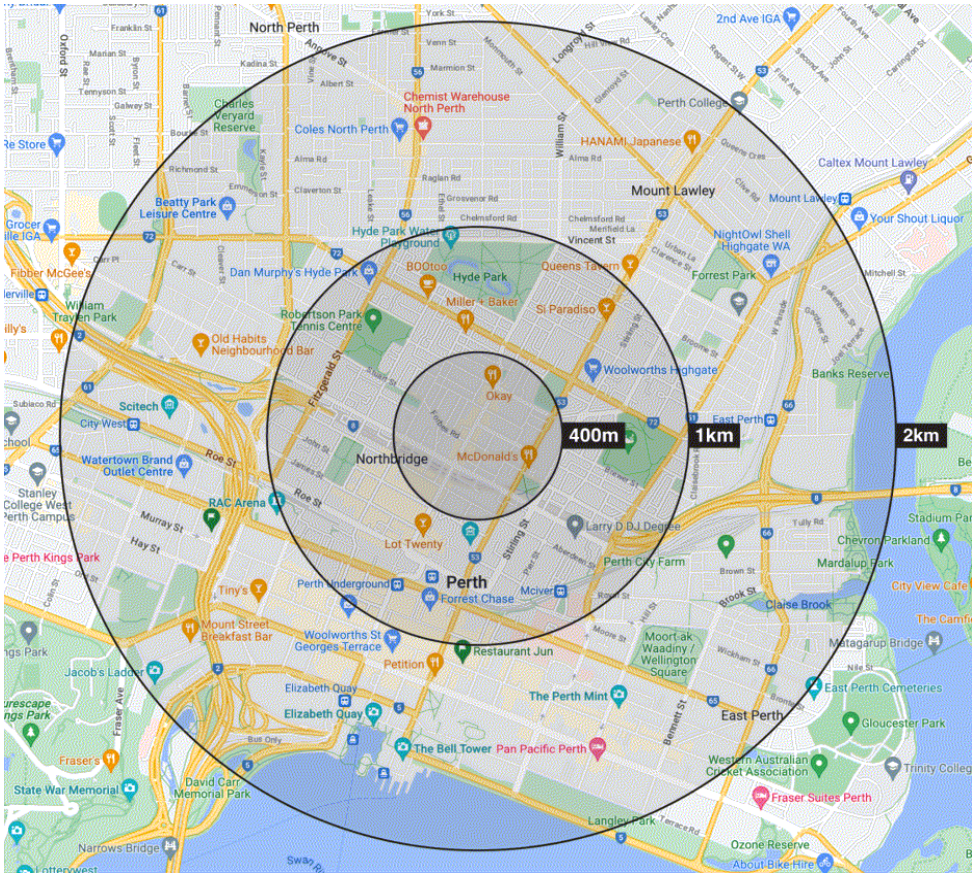
- 1.7 times less likely to Live in a household with a car compared to City of Vincent
- 3.3 times less likely to Live in a household with a car compared to Greater Perth and Western Australia.
- 3.1 times more likely to cycle to work than Greater Perth
- 2.6 times more likely to cycle to work than Western Australia
- 1.4 times more likely to travel to work on public transport than City of Vincent
- 2.3 times more likely to travel to work on public transport than Greater Perth
- 2.6 time more likely to travel to work on public transport than Western Australia
- 1.9 times more likely to walk to work than City of Vincent
- 7.4 time more likely to walk to work than Greater Perth

These findings suggest that many residents within the Locality are more inclined to use active and public modes of transport to travel to work, and/or live within walking distance of their workplace. In addition, the data reflects fewer motor vehicles per household in the locality compared to the broader WA and Greater Perth. Significantly more households in the locality have no vehicle (12.48% vs. 4.9%) or only one vehicle (48.02% vs. 31.6% and 32.2%). There are also fewer households with two vehicles (27.7% vs. 38.9% and 39.4%) and three or more vehicles (8.752% vs. 21.5% and 20.8%).

In summary, the data confirms the Applicant's assertion that residents in the locality are significantly more likely to use sustainable transportation modes such as walking, cycling, or public transport for short trips within their neighbourhood, and that a much higher proportion of households in this locality either have no motor vehicle or possess only a single vehicle.

4.3 Amenities

Please find below a map showing 1km and 2km areas around the Premises (Figure 6):



Here is a list of all active Tavern and Tavern Restricted Licences within a 1km radius of the proposed Venue that have a similar proposed manner of trade:

1. Wines of While - Licence No. 602210157217
2. The Brisbane Hotel - Licence No. 6020001180
3. Aberdeen Hotel - Licence No. 6020002220
4. Brass Monkey - Licence No. 6020035063
5. Beaufort Tavern - Licence No. 6020125477
6. Northbridge Brewing Co - Licence No. 6020128422
7. Queens Tavern (BWS) - Licence No. 6020002170
8. Hyde Park Hotel - Licence No. 6020001701
9. Mars BBQ Bar & Grill - Licence No. 6020135856
10. Court Hotel - Licence No. 6020001412

(Source: https://portal.rgl.wa.gov.au/forms/fr/search/findalicence/new)

Despite the presence of these establishments, the Applicant argues that the Venue will offer a unique service within a 2km radius as outlined throughout this document and in section 10, in particular.

As mentioned above, the location also sits in an area densely populated by long-standing Chinese, Vietnamese, Malay, Japanese, Thai and other Southeast Asian restaurants, grocers and businesses, which continue to provide a rich and important source of culture, life and character to this area and form the foundation for a truly vibrant and diverse mix of hospitality and retail business to build upon. As such, the location provides an opportunity to connect and interact with these businesses in a mutually positive way, drawing new patrons to the area whilst engaging with existing ones, and creating a broader range of shopping, dining and entertainment options for all.

5. PREMISES

5.1 Location

The Premises, located at 378-380 William st, Perth WA 6000, is a large, street facing property comprising an unused warehouse with adjacent car park and is ideally located in the vicinity of Perth's cultural, entertainment and hospitality hotspot, Northbridge. The building has been sitting dormant for over 10 years before the applicant signed the lease in June 2023. This location is situated within a well-known and popular destination and experiences a large number of intrastate, interstate, and international tourists year-round, as well as a high number of 'day-trip' visitors, and local regulars. In this context, the Venue is intended to become a popular tourism destination that attracts a

variety of people for numerous reasons. The specific tourism benefits of granting this application will be outlined and discussed in further detail in Section 10.3 (Tourism Benefits) of these PIA submissions.

The location of the premises is highly suitable for the Venue in light of the following features:

A. Located in the heart of the Northbridge entertainment precinct in proximity to numerous office, retail and residential properties;
B. Located in a key WA tourist precinct which attracts significant number of visitors every year;
C. Located in the culturally rich "chinatown" area with diverse south east asian businesses.
D. Conveniently accessible to persons travelling to and from the premises by active modes of transport such as walking, cycling and e-scooters and various other electronic forms of active transport.
E. Conveniently accessible to persons travelling to and from the premises by public transport, taxi and rideshare services as well as private motor vehicles.

The Venue's strategic location bridges the gap between the north and south ends of the William Street Town Centre, creating a pathway between other leading hospitality businesses in the lower City of Perth section of the Northbridge area and the upper COV area. This unique positioning allows the Venue to contribute to the development of retail and hospitality in the area significantly, helping to establish a continuous strip of hospitality and retail businesses along William Street.

5.2 Venue Design

Award-winning Architect Peter Fredrick Cole will lead the project's design team, working closely with the Applicant and consultants to create an iconic and cohesive landmark venue. The venue's design will accommodate various amenities, including interior and exterior bars, a commercial kitchen, a small media studio, a cafe and retail space as well as large outdoor garden and alfresco areas. A high standard of fit out, design and décor of the external and internal areas of the Venue will be utilised at a total project budget of approximately $400-600k.

The vision for the space combines inspiration from iconic listening and lounge bars from around the world with outstanding outdoor and alfresco dining venues - perfectly suited to Perth's world class climate. Design principles and elements will be deployed that promote local identity, acoustic quality and noise reduction, sustainability and durability, interior and exterior gardens, natural light, open spaces and intimate nooks to create the multi-functional hospitality, media and retail hub. Balancing open inviting social spaces with private and focused areas for engagement with our retail, radio or listening experiences is a critical challenge that the design process will resolve.

Figure 7.1: Interior Design References

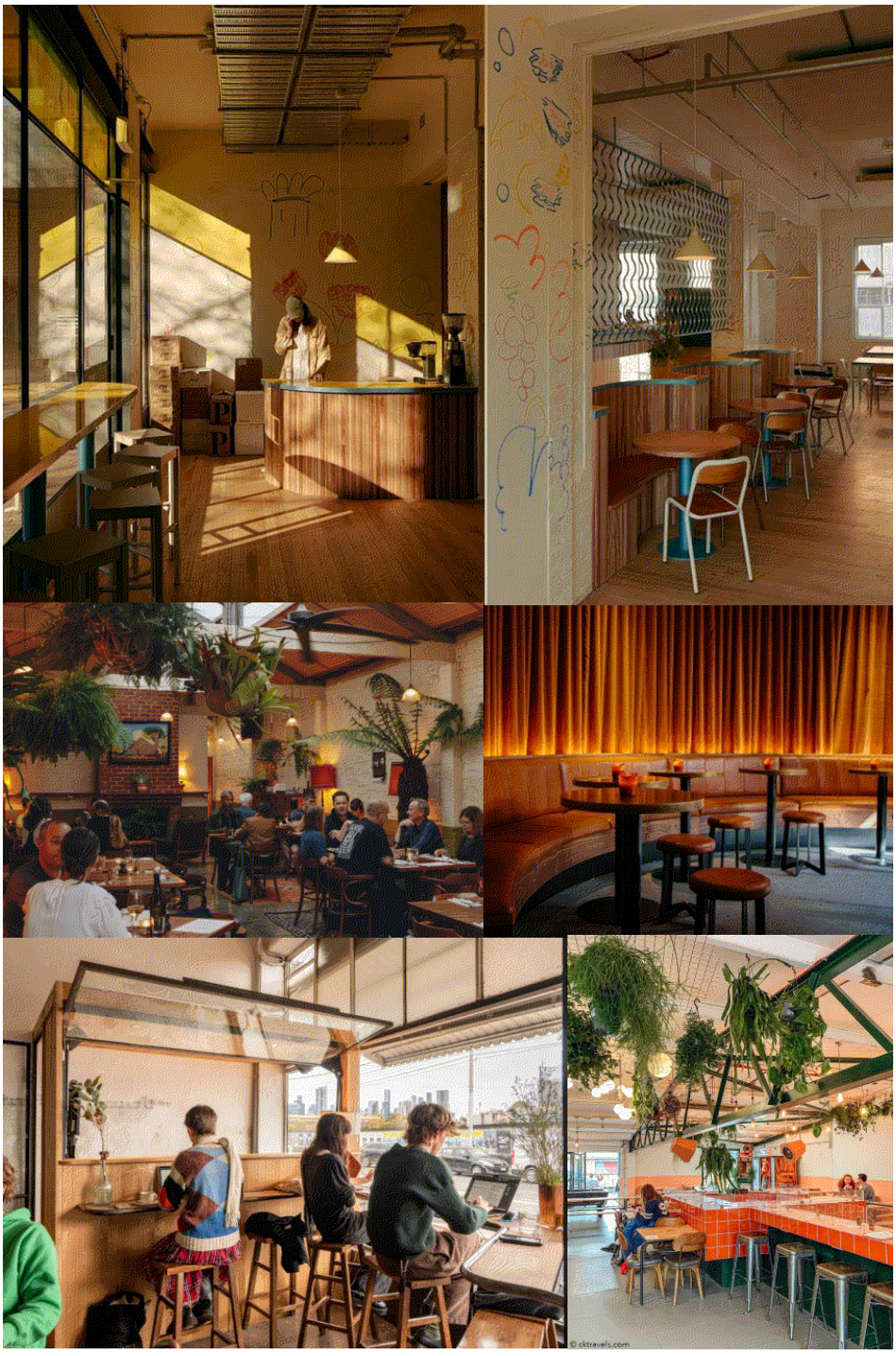


Figure 7.2: Alfresco & Outdoor Design References

The upgrades include new amenities and finishes, including the following:

A. Full refurbishment of warehouse including new roof, kitchen, lounge bar and sound treatment throughout;
B. Upgrade to bitumen area and installation of new toilet block, outdoor bar, media studio and cafe / retail space;
C. Substantial landscaping upgrades to the bitumen area including 2 mature trees, a raised grass area and many native plants;
D. New bicycle parking and bin store areas

The result will be a striking and functional design that situates comfortably and respectfully within the existing environment - a humble and unpretentious place for the celebration of local culture, community, high-quality music and sound, bespoke beverages and simply delicious food and community. Inviting long visits, intimate interactions, creative and cultural exchanges towards a healthier hospitality culture.

6. OPERATIONS (Manner of Trade)

The Applicant will ensure that all operations are conducted in accordance with the conditions of its liquor licence and in accordance with the management plan for the Venue. The Applicant will also comply with all relevant laws and regulations. The Applicant has meticulously planned each facet of its proposal, encompassing the following key areas of operation, harm minimisation and risk management:

- Capacity
- Trading Hours
- Target Audience
- Dining Options
- Beverage Choices
- Functions
- Entertainment
- Management, Supervision & Training
- Responsible Service of Alcohol (RSA) Policies & Procedures
- Juvenile Policy
- Safety and Security
- Harm Minimisation
- Neighborhood & Amenity Concerns

These aspects of venue management and operations have been carefully considered and designed to balance the needs of the target market and local community, whilst also mitigating against risk of any potential negative impacts of the operation of the Venue on the local community.

Through carefully designed and professionally executed operational plans, the Venue will develop:

- A reputation for industry leading practices in hospitality, service, safety and accessibility.
- A loyal customer base of local residents from the surrounding locality.
- A strong demand from visiting customers travelling to the locality to engage with the multiple services offered at the Venue.
- Seasonal menus and beverage lists that will be unique and contain many products not available elsewhere in the locality.
- A diverse and locally focused entertainment and activation schedule, designed to promote and enhance social connection and experiences, which remain a priority for the Venue at all times.
- A robust recruitment and training program that will ensure all staff understand the culture and values of the business and the community-centred approach being taken.
- A safety focused and professional culture that respects all patrons, staff and suppliers resulting in a safe, cohesive and respectful work environment.

The operational planning and policies that the Applicant has developed ensure a very high level of confidence that the Venue will operate without negative impacts in the local community, either in terms of reducing amenity or causing undue noise or disturbance in the locality.

6.1 Capacity

The LGA has not yet issued an accommodation certificate for the Premises; however, a maximum capacity of approximately 350 persons and 15 staff is expected.

6.2 Trading hours

The Applicant is seeking trading hours in accordance with the Act;

- Mondays to Saturdays: 7.00am – 12am; and
- Sundays: 7.00am – 10pm

Actual opening hours may differ and vary depending on operational requirements and the various areas within the Premises. For example, it is unlikely that the Premises will trade until midnight across all nights of the week or open every morning at 7am to serve coffee, and it is likely that opening hours will fluctuate seasonally.

6.3 Clientele

Due to the Applicant's reputation and experience in the hospitality and events sectors, there will be a broad range of loyal followers of previous venues and events who will support this project and enjoy the amenity, experience, and services provided at the Venue. The Clientele will include a diverse range of consumers living locally, and travelling from nearby areas within the locality, who can be characterised as:

- 25-45 years of age (the 25-34 yo segment have been identified as fastest growing age group in Locality)
- Local residents living in the locality, and surrounding central or inner-city suburbs.
- Workers coming into the area for employment purposes, and
- Tourists and other visitors travelling to the premises for its unique cultural programming and experiences, community focus and facility, great food, and industry leading service.

As consumers these groups are typically health-focused, culturally diverse, and tech-savvy, with strong connections to their local communities, and a preference for alternative and unique experiences. Artists, musicians, higher education students and young creative industry professionals form priority segments of this target market. They can be characterised as politically and culturally engaged and early adopters of new media platforms and technologies - including social media platforms, streaming content devices and platforms, as well as online booking and digital ordering/payment options. Driven by a growing awareness of the positive impact of local economies on our communities and environment, there is an increasing support for local businesses, products, and services found among this cohort. They seek authentic experiences, favouring socially and physically tangible products and services, local stories and connection, over globalised trends and mass produced cultural forms.

To name a few; the venue is located in close proximity to several educational institutions, including North Metropolitan TAFE, SAE Creative Media Institute, and the new Perth City campus of Edith Cowan University and the Western Australian Academy of Performing Arts scheduled for opening in 2026.

City of Perth Chair Commissioner Andrew Hammond recently commented in relation to the new Perth City University campus;

> *"The scale of a tertiary education development of this size would be greater than anything that's ever been seen before, catering for around 6,000 students and 1,000 staff attending the facility each day. Economic data suggest students would spend almost $70 million a year within the local economy, and visiting relatives and friends, would spend around $4 million. This endeavour would add enormous value to the city's day and night time economies, and would be the catalyst that we are all looking*

for to stimulate our population growth so we can better underpin our core retail area."

The Venue is, therefore, well-positioned to attract a growing local customer base seeking creative engagement, connection, and progressive hospitality services. This market segment includes young musicians, DJs, record collectors, artists, and creatives, students, young professionals, and friends and associates of these groups who seek local cultural experiences and sustainable services. Among these groups there is an unmet demand for spaces to engage in local media, music and culture as they seek authenticity, community, and sustainability in modern life.

The Applicant is aware that adherence to a carefully devised dress code can be an effective way to manage licensed premises and patron profile. The dress code for the Venue will be "smart casual" and employed with discretion by security and staff. The dress code will be used to ensure that the Venue is attended by the desired demographic and to minimise persons in from 'at risk' groups from seeking to attend the Venue.

6.4 Dining

Food service is the central aspect of the venue's hospitality offerings, with the design and menus created to invite all patrons to engage in a dining experience. A well-sized, fully-equipped kitchen (refer to venue plans - attachment 1) will handle a high volume of diners and cater to a diverse range of consumer needs. Dining services, aligning with Responsible Service of Alcohol (RSA) principles, will be available until half an hour before closing.

The venue offers ample seating for patrons in the spacious alfresco dining areas, both front and rear, and in the indoor dining sections during all trading hours. Designed to provide both semi-formal and casual dining options, the venue facilitates a laid-back, comfortable environment for food and liquor consumption at any time. Attentive yet casual service will be offered across all areas of the venue allowing the servers to have a comfortable overview of its patrons regarding RSA. Table service will be provided in both the dining room and lounge area, while Patrons enjoying our outside areas will be able to place orders for food through a digital online ordering system available at each table, or at any of the venue's bars.

This kitchen will be fully furnished with the necessary equipment to cater to the anticipated substantial demand for dining services. The Venue's food menu will be built upon principles of simplicity, freshness, value, approachability, and sustainability, with a focus on modern charcoal-fired and roasted dishes. To support local businesses and promote sustainability, menus will incorporate locally sourced, fresh, seasonal produce whenever possible. This aligns with the venue's dedication to sustainable practice and positively impacting the local community and environment. Menus will be updated

regularly to maintain a dynamic dining experience, featuring a modern spin on Australian charcoal BBQ and roasts. It is important to note that this style of cuisine is currently not available anywhere in the area and, therefore, will provide a unique offering in the locality. See indicative food menu - attachment 7.

6.5 Beverages

The Applicant will offer beverage services with an emphasis on quality products and excellent service, including the Venue's passionate wine program focusing on small-scale, family-owned and operated wineries with an emphasis on eco-friendly, organic and minimal intervention styles of winemaking; and a small range of tap beer pouring a list of beers from leading independent Australian brewers. See indicative drinks menu (attachment 6).

Through their food and beverage program, the Applicant is committed to supporting the development of the local liquor, hospitality, and tourism industries by supporting smaller producers of fresh produce, boutique wines, craft beers and other bespoke beverages. Being independently owned and operated, the Applicant submits that they can develop close, supportive and mutually beneficial relationships with a range of Western Australian producers and suppliers.

Importantly, the Venue's hospitality program adds a significant dimension to the venue's overall experience - promoting and supporting a fast growing culture of health-conscious, environmentally aware, locally connected and globally conscious producers and consumers. The products available will not be the type of products that would typically appeal to customers who are seeking liquor products simply for the intoxicating effect. Furthermore, the nature of the beverage offerings on sale at the Venue and the price point of products to be sold are not expected to appeal to 'at risk' groups in the locality.

The Venue will be proactive in its approach to ensure moderate and health-conscious consumption experiences are the norm. The Applicant will ensure that a large range of mid-strength, low strength, and non-alcoholic products are promoted as a key component of the beverages menu and will be available to patrons at all times. Knowledgeable, attentive but casual service approach will be anchored in the Venue's "people centred" culture and philosophy and commitment to RSA policies and procedures. Staff will be provided training on how to match food and beverages, and will encourage consumers to always purchase food with their beverages. The range, promotion and service of liquor products will be subject to strict RSA policies and procedures. For further details of the Applicants approach in this regard, a robust harm minimisation strategy has been included as part of the Venue Management Plan and included as an attachment to this submission (attachment 3).

6.6 Functions

Given the venue's size and central location, the Applicant expects that functions and larger bookings will be sourced through the diverse community groups that engage with the venue throughout the year, and from business and corporate groups during holiday and other peak season periods. The Venue design does not include any dedicated function spaces, but will host private events using temporary reserved areas as required. All functions must comply with the venue's house policy, code of conduct and management plan to ensure their conduct aligns with set guidelines. Strict monitoring and control will be exercised over these functions to prevent any negative impact on the local community.

6.7 Entertainment

The Applicant will develop and deliver an evolving schedule of entertainment and community programming to activate the various areas at the Venue and engage their clientele. The programming will include DJ performances in the listening lounge area, live internet radio streaming events hosted from the internet radio booth, low-volume acoustic performances, retail activations and other low-impact social events. It is important to note that, while music communities and related practices such as DJ performances, online streaming, music retail and radio and are central to the identity and purpose of the Venue, the primary function of all hospitality areas, and the experience that the Applicant will deliver therein, is of a social space - the venue is not intended to operate as a concert, live performance or entertainment programme driven business. See indicative entertainment program - attachment 8.

The cultural programming and experiences that will be developed at the Venue will be undertaken in conversation with the local community, in collaboration with leading local creatives, and specifically selected for their unique characteristics. As a priority, the Applicant will ensure that entertainment is always conducted in accordance with the conditions of its liquor licence and in accordance with the management plan for the Venue. Any and all entertainment programming will be conducted in a way that promotes diversity, accessibility and inclusivity, respects the rights and safety of patrons and staff, and does not disrupt the local community.

Staffing & Staff Culture

Staffing levels will be strictly controlled to ensure a high level of customer safety, service and satisfaction at all times, with additional staff rostered on during peak times. Staff safety and wellness is a priority for the Applicant and a culture of healthy, balanced and sustainable hospitality experiences will be promoted at the venue starting with our service team and extending to our clientele. With a strong community and local cultural

programming focus in place at the Venue, the engagement between staff and consumers will remain strong throughout all aspects of Venue operations.

The Applicant understands that staff can fulfil an important role as role-models for safe, respectful and peaceful behaviour at the Venue. Staff roles in relation to safety and harm minimisation will extend beyond enforcing the legal requirements and LGA policies around service of alcohol, and other safety and security related concerns. Staff at the Venue will also take the leading role in pro-actively engaging with clientele to promote social responsibility, and healthy, balanced and sustainable hospitality experiences at all times. There will be a culture of risk and harm prevention, as part of the harm minimisation strategy of the Venue.

Training will be a mainstay of the premises, where all staff will be provided with comprehensive in-house training focused on customer service, health and well-being, product knowledge, and harm minimisation, with a focus on the prevention of undue intoxication and anti-social behaviour.

Section 5(2)(d) of the Act states that one of the secondary objectives of the Act is:

> "...(d) to provide adequate controls over the persons directly or indirectly involved in the sale, disposal, and consumption of liquor;..."

In order to achieve this directive, the Applicant will ensure that:

- all employees involved in the sale and supply of alcohol will be required to undergo the appropriate RSA training from a Nationally Accredited Training Provider, and their qualifications will be kept in a Training Register on the premises in accordance with the Director's Policy on Mandatory Training, last amended on 23 February 2021 (More details provided in section 8, below); an Approved Manager will be present at all times to oversee the premises' operation in compliance with all licensing and regulatory requirements relating to 'Managers at Licensed Premises'; and
- an Approved Manager will be available at all times to respond to any concerns of patrons, local residents, and local law enforcement officers.

7. HARM MINIMISATION & RESPONSIBLE SERVICE OF ALCOHOL (s38(4)(a))

In determining this application the licensing authority will consider if any harm or ill-health might be caused to people, or any group of people, due to the use of liquor proposed at the venue. In particular, Section 38(4)(a) of the Act states that;

> *"Without limiting subsection (2), the matters the licensing authority may have regard to in determining whether granting an application is in the public interest will include*
>
> *(a) the harm or ill-health that might be caused to people, or any group of people, due to the use of liquor;..."*

The Applicant recognizes that alcohol can be misused and cause harm if not responsibly consumed. The Applicant is committed to adhering to the Department of Racing, Gaming and Liquor Industry Guideline on the Responsible Promotion of Liquor. The industry guideline;

> *"provides the industry with a framework of practices which are considered acceptable in order to prevent the intoxication and antisocial behaviour of patrons and, in all other respects, to ensure that the premises are being properly managed. The framework highlights those practices which are discouraged and are not in the public interest."*

The following section of the PIA outlines the Applicant's planning and strategies designed to minimise any risk of harm or ill-health that could result from the sale and use of liquor at the venue. This includes:

- Management, Supervision & Training
- RSA Policies and Procedures
- Juveniles and other "At Risk" groups
- Safety and Security

In these areas of operations, harm minimization will be a very important concern for the Applicant, and the Applicant notes that its track record of operating hospitality businesses and events in the locality is distinguished by a complete lack of breaches, cautions, or infringements from the DLGSC, LEU, or other statutory office; no complaints from local residents; no complaints from local government authorities; and no complaints or negative feedback from 'at-risk' people or groups of people in the locality.

To continue in this manner, the Applicant will employ formal controls such as:

- Harm minimization measures,
- Juvenile management and procedural policies,

- Responsible service of alcohol practices, etc.,

and informal controls including:

- Active community engagement and participation in the Venue, and
- Ongoing engagement with 'at-risk' groups and/or organisations.

The following sources have been reviewed and considered by the Applicant to gain a better understanding of the harmful effects of alcohol abuse and various strategies recommended for minimising such harmful effects:

- WA Police (www.police.wa.gov.au)
- Australian Institute of Criminology (www.aic.gov.au)
- University of Western Australia (www.crc.law.uwa.edu.au)
- Office of Crime Prevention (www.crimeprevention.wa.gov.au)
- Population Health (WA) (www.population.health.wa.gov.au)
- Drug & Alcohol Office (www.MHC.health.wa.gov.au)
- Department of Racing Gaming & Liquor (www.rgl.wa.gov.au)
- Australian Bureau of Statistics (www.abs.gov.au)
- National Drug Strategy (www.nationaldrugstrategy.gov.au)
- Office of Road Safety (www.officeofroadsafety.wa.gov.au)
- WA Planning Commission (www.wapc.wa.gov.au)
- National Drug Research Institute (www.ndri.curtin.edu)
- Department of Indigenous Affairs (www.dia.gov.au)
- National Health & Medical Research (www.nhmrc.gov.au)
- National Centre for Education & Training on Addiction Adelaide (www.nceta.flinders.edu.au)
- Australian Government Department of Health & Ageing (Http://health.wa.gov.au)
- West Pilbara District Education Office (www.det.wa.edu.au)
- Health Services (WA) (www.health.wa.gov.au)
- Australian Transport Safety Bureau (www.atsb.gov.au)

Information from these sources has been used by the Applicant to inform its harm minimisation and responsible service of alcohol practices. Should this application be successful, the Applicant will be committed to regularly review and comply with any new strategies or policies related to minimising harm or ill-health due to the use of liquor, as proposed by the above-mentioned sources, as well as any other regulatory authorities.

7.1 Social Health Indicators

Over the last half-century, Australian drinking habits have notably shifted towards moderation, driving down alcohol consumption to levels not seen since the 1960s. Several reputable publications have published research outlining these changes,

including Wine Australia and the Australian Bureau of Statistics, In the period 2017-2018, the total alcohol consumed was 186 million litres of pure alcohol, averaging 9.4 litres per person aged 15 and over, the lowest figure since 1961-62. This downward trend initiated around 2008-09 continues to date.

A significant finding from the 2019 National Drug Strategy Household Survey (NDSHS) is that fewer Australians exceed the NHMRC guidelines for lifetime risk by consuming over two standard drinks per day - down from 21% in 2001 to 16.8% in 2019. Alcohol-induced deaths have also seen a decrease, standing at 5.1 per 100,000 Australians in 2017, compared to 6.6 deaths 20 years prior.

In addition, the Australian Institute of Health and Welfare reports the significant change in the consumption of different alcoholic beverages from 1967-68 to 2017-18, notably the decrease in beer consumption (from 73.5% to 39.0%) and increase in wine consumption (from 14.4% to 38.6%). An increased preference for premium liquor has also been identified alongside increasing health consciousness that has led Australians towards adopting "less but better" and "mindful drinking" practices. There's also a notable rise in the adoption of low or no-alcohol alternatives.

Various surveys and government resources reflect a reduction in Australians exceeding lifetime risk guidelines. For example, the National Drug Strategy Household Survey in 2016 and the National Health Survey 2020-21 reported declines in the proportion of people aged 14 and older, and adults aged 18 and over, respectively, exceeding these guidelines;

> *One in six (16.1%) persons aged 18 years and over consumed more than two standard drinks per day on average, exceeding the lifetime risk guideline in 2017-18. This continued to decline from 17.4% in 2014-15 and 19.5% in 2011-12.*
>
> *Whilst men were more likely than women to exceed the guideline, the proportion of men exceeding declined since 2014-15 (25.8%) whilst for women the rate remains largely unchanged (9.3%)*

The National Alcohol Strategy 2019-2028 further echoes this decline in alcohol consumption over the past 40 years and reports a steady or rising trend in abstinence, particularly among younger Australians.

Mirroring national patterns, Western Australia has seen a decline in annual alcohol consumption levels and associated risks over the recent decades. Key insights from local surveys reveal a decrease in the number of people drinking weekly and an increase in those abstaining from alcohol. Finally, the Health and Wellbeing of Adults in Western Australia 2019 report indicates that most Western Australians are at low or less than low risk of long-term and short-term alcohol-related harm, while the percentage of high-risk consumers is diminishing.

Overall, these data present a promising trend in reducing the risk of alcohol-related harm due to the decrease in overall alcohol consumption and the rise in moderate drinking practices in Australia. They offer compelling evidence for the success of government and industry aligned strategies targeting "at-risk" drinkers and harm-minimisation and highlight a gradual improvement towards a culture of moderate and safe consumption of alcohol and the resulting decline in the risks associated with alcohol use in Western Australia.

Despite these positive trends, the Applicant acknowledges the ongoing responsibility to operate safely, responsibly, and in the public interest. Considering the available research and statistics to inform harm minimisation strategies, combined with the Applicant's previous experience operating licensed premises, an in-depth knowledge of the local area, and the Venue's stringent RSA procedures and harm minimisation strategy (outlined below), the Applicant believes the proposed venue will not unduly contribute to alcohol-related hospitalisations and deaths in the area.

7.2 Crime & Violence

To be effective in reducing alcohol-related violence, the research suggests that policy and practice need to give importance to the;

> *"...need for a range of partners within the community to work together to set appropriate standards for the consumption of alcohol and set formal and informal controls on the misuse of alcohol and the problem behaviours that result."*

The Applicant is committed to being actively and regularly involved on a community level, as demonstrated in the passages throughout this document that outline the community engagement principles central to the Venue's operations and identity.

The Applicant is also committed to working with the local Police, LEU, and CHO as required to mitigate and minimise any undue, potential negative risk that may result within the locality. As described in the community and stakeholder consultation section in chapter 8, the Applicant has engaged relevant authorities and stakeholders from the early stages of business planning and development, and will continue to do so.

The Applicant understands the potential for undue, negative social impacts related to the sale and supply of liquor, which will be evident in their Harm Minimization Plan and staff training and induction procedures provided to all staff upon employment (subject to approval).

The proposed premises align with the principles outlined in the "Designing Out Crime Planning Guidelines" issued by the WA Planning Commission. Key features include:

1. **Appropriate Location:** The premises will be situated in a designated mixed-use area zoned "District Centre", thus ensuring compatibility with neighbouring entities.
2. **Constant Monitoring:** The site will be under constant scrutiny from both staff members and surveillance equipment to ensure a secure environment.
3. **Specific Entry/Exit Points:** The design includes dedicated locations for entry and exit, helping to regulate movement in and out of the premises.
4. **Passive Surveillance:** Both staff and patrons in and around the premises will assist in monitoring the surrounding streetscape through passive surveillance, thereby contributing to overall neighbourhood watchfulness.

The Applicant is committed to understanding any existing levels of harm or ill-health related to alcohol use in the locality so that limited resources can be put towards the most effective means of minimising any potential harm related to alcohol use in the Locality.

To gain a detailed view and understanding of the issues, the Applicant has thoroughly engaged with the latest crime statistics provided by WA Police for the 2km area designated as the 'specified locality' under the Director's PIA Policy. Given the venue's specific location, the professional and comprehensive safety and security planning and the local and community focused nature of the amenities provided, the Applicant submits that it is highly unlikely that an increase in criminal activity will occur as a result of the application approval.

7.3 Strategies to Minimise Harm or Ill-Health

As outlined previously in this submission, the Venue's harm minimisation strategies and RSA policies and procedure, found in the Venue Management Plan (Attachment 3), will minimise any potential, undue harm or ill-health that could be caused to the community. Along with stringent harm minimization practices, the manner of trade, dress standards, attentive staff, and high standard fit out will also assist to continue to attract the mature and responsible patrons that the premises intends to cater to.

Further to this, COV Safer Vincent Plan 2019-2022 emphasises the importance of "activities that connect residents, businesses and visitors, as well as projects that activate public spaces" to create actively engaged and connected communities where people are less likely to engage in anti-social or self-destructive behaviour, and more likely to look after each other and stand against anti-social behaviour;

> "*Building and maintaining these strong community connections creates a sense of safety within local neighbourhoods, provides support networks where people look out for each other and strengthens passive surveillance. Activities that promote community involvement are particularly important for people in our community who are socially isolated and vulnerable as they are already at a higher risk of being a*

victim of crime."

The Applicant submits that by activating an underutilised area and unoccupied site along the William Street "high-street"; by engaging with local community to create a sense of local cultural identity, community connectedness and community ownership at the premise; and by increasing local community events and cultural activities, the Venue will contribute to the prevention of anti-social sentiment and behaviour in the locality.

7.4 Promotion

The Liquor Control Act 1988 places an obligation on the Applicants to sell and supply liquor in a responsible manner. The uses of 'gimmick' promotions of cheap or discounted liquor that are likely to encourage irresponsible consumption of alcohol are not acceptable. Any activities to promote their business will not be an incentive for patrons to consume liquor more rapidly or in greater amounts than they normally otherwise would.

7.5 Management, Supervision & Training

The Applicant will form a robust, full-time management team, comprising experienced professionals such as an operations manager, venue manager, assistant managers, and a dedicated functions manager. Their role will encompass overseeing operations, supervising staff, and administering effective training programs.

7.5.1 Training and Certification

Induction: All new 'front of house' staff including bar, waiting, and glass collection staff, will undergo comprehensive induction training. This will stress the importance of responsible alcohol consumption, identify signs of intoxication, and formulate effective measures to manage patrons exhibiting such signs.

Ongoing Training: The training will continue, with a focus on encouraging patrons to balance alcohol consumption with food and water or non-alcoholic beverages.

Refresher Training: Regular sessions will be held for all approved managers and general staff, emphasising RSA principles.

RSA Certification: As part of the commitment to safety and legality, all front of house staff must hold a valid Responsible Service of Alcohol (RSA) Certificate.

Product Trials: New products will be routinely trialled by staff to understand their appeal, appropriate serving methods, and suitable food pairings.

Additional Training: Besides RSA, staff will receive regular training that includes detailed product knowledge, exceptional customer service, and first aid.

This comprehensive approach to training ensures all staff at the Venue are equipped with an in-depth understanding of harm minimisation principles, RSA policies, the products they sell, their origins, and their pairing with various food offerings.

7.5.2 Awareness and Compliance

The Applicant pledges to ensure that the management and staff remain updated about their responsibilities under the Liquor Act and the Liquor Regulation. This entails making sure that all policies and procedures are communicated to all staff regularly and updated as necessary. The records of these trainings will be maintained on-site as per the Director's Policy on Mandatory Training.

7.6 RSA Policies & Procedures

The Applicant is devoted to implementing a thorough RSA policy, encompassing measures designed to promote responsible alcohol consumption, prevent intoxication, and handle any instances of intoxication effectively:

1. **RSA Training and Certification**: All bar and service staff will complete RSA training, with certification records maintained on-site. The management team will hold the advanced MLP1 qualification. Only RSA-certified staff will manage the sale and supply of liquor.
2. **Policy Communication and Update:** The RSA policies and procedures will be effectively conveyed to staff and patrons, with updates occurring regularly.
3. **Refusal of Service:** Staff will be trained to deny service to intoxicated or disruptive individuals. If a patron appears intoxicated, they will be denied service and asked to leave the premises.
4. **Protecting Minors and Others:** Strict measures will be implemented to prevent promoting or serving alcohol to minors and to ensure all patrons respect others' rights and safety.
5. **Responsible Promotion:** The Applicant will adhere to the Director's Policy on the Responsible Promotion of Liquor and will ensure any in-house promotion is suitable and does not support excessive or reckless consumption of liquor in the future.
6. **Responsible Marketing:** Advertising will be responsibly targeted at adults, with support for programs addressing alcohol misuse and promoting responsible consumption offered regularly through the venues community engagement practices and social media activities.
7. **Availability of Non-alcoholic Options:** Free drinking water and a diverse range of high-quality non-alcoholic beverages will be promoted and accessible during operational hours.
8. **Non-alcoholic and Mid-strength Drinks:** A wide variety of these beverages will be readily available and promoted during all trading hours at the Venue.

9. **Informed Choices:** All necessary information will be provided to patrons for informed choices regarding alcohol consumption.
10. **Patron Sobriety Assessment:** Staff will continuously monitor the state of patrons' sobriety, reporting any signs of intoxication to the on-duty senior manager.
11. **Intox Sweep:** Regular 'intox sweeps' will be conducted by managers to identify and manage intoxicated patrons following the Venue's documented RSA practices.

7.7 Self-imposed Trading Conditions

Demonstrating its commitment to providing a safe environment and based on harm minimisation strategies identified in previous liquor licence applications by the WA Police Liquor Enforcement Unit and the Department of Health, the Applicant is willing to adopt the following self-imposed trading conditions, if deemed necessary by the Director of Liquor Licensing:

1. A maximum purchase limit of four alcoholic drinks or one bottle of wine per patron.
2. The Venue will not serve "shots" or "shooters".
3. The Venue's outdoor bar will close 30 minutes prior to the Venue's closing time.
4. Entry to the Venue will be restricted 30 minutes prior to closing time, establishing a 'lock-out' period.

The Applicant stands ready to accept any necessary conditions attached to the licence in the public interest.

7.8 "At Risk" Groups and Individuals

The Applicant has given due consideration to those groups deemed the most "at risk" of alcohol related harm and ill-health, as identified by the Drug and Alcohol Interagency Framework for Western Australia 2011 – 2015. The determined "at risk" groups relevant to the Locality may include:

- Children and Young People,
- Aboriginal people and communities,
- Families,
- Migrant groups from non-English speaking countries,

Below is a table that presents the numbers and percentages of "at risk" groups in the locality, which are relevant to this application:

ABS 2021 Census Category	Number	Locality	Greater Perth	WA
Average age	na	32	37	38
Juveniles (% of people under 18)	5547	9.9%	22.5%	22.6%
Aboriginal and Torres Strait Islander people (% of population)	501	0.9%	2.0%	3.3%
Top Ancestry Response (English)	15034	21.5%	37.0%	37.6%
Top Country of Birth (Australia)	24975	35.7%	59.5%	62.0%
Second Top Country of Birth (UK)	3812	5.2%	9.7%	8.9%
Total Overseas Born	23021	32.9%	36.0%	32.2%
Families (combined Single Parent & Couple Families with Children)	4563	17.9%	32.0%	44.6%
Couple family without children (%)	6979	23.2%	25.4%	25.4%
Household composition: single (or lone) (%)	9382	31.1%	24.0%	23.8%
Median weekly income - household	na	$2,202	$1,866	$1,834

Children and Young People: The Applicant notes that according to the above-referenced ABS statistics, the number of Families (combined Single Parent Families and Couple Families with Children), at 17.9% of total households, is much lower in the defined Locality than in Greater Perth (32%) and Western Australia (30.2%). The Population under the Age of 18 is significantly lower at 9.9% compared to Greater Perth (22.5%) and Western Australia (22.6%). This indicates an area that does not have a high percentage of families with children (particularly young children), living in close proximity to the Venue.

Indigenous Population: The population data also indicate a much smaller number of Aboriginal residents in the Locality compared with Greater Perth and Western Australia. The Applicant notes that the number of Indigenous persons typically residing in the locality is only 0.89% of the total population. This is significantly lower than the Greater Perth average of 2% and the Western Australia state average of 3.30%. Nevertheless, the applicant recognises the presence of Aboriginal people in the area and submits that the proposed services and facilities will not include any specific culturally sensitive elements, and the Venue's harm reduction strategy and RSA procedures will be applied indiscriminately to all clientele in the effort to promote a safe, inclusive and healthy hospitality environment.

Regional, Rural, and Remote Community Members: The Venue is located within the metropolitan area and thus does not directly serve any regional, rural, or remote community. However, the applicant acknowledges that individuals from such areas may visit the locality, often as tourists.

Families: As mentioned above, the locality's demographic data reveal that families constitute a significantly smaller percentage of the resident community compared to Greater Perth and WA averages.

Migrant Groups from Non-English Speaking Countries: Australian Bureau of Statistics (ABS) data shows a higher-than-average concentration of migrants residing in the Locality. The applicant emphasises that the presence of migrants from non-English speaking countries is not seen as a negative factor. The venue's offerings, design, and planned programming do not contain any elements deemed culturally inappropriate or sensitive.

People in Low Socio-Economic Areas: Residents of the proposed locality generally enjoy higher-than-average incomes as indicated by the data from the Australian Bureau of Statistics (ABS). The Socio-Economic Indexes for Areas (SEIFA), which measure relative levels of socio-economic disadvantage and/or advantage based on various ABS Census characteristics, provide further insights. The City of Perth ranks 11th and the COV ranks 9th out of 138 local government areas in Western Australia on the Index of Relative Socio-economic Advantage and Disadvantage. These high rankings suggest that residents experience relatively advantageous socio-economic conditions in the Locality.

Mining Communities or Communities with High Number of Itinerant Workers: No known mining operations are occurring within the locality. Therefore, concerns related to mining communities are irrelevant for the proposed venue.

Communities Experiencing High Tourist Numbers: The locality, particularly Northbridge and the City of Perth, is noted for its attraction of a high volume of tourists. As the venue has a strong local community engagement strategy, however, the Applicant does not anticipate that at any point the majority of Clientele would be from this group. Further information regarding tourism in the relevant locality is provided in other sections of this application.

Further to this statistical analysis of ‘at-risk’ groups in the Locality, the applicant submits that the venue's operational strategies and planning will be such that it is unlikely to attract 'at-risk' groups to the premises due to the following features:

1. Community-centred approach and family-friendly location.
2. High-quality fit-out comprising majority seating areas, table service model for inside the venue, along with dining and function services throughout.
3. Provision of function space.
4. Unique beverage offerings intended and promoted to be consumed with food.

5. Pricing strategy that reflects the quality of products and services offered.
6. Planned entertainment (attachment 8)).
7. Outdoor areas for patrons' enjoyment.
8. Implementation of a dress code, enforcement of Venue code of conduct.

7.9 Juvenile Policy

The Applicant will consistently execute a robust juvenile policy. This incorporates preventative measures against serving alcohol to minors and ensuring that all patrons respect others' rights and safety. The Venue has been designed to cater to a diverse community, with a focus on the local community, including family groups with children. It is anticipated, however, that family groups will frequent the Venue mostly during lunch and dinner times, especially on weekends and public holidays. Unaccompanied juveniles will not be allowed in the venue, except under circumstances permitted by the Act. The policy mandates that juveniles accompanied by an adult are not permitted to stay on the premises after 9.00 pm. Proactive measures will be implemented to effectively handle any instances of juveniles attempting to access the Venue or consume alcohol.

7.10 Safety and Security

Recognising the importance of safety and security in their operations, the Applicant is committed to providing a secure environment for patrons, staff, and the local community. Ensuring the safety and security of staff, clientele, and of the locality more generally, is the Applicants highest priority in operating the venue. To maintain a low-risk profile for the venue the Applicant will integrate several safety and security features into their venue design and operations including:

1. Promoting the venue to and catering to "our target audience who would be considered to be low risk groups".
2. Offering a high-quality design and fit-out, that takes into account the latest design theory related to building safe environments and "creating safer spaces by design".
3. Emphasis on dining services, with food availability until 30 minutes prior to closing.
4. Implementing strict Responsible Service of Alcohol (RSA) policies and procedures.
5. Providing ample seating for patrons.
6. Observing the Act's regulations by not trading beyond the permitted hours.
7. Enforcing a patron dress code.
8. Leveraging the licensee's professional experience in responsible liquor industry management.
9. Committing to high-standard staff training, quality management, and comprehensive controls, policies, and procedures.

10. Maintaining security guard presence during busy periods until 30 minutes after closing on Friday and Saturday evenings.
11. Ensuring full coverage through a comprehensive CCTV system.

The features outlined above combine to ensure that the venue falls into a low risk category in terms of the risk of alcohol related problems. Building upon these features, the Applicant has developed comprehensive harm minimisation and safety and security strategies, outlined in the VMP (attachment 3) to address all potential safety and security issues and emphasise harm prevention and minimisation. This plan will be regularly reviewed and updated to stay effective. As part of their safety and security strategy, the Applicant will engage with a professional and experienced security company to provide security services as needed to support staff and maintain a safe and secure venue.

Further, the Applicant's experience as an operator within the locality complements the outlined policies and procedures, assisting in minimising and mitigating potential harm or ill-health to the locality. Cooperation with local police and emergency services is another key strategy for effectively responding to any incidents as the Applicant has done successfully in past business operations. Building and maintaining strong community connections creates a sense of safety within local neighbourhoods, strengthens passive surveillance, and provides support networks where people look after each other and stand against anti-social behaviour.

8. Neighbourhood, Community & Amenity issues (ss38(4)(b)-(c))

The Applicant recognises the importance of being a good neighbour and is committed to operating the Venue in a way that respects the rights of nearby residents and businesses. Important neighbourhood, community and amenity issues to be considered as part of this PIA have been identified under Section 38(4)(b)-(c) of the Act, which state:

> *"...(b) whether the amenity, quiet or good order of the locality in which the licensed premises or proposed licensed premises are, or are to be, situated might in some manner be lessened; and*
>
> *(c) whether offence, annoyance, disturbance or inconvenience might be caused to people who reside or work in the vicinity of the licensed premises or proposed licensed premises;..."*

The Applicant is committed to ensuring the Venue's operations do not negatively impact the tranquillity, order, and amenity of the surrounding locality. This commitment involves implementing measures to mitigate disturbances, such as managing noise levels and ensuring patrons depart the Venue without disrupting the local community.

The Venue Management Plan and Noise Management Plan attached to this submission outline the applicant's comprehensive approach to mitigating any potential impacts on the local amenity. These plans will be regularly reviewed and updated. This will include promoting and maintaining a complaints procedure for neighbours to report any issues, so that the Applicant can respond promptly and effectively to any complaints.

The Applicant plans for the Venue to focus genuinely on meeting the requirements of local residents as well as those travelling to the locality for their unique and diverse cultural programming, their high-quality food and beverage offerings, and unique opportunities to engage in community-centred experiences that are not available elsewhere in the locality. In fact, the Applicant has placed the concept of supporting and engaging the local community, and enhancing the amenity of the locality at the centre of its business model and organisational values.

8.1 Risk Assessment & Profile

The Venue is categorised as low risk concerning potential disturbances and amenity. This assessment is based on the following considerations:

- **Location**: The Venue is in a mixed-use, inner city location, in proximity to several licensed and unlicensed hospitality venues, which contributes to a significant level of ambient noise, especially at night and on weekends.
- **Proximity to Sensitive Areas**: It is located where a limited number of noise-sensitive premises are present.
- **Trading Hours:** It operates within normal permitted hours for a tavern.
- **Operation Style:** The Venue maintains a low-intensity operation focusing on dining services and local cultural programming with ample seating.
- **Target Audience:** The Venue caters to a broad range of patrons, including mature individuals and families with children, minimising the likelihood of attracting 'at risk' public in terms of irresponsible alcohol consumption or antisocial behaviour.
- **Experienced Management:** The Venue is run by seasoned hospitality professionals with a record of responsible and lawful operations in WA.
- **Management Controls:** The Venue implements a comprehensive range of management controls and risk mitigation measures with a strong emphasis on Responsible Service of Alcohol (RSA) principles.

8.2 Positive Impact on the Locality

Introducing the Venue to the Locality aligns with the objectives of the local government authority and enhances the Locality's amenity in terms of:

1. Enhancing the quality and diversity of leisure and hospitality amenities and facilities.
2. Physical hub for a growing culture of online music engagement and participation.

3. Improving the liveability and quality of life for people living, working, and visiting the Locality.
4. Support active streets and the presence of outdoor dining and seating.
5. Supporting the William Street Town Centre to be safe, attractive and pedestrian focused while increasing foot traffic between southern and northern end of William Street.
6. Increase green space, tree canopy cover and sustainable business practices in the Locality.
7. Through it's cultural programming focus, local community engagement and experience based offerings.

8.2.1 Support active streets and the presence of outdoor dining and seating.

The Applicant submits that the Venue will provide over 150 outdoor seats for clientele throughout the venue's outdoor areas, as well as a large 54m2 grassed area designed for sitting under the venue's shady trees.

Access from the street will be open and free flowing during venue operations, except where entrance check points are needed to be implemented to maintain safety and security requirements on peak trade evenings.

At the front of the Venue, 34 secure bike parking bays will be provided within the lockable area of the venue, under staff supervision during operating hours, providing bicycle parking for both clientele and staff bicycles, e-bikes / e-scooters. An electric bike and scooter charging point will also be installed at this location to encourage active transport choices for all who attend or work at the Venue.

The Venue's large front alfresco area and outdoor garden bar is a surprisingly rare feature in the locality, and provides a highly sought-after facility for hosting outdoor social occasions, larger gatherings and functions.

8.2.2 Supporting The William Street Town Centre to be Safe, Attractive and Pedestrian Focused.

The venue is conveniently located within a 5-minute walk from North Metropolitan TAFE, a 10-minute walk from the new Perth City campus of Edith Cowan University and the Western Australian Academy of Performing Arts (currently under construction), including their school of music, and a 15-minute walk from SAE Creative Media Institute. At the outer edge of the expanding central urban precinct, the Venue sits perfectly positioned to draw together a local customer base seeking creative engagement and connection in their area.

As outlined in 8.2.1 the venue will have 34 secure bike, ebike and escooter parking bays

with an electric charging point installed to encourage active transport choices for all who attend or work at the Venue. Further information about ease of access to the Premises and availability of public and active transport routes to the Premises is provided in section 8.3 Ease of Access.

8.2.3 Increase Green Space, Tree Canopy Cover And Sustainable Practices:

As stated in the COV Greening Plan 2018–2023 Increasing green space and tree canopy in the locality will provide the following benefits:

- more liveable neighbourhoods;
- enhanced community well-being;
- removal of atmospheric carbon to counteract human-induced climate change;
- mitigation of the urban heat island effect;
- increased biodiversity;
- improved air quality and overall environmental health;

In line with the COV Greening Plan 2018–2023 and the Sustainable Environment Strategy 2019-2024, the Venue has been intentionally designed to provide increased green space, tree canopy cover, and champion sustainable design and practices.

With two mature trees providing a significant level of tree canopy cover, and an expansive grass area designed for patrons to enjoy, the Venue's outdoor garden bar and dining area offers a shady natural retreat from the harsh urban surrounds. This initiative aligns with the City of Vincent's target to achieve tree canopy cover of 12% on privately owned land by 2050.

The benefits of this alignment include:

1. **More Livable Neighbourhoods:** By contributing to the "Greening the town centres" initiative, the Venue enhances the overall amenity of William Street town centres.
2. **Enhanced Community Well-being:** The garden provides a place of relief and escape from the urban environment, resonating with the community's desire for more environmentally friendly spaces and safe local environments.
3. **Climate Change Mitigation:** As noted in COV documents, "Plant species such as trees and large shrubs act as carbon sinks." The Venue's tree canopy aids in removing atmospheric carbon and mitigating human-induced climate change.
4. **Urban Heat Island Effect Mitigation:** The Venue plays a role in "reducing the urban heat island effect through trees and other vegetation, thereby improving air quality and overall environmental health".
5. **Increased Biodiversity:** The garden promotes biodiversity, aligning with COV's goal to "enhance habitat and promote biodiversity" through diversified vegetation.

6. **Community Involvement and Awareness:** By "inviting and supporting community involvement in greening activities," the Venue also becomes a focal point for educating the community about the social and environmental benefits of trees and green spaces.

The Venue's garden is not just a leisure spot; it's an example of eco-conscious community building in the Locality. The incorporation of a water tank and rainwater system for the garden demonstrates sustainable water practices. The Venue's commitment to integrating green spaces and sustainable practices makes it a progressive model for urban development in the locality. By aligning with the City's strategic goals and values, it fosters a vibrant social environment that nurtures not only the human inhabitants but the ecology of the locality. As the COV Greening Plan 2018–2023 and the Sustainable Environment Strategy 2019-2024 suggest, such venues that prioritise green spaces, recycling initiatives, and sustainable materials not only enhance the local environment and support human health and wellbeing but set a precedent for future urban planning and development.

8.2.4 Risk Mitigation Strategies

In addition to the low risk of the Venue causing disturbance, the Applicant has been proactive in minimising potential negative impacts through thoughtful design of the premises and development of appropriate operating policies and procedures, such as:

- Noise Management: Implementing a stringent noise management plan.
- Adherence to RSA: Strict compliance with RSA guidelines.
- Patron Egress: Ensuring an orderly departure of patrons.
- Waste Management: Effective collection, internal handling, and removal of glass and general rubbish.
- Communication & Complaints: Establishing resident communication, liaison, and complaint procedures.
- Closing Procedures: Implementing meticulous closing procedures.

8.2.5 Venue Noise Management Plan

Please refer to the Venue's Noise Management Plan (attachment 4).

8.2.6 Architectural & Design Measures for Noise Mitigation

The Applicant has consulted with Acoustic Consultants Australia (ACA) and project architect Peter Cole to develop the Venue's architectural plans with specific measures to mitigate noise, such as:

- **Sound Barrier:** Construction of a 5 - 6m tall sound barrier wall along the eastern and northern perimeters of the premises.

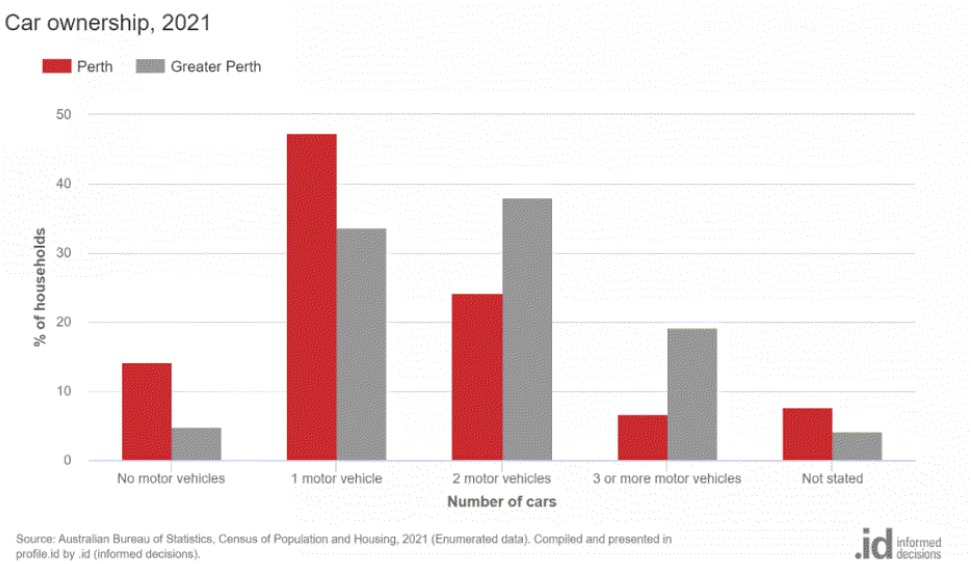
- **Acoustic Roofs:** Installation of acoustically rated roof structures over busy or potentially noisy areas to prevent noise from escaping the Venue.
- **Strategic Positioning:** Placement of toilet blocks, outdoor bar structures, Kitchen, and indoor bar at strategic locations to act as additional noise barriers.

The Applicant is dedicated to operating the Venue as a positive addition to the local community, implementing recommendations from the Acoustic Impact Report, and adhering to all operational conditions imposed by the LGA to minimise potential disturbances and ensure a pleasant environment for all.

8.3 Ease of access

The premises will be easily accessed on foot and on bicycle, scooter or other forms of active and public transport by local residents, students and business employees in the neighbourhood. The Applicant submits that the Venue will be a locally focused and frequented premises that will be considered to be a neighbourhood venue by those living in and close to the Locality, catering to residents within the Locality who are more likely to walk, ride or use public transport to travel to the venue than to drive a car. 2021 census data indicates that people residing in the Northbridge area are over 5 times more likely to ride to work and 10 times more likely to walk to work. 2021 ABS Census data on car ownership and preferred methods for travelling to work for the suburbs in the 2km radius surrounding the venue show a strong trend towards residents living close by to the venue preferring active and public modes of transport over motor vehicles in their choice of mode of transport to work. Residents in this area are:

- over 3 times more likely to live in a household without a car (16% of all households) compared to the average respondent in the Greater Perth area (4.8%).
- over 3 times more likely to cycle to work (1.8% of all employed residents) compared to the average respondent in the Greater Perth area (0.6.%).
- over 7 times more likely to walk to work (11.7% of all employed residents) compared to the average respondent in the Greater Perth area (2%).
- more than twice as likely to take public transport to work (19.4% of all employed residents) compared to the average respondent in the Greater Perth area (8.4%).



Looking only at the areas closest to the venue shows these trends become significantly stronger as the distance to the venue decreases. For example; residents in the neighbouring suburb of Northbridge are over 14 times more likely to choose to walk to their place of employment as their primary mode of transport (23.7% of residents), compared to the average respondent in the Greater Perth area (1.6%); or residents in the vicinity of COV's "Northbridge Town Centre" are over 4 times more likely to choose to cycle to their place of employment as their primary mode of transport (2.6% of residents), compared to the average respondent in the Greater Perth area (0.6%).

Considering the statistics outlined above, the Applicant highlights the following features of the locality in regard to the ease of access to the venue for local residents;

1. **Transportation Preferences:** The residents of the locality are less reliant on cars than those in the broader region of Western Australia and Greater Perth. A higher percentage of residents walk, cycle, or take public transit, indicating a preference for more sustainable modes of transportation.

2. **Car Ownership:** The households in the locality are less likely to own multiple vehicles, with a large majority having just one or no vehicle. This could be due to a combination of factors such as smaller household sizes (as indicated by the large number of couple households), closer proximity to workplace and other places visited frequently, high costs associated with car ownership, and convenient access to public transportation.

3. **Sustainable Lifestyle:** The residents' transportation habits indicate a tendency towards a more sustainable lifestyle, with lower dependency on private vehicles. This will have positive implications for the locality in terms of reduced traffic

congestion, lesser demand on parking facilities, lower carbon emissions, and improved air quality.

4. **Urban Development:** The high percentage of walking and public transportation usage, as well as lower car ownership, reflects the character of the locality as high-density residential with mixed-use zoning that places workplaces, amenities, and services within walking or biking distance of homes.

Furthermore, several features of the venue can be shown to further support alternative, active and public transportation choices for the Venue's clientele and align with COV strategic goals around enhanced neighbourhood connectivity, sustainable transport and healthy and active residents:

1. A Transperth bus stop for route 680 is situated directly at the front of the premises, providing a highly convenient access point for those arriving to or leaving the premises by public transport.

2. COV has identified William Street as one of its endorsed cycle routes as a "primary route" and a priority cycleway for scheduled improvements in their "Bike Plan" strategy document. As stated in the document;

   "Bike riding, along with walking, is the most sustainable form of transport, contributing to creating great places, cleaner local environments, healthier lifestyles and providing economic benefits to local neighbourhoods. The City wants to increase the number of people riding and walking to work from 15% of residents in 2020 to 17% of residents by 2025 and 20% of residents by 2030. The City wants bike riding and walking to be the preferred mode of transport for short trips to, from and within the city and a viable, safe and efficient option for longer trips. By encouraging more people to choose bike riding and walking for everyday trips, we will improve neighbourhoods and the environment, reduce car use and traffic congestion and improve the general health of our community"

3. The venue will ensure secure bicycle parking, in excess of LGA requirements, will be available on the premises during operational hours in the secure front area of the Venue; and end-of-trip facilities will be installed for employees of the venue to encourage active transport choices.

4. The venue is also conveniently located within a 5-minute walk from North Metropolitan TAFE, a 10-minute walk from the new Perth City campus of Edith Cowan University and the Western Australian Academy of Performing Arts (currently under construction), including their school of music, and a 15-minute walk from SAE Creative Media Institute. Staff and students from these important creative and educational institutions within the locality are considered to be part of the Venue's primary target audience group alongside local residents and employees.

5. Marketing and promotional activities will be used to specifically target and promote the venue to local residents such as “locals night” food specials, local letter drops with special offers and of course the venue’s locally focused cultural programming.

For the visiting clientele who travel from further afield to enjoy the range of experiences and cultural programming at the Venue;

- Ample street parking will be available in the vicinity on William Street, Monger Street, Forbes Road, Newcastle Street and Brisbane Street, as well as designated car parks operated both privately and by the COV that are in close proximity. (for details, see attachment 10 - Traffic Impact Statement)
- There is convenient access to Perth Train Station by walking down William Street; only 850m away and less than 15 minutes walk.
- A 5min walk to the closest Beaufort Street bus stop, provides access to additional bus routes 66, 67, 68 & 950, which run consistently across the venue's planned opening hours.
- Uber services are becoming increasingly popular as a means of travelling to the northbridge area and Perth CBD, with users of the rideshare app doubling in Australia between 2016 and 2020. Uber is most popular in Western Australia, with 25.7 per cent of the state’s population using the app. It is also important to note that the target demographic for the Venue, and the dominant age group in the locality, is known to be the most prolific and fastest growing user group for rideshare apps such as Uber and others, where the 35 to 49 age group saw a 142 per cent user increase between 2016 and 2020, and 75 per cent more users between 18 and 24 were reported.

8.4 Minimisation of Offence, annoyance, disturbance or inconvenience - s38(4)(c)

In determining this application the licensing authority may consider if any offence, annoyance, disturbance or inconvenience might be caused to people who reside or work in the vicinity of the proposed licensed premises, as set out in section 38 (4) (c) of the Act. The following passages will outline the Applicants commitment and planning towards preventing any potential offence, disturbance or inconvenience to people in the locality of the Venue. The Applicant proposes to implement the following strategies to minimise any potential, undue offence, disturbance or inconvenience that may occur, should the application be approved in the public interest:

1. The licensed premises will be supervised by an appropriate number of staff at all times.
2. Tried, tested and proven operational policies from the Applicant’s previous operational experience form the foundation for the Venue management

planning and procedures to be implemented.

3. Intoxicated patrons will not be permitted entry at any time.
4. The premise will be refurbished to a high standard to attract the demographic that the Applicant is seeking to attract.
5. The business is operated by mature, skilled and experienced staff that will offer customers a high level of customer service.
6. Non-alcohol and Low alcohol options will be available within the premises.
7. Packaged liquor products will not be promoted or sold at cheap or discounted prices so that they are not attractive to "at risk" consumers or encourage excessive consumption.
8. the Applicant will not use advertising or promotional material that is deemed attractive to young people.
9. Refresher training will be conducted at regular intervals to ensure staff are aware of their rights and responsibilities in relation to RSA and customer service, given the higher risk, Tavern Licence.

9. Community & Stakeholder Consultation

The Applicant will actively engage with the local community to understand their interests, values and concerns and to work cooperatively to address any issues that may arise. All consultation processes associated with the development application shall be carried out in -accordance with the City"s Policy No. 4.1.5 – "Community Consultation".

9.1 Local Authority and Stakeholder Consultation

As a first step in this process, in April 2023, the Applicant delivered an information letter to all adjoining properties with an invitation to attend a community information session at the venue. The information session was held at the venue on April 13th 2023, where Director Ben Taaffe and Method Planning Consultant Trent Durward attended to meet neighbouring business owners or representatives, discuss the proposed venue and answer questions.

The next stage of the Applicants Community Consultation process, involved contacting key organisations to discuss the Tavern Licence application. The following authority organisations were invited to comment and provide feedback with concerns (if any) in relation to the application:

WA Police Liquor Enforcement Unit (LEU)

An email outlining the details of the application was sent to the LEU, stating that the Applicant would appreciate any feedback the LEU could provide. The Applicant respects that the LEU will consider the application in its entirety when advertised and intervene if required. The Applicant notes that any communication they have with the LEU does not constitute support for this application; however, the LEU did support the Applicant's proposed conditions.

Perth Police Station

The Applicant's representative called the Perth Police Station and spoke with an officer who advised that the LEU would review the application in full if required and provide written feedback to be considered prior to submission to RGL.

9.2 Ongoing Consultation Plan

During the next stages of business development, pending and subject to approval, the Applicant is committed to and will continue to engage with stakeholders, local authorities and community members to conduct further community consultation practices and engage with the local community.

These practices will include, but are not limited to;

1. Notify and consult with local COV ranger team members.
2. Call out to industry and community members for letters of support.
3. Customer & community survey.
4. Launching online radio operations - call out for participants.
5. Launching Passenger website with online streaming.

9.3 Advertising

The Applicant also notes that a period of advertising will be undertaken once the dates for the specified period are determined by the Department of Local Government, Sport and Cultural Industries. As part of this process a Notice of Application will be mailed to the following schools, hospitals, hospices, aged care facilities, drug and alcohol treatment centres, short term accommodation or refuges for young people, childcare centres, churches, local government authority, and local police station, situated in the specified locality of the premises.

- Royal Perth Hospital on Wellington Street, East Perth.
- Chua Chanh Giac Temple on Money street, Perth Mosque on William Street and Greek Orthodox Cathedral of Saints Constantine and Helen, at the corner of Francis and Parker Streets.
- The Learning Sanctuary Kings Square, The Akidamy School of Early Learning and Buttercups Childcare & Early Learning Centre, Northbridge.

- Highgate Primary School on Lincoln Street St Georges Anglican Grammar School on William Street, Perth.
- St John of God Social Outreach on Wellington Street, Perth; Peer Based Harm Reduction WA; and WANADA, Perth.
- Bethanie On Pier, Aegis Lincoln Park, KinCare, and Chung Wah Community Care - Aged care facilities.
- Perth Police Station, Fitzgerald street.
- The Salvation Army Perth Fortress, William street, The Beacon, Aberdeen street, Northbridge.

The commencement of advertising activities will coincide with the Department's determination of dates and continue for the specified duration. This Public Interest Assessment submission for the Venue will be made available for public inspection as part of the advertising period. The advertising initiatives will include, but are not limited to:

- A formal Notice of Application to be delivered to all residents and commercial properties within a 200-metre radius of the venue;
- A Notice of Application to be forwarded to any local Aboriginal communities as well as the regional office of the Department of Indigenous Affairs; and
- A Notice of Application will also be sent to all of the addresses listed above.

The advertising initiatives as outlined above will satisfy the requirements for advertising as specified by the Department of Local Government, Sport and Cultural Industries.

10. Positive recreational, cultural, employment and tourism benefits - s38(4)(ca)

The Applicant submits that the grant of the Development Approval by COV and then, subsequently (and subject to approval), the grant of the Tavern Restricted Licence for the Venue by DLGSC will be in the future public interest and provide numerous positive amenity impacts in the Locality as it will;

1. stimulate and support increased cultural and economic activity in the area;
2. improve the quality and variety of leisure and hospitality facilities and services available in the Locality;
3. improve the liveability of the Locality and the quality of life of persons living in, working in and visiting the Locality;

4. serve to fill a noticeable gap in the local hospitality and entertainment market by providing an online media facility connected to an accessible and inclusive space that prioritises and supports the social dimensions of the local music and arts communities;
5. place practices of community engagement and development at the centre of the Venue business model, as evidenced by cultural programming and online media facility that is included in the venue design and program planning;
6. support and celebrate the development of local culture and shared identity through the proposed facilities and programming;
7. provide a large and accessible outdoor green space with generous garden areas, shady trees (providing additional tree canopy cover in the area), and numerous native plant species - designed for the local community to enjoy a connection to nature and find reprieve from the urban surroundings and digital overload often experienced in modern life; and
8. contribute to revitalising the greater Perth CBD area and William Street Town Centre, and the continuing development of the locality and the Northbridge neighbourhood in particular as "Thriving Places"

The introduction of the Venue into the Locality will be consistent with the objectives of COV and State Government WA as outlined in their strategy and development guidelines documents - State Planning Policy 4.2 - Activity Centres (2023), COV Strategic Community Plan 2018–2028, the more recent Strategic Community Plan 2022-2032 and the COV Thriving Places Strategy 2023-2028. The COV Thriving Places Strategy document states:

> *"The City identifies Thriving Places as a key priority in its Strategic Community Plan. This is supported by outcomes that we will work towards such as being recognised as a City that supports local and small business"*

In this document, "thriving places" are defined as:

- *local and small businesses that are supported;*
- *town centres and gathering spaces that are safe, easy to use, and attractive places where pedestrians have priority;*
- *public and private spaces that host innovative businesses, social enterprises*
- *and imaginative uses;*
- *assets in the public realm that are efficiently managed and maintained; and*
- *art, history, and our community's living cultures that are evident in the public realm.*

The applicant submits that it will contribute positively to each of the key characteristics of "thriving places" as outlined above, through the combination of services, events, experiences and amenities provided at the Venue.

The Applicant submits that the intersection of community engagement, creative

participation and local cultural production and consumption with modern hospitality facilities and services, which include the service and consumption of liquor, embodies the proper development of the hospitality industry and will be in the public interest. Bringing these elements together not only enhances the locality and the overall experience of the clientele, but also promotes an atmosphere of cultural exchange and social connection that can lead to a significantly improved societal well-being and social cohesion.

By bringing together the digital spaces of content creation with a physical hub of localised cultural activity, the Venue will provide opportunities for engagement and participation that blur the lines between online and "in-real-life" modes of participation. An extensive schedule of community-focused events, such as art, craft and plant markets, exhibitions, fundraisers, workshops, and DJ performances in the listening lounge is aimed at promoting local creative talent, fostering community engagement, and creating shared cultural experiences. This unique blend of new media-technologies, local culture and modern hospitality encourages the expression and progression of local cultural identity, providing a platform for diverse voices and experiences. The Venue, therefore, represents more than just a hospitality business - it seeks to contribute to the fabric of a vibrant, inclusive, and culturally rich community.

10.1 Economic Contribution

Hospitality projects, particularly unique and well-planned establishments like the Venue, offer numerous benefits to local economies, contributing significantly to urban development. They stimulate economic growth, create diverse employment opportunities, support local suppliers, enhance cultural vibrancy, and foster environmental sustainability. Therefore, such projects should be encouraged and supported by urban development policies and planning initiatives.

By adding a unique and popular venue to the area, the Venue will contribute to an expanded array of shopping, dining, and drinking options, and, therefore, will benefit the local economy. With its strategic location at the heart of Northbridge town centre, the Venue will serve as a vital connector between other prominent hospitality businesses within the City of Perth and the City of Vincent, drawing more people into the Locality directly from neighbouring town centres and suburbs.

Moreover, the Venue's proximity to several educational institutions such as North Metropolitan TAFE, SAE Creative Media Institute, and the future Perth City campus of Edith Cowan University and the Western Australian Academy of Performing Arts slated for 2026, puts it in a strong position to attract a growing local customer base as student numbers in the area increase.

Key areas of the positive economic impact that the Venue will create can be

summarised as follows.

10.1.1 Job Creation and Employment Diversity:

Hospitality projects contribute directly to local employment, both during the construction phase and ongoing operations. The Venue is projected to create over 20 construction jobs during the period of construction and then 50-75 ongoing roles and contracts, offering opportunities for a diverse range of professionals - from management staff to musicians, DJs, chefs, bartenders, wait staff and a range of hospitality service contractors.

The Applicant also notes that research conducted by DLGSC on the Western Australian creative economy show that between 2011 and 2016 employment opportunities in the creative industries in WA experienced an average annual growth rate of 0.5% per annum, which is lower than the general employment growth rate of 1.5% in the same period. Unfortunately, in recent years, the growth rate for employment in the creative industries declined, with a decrease of -3.8% pa from 2017 to 2018. This negative growth in the creative sector contrasts with the broader employment growth in WA, which has maintained an average growth rate of about 0.9% per year. Nor does the WA trend mirror what is happening nationally, where employment in the creative industries across Australia has shown consistent growth, outpacing the overall national employment growth rate.

This data demonstrates a need for greater support for creative industry businesses and businesses that provide opportunities for those working in the creative industries. The Applicant submits that a significant percentage of the employment opportunities that will be created through the Venue's operations will be such creative industry roles in music, media, and various other areas.

10.1.2 Revenue Generation:

The Venue is projected to generate well over $1 million in annual revenue for the local economy through its various components and services, which is a substantial contribution to the area's economic growth. The Venue's business model aligns with a renewed cultural interest in "the local" that is driving growth in creative and cultural economies around local food, wine, music, arts and design. The Venue's target market includes young musicians, creatives, students, and professionals that are seeking innovative hospitality services, local cultural experiences, and sustainable business practices. Catering to this unmet demand adds to the economic potential of the Venue, generating new revenue streams and making it an essential asset to the community and contributing to the overall economic development of the area.

Statistics from the 2021 Census show that, over a five-year period, WA's creative industries grew by only 0.7% per year compared to a national average of 2.2%. This suggests that WA may be lagging behind the rest of Australia, and the world, in the growth of and investment into its creative economy, while many other places are enjoying an advancement in this area where in some cases the creative economy is outstripping other industry segments over the last decade. Within this context, a new venue that seeks to promote and engage creative industries and local culture represents an important opportunity to promote growth in WA's creative industries, and strengthen the local economy.

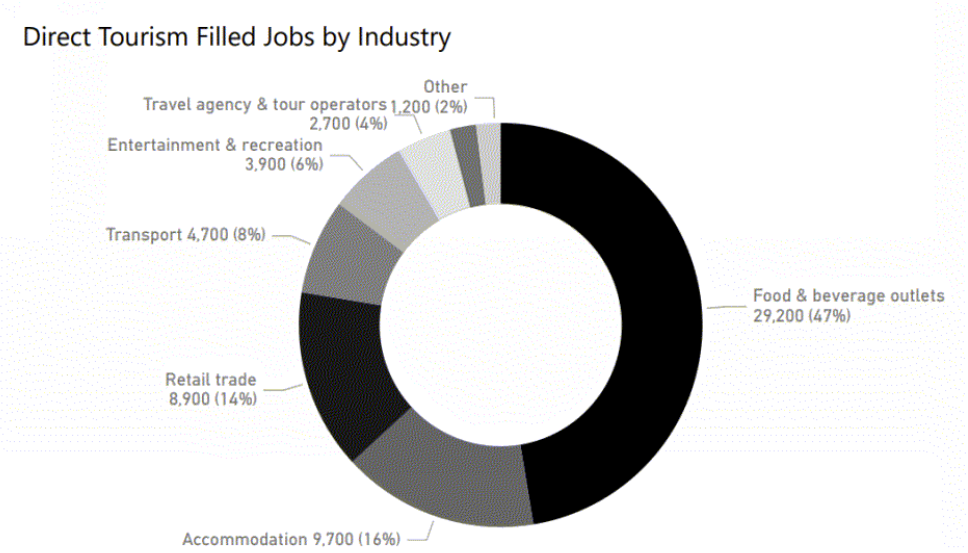
10.1.3 Support for Local Suppliers:

The Applicant is committed to showcasing locally sourced produce and industry, such as wine, beer, fresh produce and other food items. Through this commitment the venue will stimulate the local economy and in particular seek to support small-scale, family-owned wineries, independent brewers, and local food suppliers. This type of increased local economic activity also has a knock-on effect, strengthening the broader supply chains.

10.1.4 Boost to Tourism and Related Industries:

In addition to the local clientele attracted to the Venue, a significant number of travellers and visitors from outside the immediate area are also expected to be drawn to the locality to attend the Venue. While demonstrating a direct boost to the WA tourism industry, an increase in visitors to the area also indirectly boosts other sectors such as arts and entertainment, transportation, retail, and accommodation. In addition to direct and indirect boosts to the tourism industry, the venue will also contribute to a growing awareness of the identity of Northbridge around the world through its locally focused online radio content. The applicant submits that these benefits contribute significantly to boost the local and WA tourism industry demonstrating a positive effect for the community more broadly in relation to Section 38(4)(ca) of the Act - "Tourism, Cultural and Community Matters".

Tourism is a major contributor to the Western Australian economy and employment in WA. Tourism WA has published data that shows a 23% increase in tourism industry jobs over the 21-22 period, with the majority of tourism jobs in Western Australia in the 'Food and Beverage' (46%), 'Retail' (14%), and 'Accommodation (16%)' industries, and with 'Recreation and Entertainment' contributing to 6% of tourism jobs.



A recent Tourism WA publication Perth Entertainment Precincts Research 2022 | Final Report provides contemporary data and insights into WA consumers' wants, needs and perceptions of entertainment precincts in Perth. The publication reported that public perception of the Northbridge area has declined in comparison to other Entertainment precincts, with Fremantle remaining as the most favoured entertainment precinct in Perth.

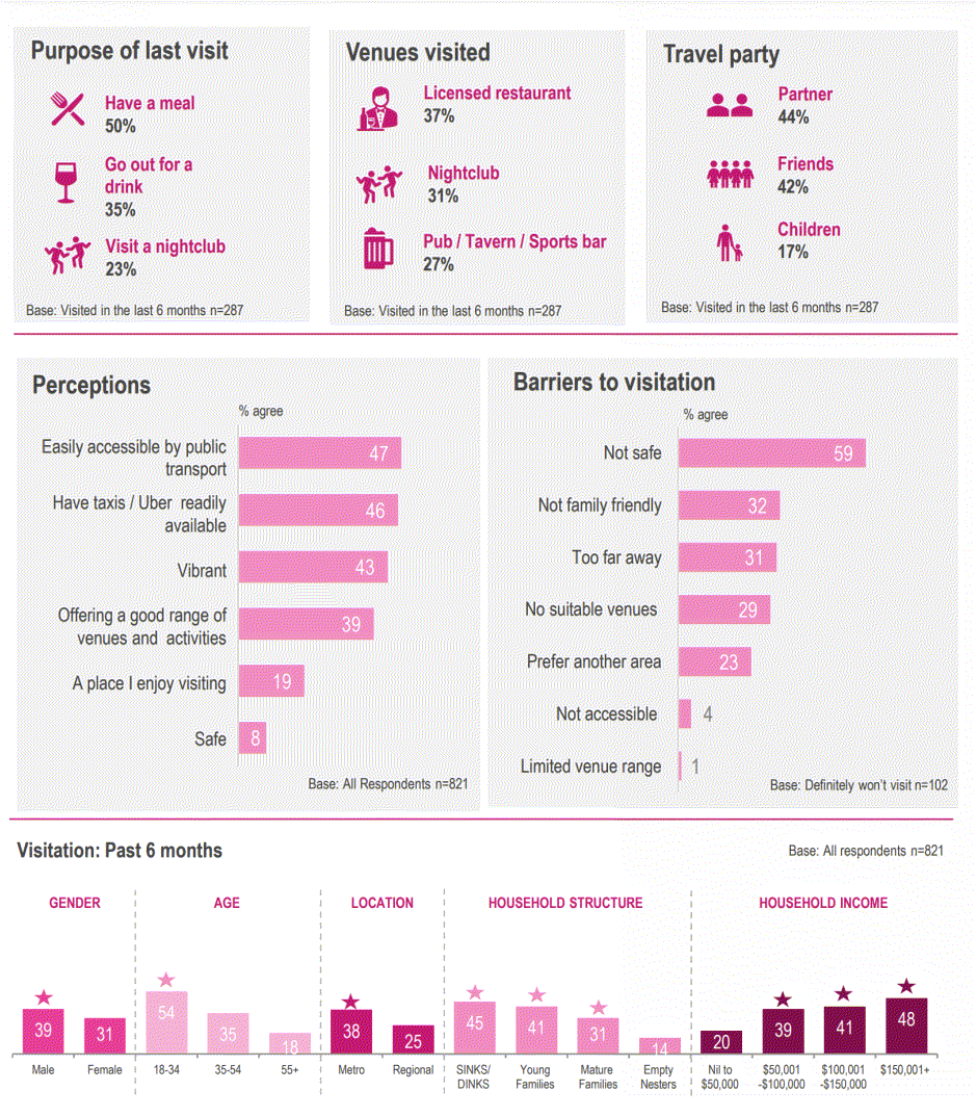
> "*Since 2017, the order of preference has changed – with Scarborough increasing in favour the most and Northbridge falling most considerably*"

According to this report, Northbridge is considered by community members as…

> "the least enjoyable and least safe precinct to visit. However despite this, Northbridge is still the 4th most visited precinct in Perth"

The following snapshot of visitation statistics and community perception taken from the same report is submitted to highlight the importance of supporting new hospitality businesses in the locality that will pro-actively work to improve public safety and community perception of the locality, as is presented in section 7 and section 10 of this PIA in relation to the impact of The Venue on the Locality.

Figure 9 - Visitation and Visitor Perception Snap Shot - Northbridge.



The Venue will offer a welcoming and safe environment that promotes and progresses local cultural activity, providing a range of amenities required in the locality and unique to the premises, thereby aiding in the development of the liquor, tourism, creative, cultural and hospitality industries in the state. A dynamic new venue that hosts a range of modern facilities and promotes local culture, community and creative economic activity will provide a significant benefit to tourism visitors to the State. With its unique combination of offerings, the Venue is poised to fill a noticeable gap in the local hospitality and entertainment market, providing fresh and unique experiences for locals and visitors.

10.2 Cultural and Community Matters!

The Applicant submits proudly that culture and community matters! In this section, the Applicant aims to demonstrate how its unique approach to community engagement and cultural programming, social connection, and civic space can significantly benefit the local community. The Venue engagement strategy innovatively integrates digital and physical community engagement, cultural practices, and modern hospitality to create a dynamic and inclusive atmosphere that enhances the locality.

10.2.1 Unique Cultural Programming

The Venue's cultural programming is designed to celebrate local culture, engage with diverse communities and foster the thriving music and arts landscape in the area. The unique programming approach will include activations, workshops, special events, broadcasts, DJ performances in the listening lounge, live-streaming and exhibitions. A schedule of community-focused events and partnerships with local businesses will support the growth of local enterprises while enriching our offerings for clientele. These offerings are designed to celebrate local culture, engage with diverse communities, and promote the thriving music and arts landscape in the area. This strategy aims to create a civic space where modern forms of digital cultural consumption and production intersect harmoniously with physical and social connection, fostering both online and "in-real-life" creative communities. It fulfils a growing need for public spaces that foster local creative communities (both online and "in-real-life"), offering a hub that caters to the residents of the Locality and like-minded visitors seeking out the unique experiences the venue has to offer. Our programming facilitates the transition from isolated, digital cultural consumption to a vibrant social atmosphere, helping to counter the rising trend of individualised cultural consumption. See attachment 8 - Example of Cultural Programming & Entertainment Schedule.

Director Ben Taaffe has an impressive track record of producing engaged and diverse community and public programming through previous roles held at WA Museum Boola Bardip, YMCA HQ, Leederville and The ARTRAGE Bakery Complex, Northbridge; and contracts with Perth Festival. The Venue's cultural programming and engagement activities will be led by Mr Taaffe and engage his extensive network of community and creative industry professionals and practitioners. Through over 15 years presenting and volunteering at Perth's long standing community FM broadcast radio station RTRFM, Mr Taaffe also possesses a wealth of knowledge about and experience in the community radio sector, with a deep understanding of the social and cultural benefits related to this area of the Venue's programming. The cultural programming and engagement activities will focus on local stories, unique experiences and diverse content that represent the locality and the local community. As previously stated, the cultural programming and experiences that will be developed at the Venue will be undertaken in

conversation with the local community, in collaboration with leading local creatives, and specifically selected for their unique characteristics.

10.2.2 Community Engagement, Connection & Civic Space

The City of Vincent's Strategic Community Plan 2018-2028 recognises the importance of providing space for social interactions, which contributes significantly to the quality of life and economic vitality of the area. The Applicant has identified the lack of such space in the locality, in terms of social space or meeting places that centre around local creative and cultural identity. While some venues in the locality support creative industry and local culture through focusing on live performance programming, the Venue prioritises the provision of social space and community based programming.

The Venue will include generous outdoor seating areas, with long shared tables, a large open green space area featuring shady trees and a grass area for sitting under the trees. The Venue design has maintained an open and accessible approach to the space, especially along the William Street facing side of the premises, inviting clientele in from the surrounding streetscape to facilitate community engagement and to serve as a welcoming social and civic space in the locality. Regular, informal and ongoing community engagement and consultation will occur in these spaces, through the Venue's cultural programming and online radio facility, and through the day to day engagement of staff and management with clientele, community members and local stakeholders.

10.2.3 Online and I.R.L. (In Real Life) Engagement

Through the media streaming facility and the associated online media platform and content that will be central to the Venue's cultural programming plan, the Venue will also engage with an online community that overlaps with and extends from the local community. Engaging with online communities allows the venue to promote, support and evolve local culture and identity through online / digital platforms, while participating in national and worldwide conversations.

This can be understood as a new layer of community engagement that connects clientele's digital and online cultural activities with their physical activity in the locality. The Venue's cultural programming aims to build upon these online activities to add an important element of social, physical and local engagement that emphasises direct, unmediated interpersonal connections over virtual interactions - offering a place to escape from the dominance of algorithmic digital engagement and the so-called *attention wars*, and supporting clientele to re-focus cultural activity towards physical and social connection.

The intention is to promote an alternative to the rising trend of isolated and individualised cultural consumption by nurturing a vibrant social environment within the Venue. In this way the Venue may serve to fulfil a growing need for the type of

public or civic space where social connection and community building can take place around modern forms of digital cultural consumption and production that occur predominantly online.

10.2.4 Internet "Radio" and live-streaming

In the digital era where online and virtual interactions pervade, the Venue's integrated online streaming and digital media facility serves as a bridge between the digital and physical worlds. It creates a pathway to reinforce local culture, stimulate the creative economy, and foster social connection. Around the world, internet radio platforms and the physical hubs from which they operate are emerging as a positive new form of community based media that create diverse and enriching cultural content, and opportunities for participants and audiences to connect and build community ties. Their flexibility, creativity, and community orientation make them a significant force in modern media, promoting cultural diversity, supporting local talent, and offering innovative listener experiences.

Drawing on the Applicants history of involvement in local community radio and engagement with global online "internet radio" stations for over two decades, the Venue will host a dynamic and evolving schedule of live-streaming online media content produced from the media facility on site. Several prominent examples of "internet radio" stations from around the world have been studied carefully by the Applicant to inform the cultural programming strategy for the Venue, including the recent launch of Freo-Cast in South Fremantle.

- Sky Lab - Melbourne
- NTS Radio - London
- Dublab Radio - LA
  KEXP - Seattle
- The Lot Radio - New York
- Freo-Cast - Fremantle

The applicant submits that the emergent trend in local internet media hubs is a positive development driven by increasing community demand for such facilities, and the opportunities they present for community members to engage and connect while celebrating their diverse local identities.

This section describes the unique features and benefits that a volunteer-based online community radio facility can provide to the local community:

Enhancing Local Culture and Diversity

- **Celebrating Local Identity:** the online media produced at the venue will be instrumental in highlighting local stories, traditions, and arts, reflecting the unique character of the community.

- **Building Community Ties:** Through programming that resonates with local interests, and engages leaders from within local creative communities, the radio programming and digital content will nurture a sense of pride and belonging, in association with the locality.
- **Expanding Cultural Reach:** Internet radio and live streaming allow the Venue to share local culture with a broader audience, promoting understanding and appreciation. Produced onsite, digital content representing local culture and community can be accessed across different localities, cities and even countries, connecting audiences worldwide.
- **Integrating Digital and Physical Worlds:** They bridge online cultural activities with physical presence, fostering a holistic community experience.
- **Eclectic Programming:** The online radio programming will feature diverse music genres, showcasing a wide variety of artists, both known and unknown.

Stimulating Creative Economy

- **Supporting Local Talent:** By providing a platform for local musicians, artists, and creators, internet radio contributes to the growth of the creative economy within the locality.
- **Encouraging Collaboration:** The media streaming facility and programming fosters partnerships between artists and businesses, driving cultural innovation.
- **Empowering Independent Artists:** These platforms offer opportunities for local and underground artists, driving economic activity and fostering artistic entrepreneurship. The Venue will provide opportunities for new and emerging artists, giving them exposure and a chance to reach a broader audience.
- **Innovating Cultural Consumption:** The Venue's integration of digital broadcasting adds a dynamic layer to cultural consumption, boosting the creative economy.

Fostering Social Connection

- **Facilitating Interpersonal Interaction:** By bringing production of online content into the physical and social space of the Venue, this type of programming counters the isolation often associated with digital engagement.
- **Promoting Civic Engagement:** This area of programming fosters dialogue and collaboration, turning the Venue into a hub for social connection and civic responsibility.
- **Creating Social Spaces Around Digital Media:** The Venue serves as a nexus where online cultural consumption transforms into vibrant social interaction, reinforcing community bonds.
- **Promoting Physical Connection:** By counteracting the trend of isolated online engagement, the Venue encourages visitors to reconnect physically, enhancing social cohesion.

The Venue's strategic approach to online media production and streaming provides an integrated cultural experience to the locality that is not currently available. It not only strengthens local culture and stimulates the creative economy but also champions the social connection by bringing together online and offline worlds into an unmediated social space. Embracing digital media fuels, rather than hampers, social engagement, creating a thriving hub for cultural enrichment and community building.

10.2.5 Supporting Arts in the Locality

Led by Director Ben Taaffe, the Venue's cultural programming focuses on local stories and diversity, aligning with the stated goals of the COV Arts Plan 2023-2028. In the recently release draft edition of the plan, up-to-date community consultation findings were highlighted, describing how:

> *"(t)he four proposed themes 'Connected Community', 'Vibrant and Thriving', 'Place and Identity' and 'Innovation and Creative Economy' were all of high importance to respondents, with 'very important' being the most used response to all categories"*

It was also noted that;

> *"The provision of suitable venues and spaces, alongside financial resources, were identified as the highest priority service to support the Arts industry."*

In the same draft plan, key findings from community consultation undertaken by COV with arts and cultural industry leaders are presented as follows:

- *There is an opportunity for more variety and diversity in arts activities and offerings in Vincent.*
- *There is high demand for a variety of physical spaces for creative production and practice.*
- *There is a need to create better awareness and provide accessible information about arts activities and opportunities through marketing and promotions.*
- *There is a desire for more opportunities for capacity building.*
- *There is a need for partnerships and collaboration within the creative industry to strengthen and widen the arts and cultural offering by pooling resources.*
- *There is a desire for more support for grassroots and industry-led programming and activations across all districts and town centres.*

The Applicant submits that the cultural programming focus, community based engagement strategy and online media facility at the Venue demonstrate a positive contribution to the locality in relation to each of these key findings.

11. SUMMARY

The Public Interest Assessment submission presented by the Applicant in support of the Tavern Restricted Licence application for the premises known as Passenger at 378-380 William St, Perth, WA 6000, demonstrates the Applicant's commitment to being a responsible and professional operator. They have complied with all relevant requirements and are dedicated to adhering to the Director's policies and compliance measures if the licence is approved. The submission thoroughly considers the potential impact of the venue on the local community, including harm minimization, risk mitigation, and public benefits. The Applicant has considered Section 38 (4) (a, b, c and ca) of the Liquor Control Act 1988 in relation to harm or ill-health, impact on amenity, the offence, annoyance, disturbance or inconvenience and the tourism, community and cultural benefits the Tavern Restricted Licence may have on the local community in this Public Interest Assessment submission.

In relation to harm minimization and risk mitigation, the Applicant has outlined a comprehensive strategy that includes having an Approved Manager on-site at all times to ensure compliance with licensing and regulatory requirements. Additionally, the Venue will continually develop its harm minimization strategy, incorporated into its Code of Conduct, House Policy, and Venue Management Plan. These measures reflect the Applicant's commitment to maintaining a safe environment and addressing any concerns promptly.

This PIA submission highlights that the Venue is not just a typical hospitality business. It aspires to be a distinctive and unique destination, combining hospitality and retail offerings with local community and cultural programming and digital media facilities. The Applicant envisions the Venue becoming a hub for social connection, community engagement, and local culture, contributing significantly to the development of the area and boosting the local retail and hospitality industries. By focusing on social experiences and authentic community engagement, the Venue seeks to enhance the livability, vibrancy, and economic activity of the locality.

In conclusion, the Applicant has presented a compelling case for granting the Tavern Restricted Licence for the Venue. Their dedication to being a responsible operator, along with their emphasis on contributing positively to the local community and satisfying consumer needs, indicates that the Venue will be an asset to the area. The Applicant's commitment to harm minimization and risk mitigation strategies further ensures a safe and secure environment for patrons and residents. Overall, the Venue's unique blend of hospitality, cultural programming, and social experiences aligns well with the evolving needs of the community, making it a valuable addition to the fabric of a vibrant, inclusive, and culturally rich locality. Therefore, it is requested that the application for development and approval of the proposed Venue be approved in the public interest.

12. LIST OF ATTACHMENTS

Attachment 1 - Architect Plans

Attachment 2 - Acoustic Report

These plans and attachments are available on request or already included in the planning report

Attachment 3 - Venue Management Plan

Attachment 4 - Noise Management Plan

Attachment 5 - Waste Management Plan

Attachment 6 - Example Drinks Menu

Attachment 7 - Example Food Menu

Attachment 8 - Example Cultural Programming and Entertainment Schedule.

Attachment 9 - Letter of Support - Sustainability Consultant - Aimee Smith.

Attachment 10 - Traffic Impact Statement

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"PASSENGER" 378-380 WILLIAM ST, NORTHBRIDGE ENTERTAINMENT NOISE ASSESSMENT

Report 10.00482R-02
prepared on 13/07/2023

acoustics consultants AUSTRALIA

"PASSENGER" 378-380 WILLIAM ST, NORTHBRIDGE
ENTERTAINMENT NOISE ASSESSMENT

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BASIS OF REPORT

This report has been prepared by **Acoustics Consultants Australia (ACA)** with all reasonable skill, care and diligence, and taking account of the timescale and resources allocated to it by agreement with the Client. Information reported herein is based on the interpretation of data collected, which has been accepted in good faith as being accurate and valid.

This report is for the exclusive use of the Client. No warranties or guarantees are expressed or should be inferred by any third parties. This report may not be relied upon by other parties without written consent from ACA. ACA disclaims any responsibility to the Client and others in respect of any matters outside the agreed scope of the work.

DOCUMENT CONTROL

REFERENCE	DATE	PREPARED	REVIEWED	AUTHORISED
10.00482R-01	22/05/2023	TGD	MdlM	Miguel de la Mata
10.00482R-02	12/07/2023	MdlM	SF	Miguel de la Mata

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"PASSENGER" 378-380 WILLIAM ST, NORTHBRIDGE
ENTERTAINMENT NOISE ASSESSMENT

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Report 10.00482R-02

1. INTRODUCTION

This report presents the findings of the noise assessment conducted by Acoustics Consultants Australia (ACA) for the proposed "Passenger" Bar, Café, Radio and Retail venue located at 378-380 William St, Northbridge.

The aims of this assessment are:

- To identify the main sources of noise from the proposal and the nearest noise sensitive receivers;
- to conduct an objective noise assessment based on a 3D noise model calibrated with measurements conducted at similar venues during busy operations; and
- to provide recommendations that will set basis for noise management, where required.

Noise from the proposal has been identified as a potential source of annoyance to surrounding sensitive receivers. The site lays within mix-use land and it is in close proximity to other lots of commercial and residential use. Of particular concern are lots located towards the rear of the site, away from William Street, with current or potential future residential use.

This assessment has been prepared in accordance with the WA Environmental Protection (Noise) Regulations 1997 (EPNR). The methodology and Standards used to conduct the assessment, as well as the numeric assessment results are presented in the following sections of this report.

Acoustic terms used in this report are defined in the Glossary of **Appendix A**.

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2. BACKGROUND INFORMATION

The proposal is for the refurbishment of an existing commercial unit to allow for a food and beverage venue with annexed café and music retail hub. The proposal includes new indoor bar and dining lounge, kitchen and food storage, beer garden, staff room, a combined café and music retail shop with alfresco area, an interactive radio and music studio, toilets and service areas. This noise impact assessment includes all the potential worst-case noise generating scenarios from the proposed operations that could generate noise impacts at the nearest sensitive receivers.

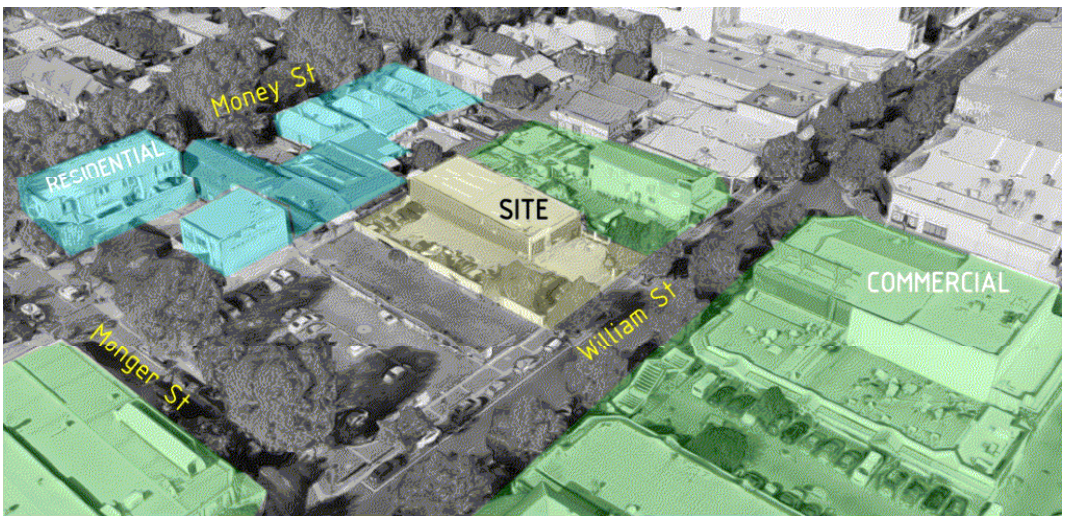
It is understood that the City of Vincent (CoV) would require a review of operations to ensure they are compliant with the Development and Design Policy No. 7.5.21 *'Sound Attenuation'*, which requires compliance with the State Noise Regulations, identification of the potential impacts and mitigation requirements, due to closeness to residential premises.

Noise emitted from the proposed premises and received at the sensitive premises is to be assessed considering highly sensitive receivers, as per the WA Noise Regulations (**Section 3**). Other commercial units are also considered noise sensitive receivers. Further details of the proposed operations are provided in the following sections.

2.1. Location

The site encompasses two lots (67 and 68) on William St (the site), which include a single storey commercial building and carpark. The building is within 'District Centre' area, as per the City of Vincent's Local Planning Scheme No. 2. The rear boundary of the proposed site adjoins commercial zoned land with some residential and highly sensitive use. The identified noise sensitive receivers are a number of lots including residential apartment buildings, single storey dwellings, a hotel and a place of worship, which are all located within either 'Commercial' or 'Mixed Use Area' zones. **Figure 1** depicts an annotated aerial view of the site and its surroundings.

Figure 1 Site location and nearest noise sensitive receivers



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The nearest and most exposed highly-sensitive receivers, as defined in Regulations (**Section 3**) have been identified and labelled R1 to R8 in **Figure 2**.

Figure 2 Noise sensitive receivers

The most exposed noise sensitive receivers are:

- R1 – 29 Money St (single storey dwelling)
- R2 – 35 Money St (single storey dwelling)
- R3 – 37 Money St (single storey dwelling)
- R4 – 45 Money St (Place of Worship / Temple)
- R5 – 43 Monger St (three storey mix use building, ground floor is commercial)
- R6 – 39 Monger St (three storey mix use building, ground floor is commercial)
- R7 – 43 Monger St (two storey residential dwelling)
- R8 – Great Southern Hotel 17-39 Robinson Avenue (three storey building)
- R9 – 11 Money St (five storey apartment building)

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Other commercial premises are located adjacent and across to the site on William Street.

It is expected that the noise emissions from the site would be dominated by noise breaking out through the beer garden entrance and from crowd on the beer garden.

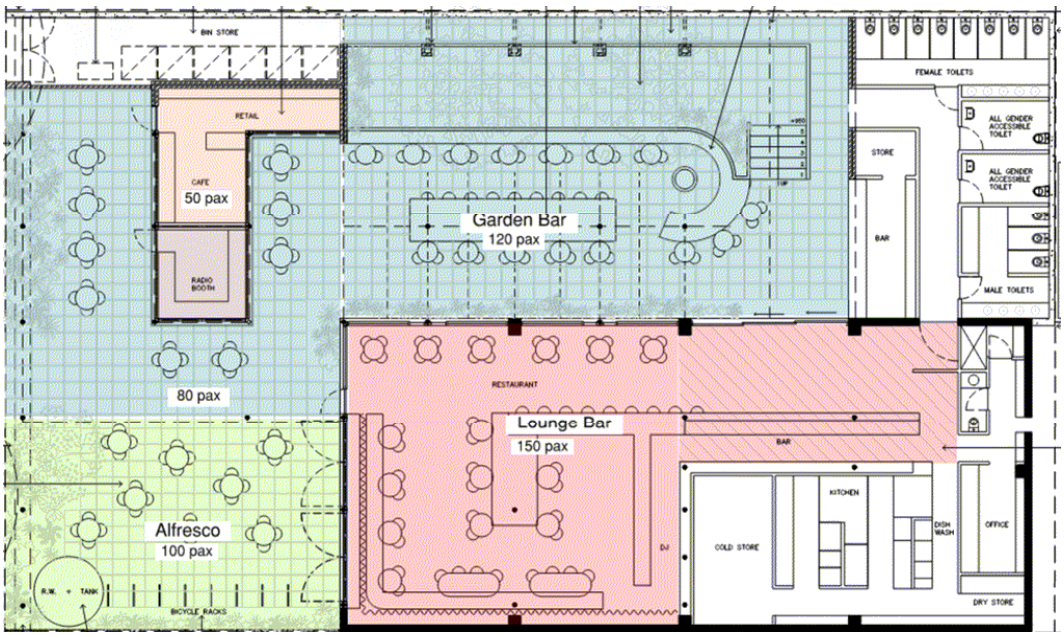
2.2. Operations and Site Description

The proposal is for a hospitality and retail venue, which includes: Indoor bar and dining lounge with dedicated music listening spaces, beer garden, café with annexed music retail facility with alfresco, interactive radio and recording studio. Access to the site is through permeable gates on William Street. The existing commercial/industrial unit will be internally refitted for the proposed bar and dining lounge, the external building envelope is to be essentially preserved and modified to allow for windows, site entry and beer garden access. It is assumed that new air conditioning, kitchen and toilet mechanical plant may be required.

Figure 3 shows the proposed layout of the venue with notes on the crowd capacity and overall distribution of the areas of interest. It is noted that noise barriers have been recommended during conceptual design of the venue and implemented in this proposal. Concrete tilt panels up to 6 metres in height will be built along the North and East boundaries of the site.

Figure 3 Proposed Venue

(i) Layout / Crowd Distribution



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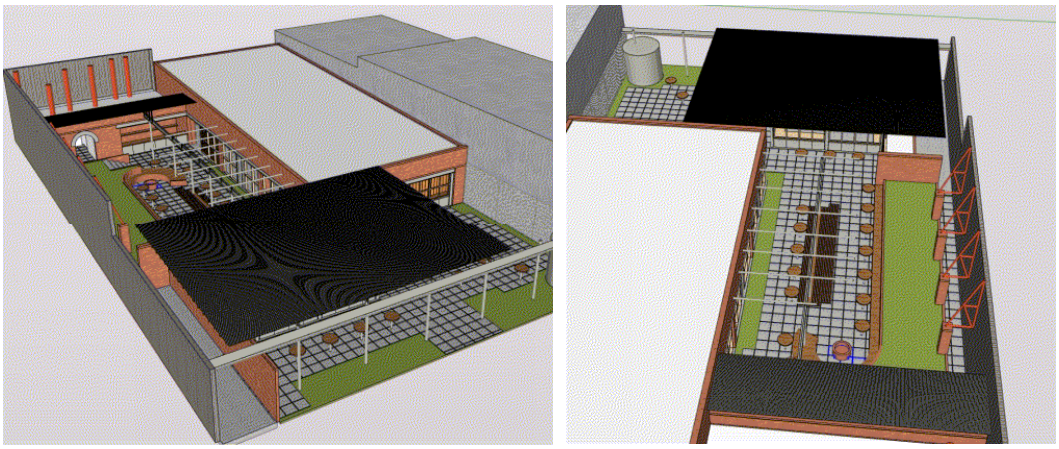
(ii) Three dimensional Impressions (Left – View from William St; Right – View from the rear)



Background music (DJ) would be regularly played at the Lounge bar, at a level that would allow for conversational voice. This area will be designed to meet high standards for music listening experience, while permitting for typical casual bar and dining operations. Purpose designed listening areas will be located around the lounge, which will provide quasi-isolated music listening experiences. This suggests that distributed array/network of sound sources (i.e. speakers) will be directionally allocated around the venue with room acoustics treatment, minimising the need for single large amplification systems with elevated sound levels and minimising indirect sound spillage through doors and windows.

It is proposed that music playback, as described above, would take place at the venue on the regular basis. External and internal piped music would be played. It is planned that the radio/studio would be interactive with the surrounding areas and programs may be piped to the Garden Bar and the front Alfresco area. The proposed sound profile, however, is not intended to be dominant of the acoustic environment on site. Thus, it is envisaged that music will be played at the higher range of background music levels, for clarity, yet preserving an overall relaxed but vibrant acoustic amenity.

ACA conducted a site visit on Monday 20th of February 2023 to inspect the current condition of the existing building and surroundings. The existing unit is a brick building sitting on concrete hardstand throughout with steel sheeting roof and fibre insulation beneath. The existing brick façade will be modified to allow for windows and access to the beer garden, while the existing doors of front façade will be used for general entry to the venue. Existing internal partitions may be modified to give way for the proposed layout. The existing boundary is delimited by a 1.8m high colourbond and fibro fence, which would be replaced for noise containment purposes.

There is an existing air conditioning unit on the rooftop; however, it is expected that more mechanical plant will be required to service the various proposed areas. Photos from the site visit are shown in **Figure 4** below.

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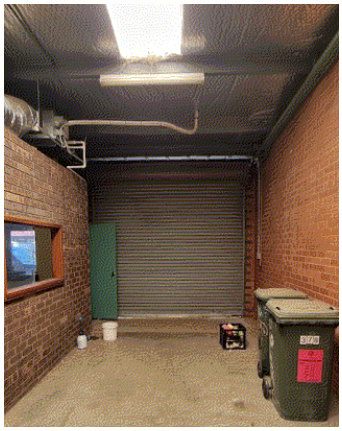
Figure 4 Site condition during the inspection

i) External condition of the main building

ii) Internal condition of the building



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iii) Boundary fence

The proposed trading hours, subject to approvals, are as follows:

For the Lounge (indoor) Bar trading:

- Monday to Thursday, 12pm to midnight.
- Friday and Saturday, 11am to midnight.
- Sunday, 11am to 10pm.

For the Café / Retail space trading:

- Monday to Friday, 7am to 6pm.
- Saturday, 9am to 6pm.
- Sunday, closed.

The identified key noise sources associated with the site are:

- A total of 150 patrons indoors linked to the Lounge Bar and 200 patrons in the Garden Bar.
- A total of 100 patrons in the Alfresco area (even though is not likely all the areas above listed will be operating simultaneously at maximum capacity).
- Music from within the Lounge Bar and the Garden Bar.
- Mechanical plant (assumed):
    - Air conditioning for the internal service areas
    - Air conditioning for the studio and staff room (split units)

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- Kitchen extraction fan

Other noise contributors identified from typical operations on site are:

- The café trading; however, this is estimated to have negligible impact due to the estimated noise emissions from the site, its relative location facing William Street (commercial receivers) and the proposed daytime operations (daytime, as defined per the Regulations **Table 1** in **Section 3**).
- Goods' deliveries and waste disposal. Whilst these sources of noise have not been numerically assessed due to the low frequency and duration of these, they are still required to meet the environmental standards. These activities will be restricted to daytime, hence the risk for disturbance at nearby residents will be eliminated.

2.3. Operational Noise Scenarios

The key noise sources identified in the previous section define the following noise generation scenarios:

1. Scenario 1 – Entertainment noise L_{A10}: Lounge Bar doors open.

- Noise emissions during steady operations at maximum capacity of the site with doors open.
- All windows to remain closed.
- DJ music playing at the higher range of 'Background Music'[1].
- Music piped within the Garden Bar.
- A noise barrier has been already included for modelling as preliminary assessment determined that this would be required for compliance.

2. Scenario 3 – Mechanical plant noise L_{A10}: Mechanical plant in continuous operation.

- 3 x air conditioning units.
- 1 x new kitchen extraction fan.

It is noted that from the noise generating scenarios, a combination of them will provide a resultant noise prediction (**Section 4**), which will be assessed against the applicable noise criteria (**Section 3**).

[1] 'Background Music' as defined in Table 2 of the Association of Australasian Acoustical Consultants *Licensed Premises Noise Assessment Technical Guideline V 2.0*.

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3. ACOUSTIC CRITERIA

Acoustic criteria have been determined from a review of the following documents:

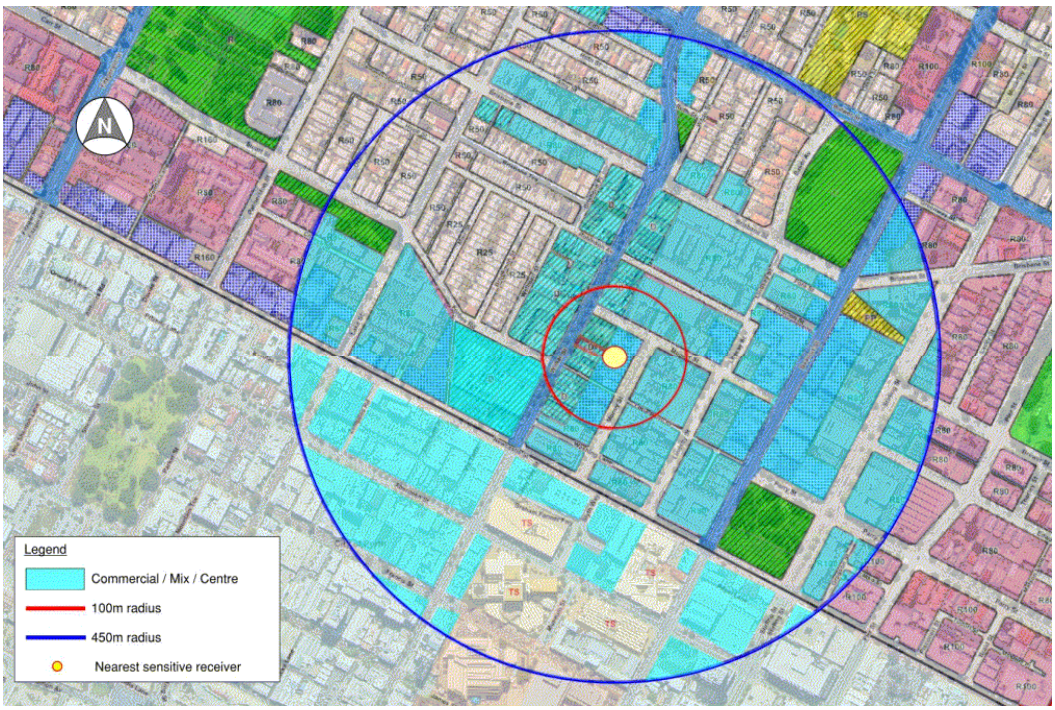
- State requirements: Western Australia *Environmental Protection (Noise) Regulations 1997* (EPNR); and
- The City of Vincent Sound Attenuation Policy No. 7.5.21.

3.1. WA Environmental Protection (Noise) Regulations 1997

Noise emissions from commercial premises are regulated by state noise policy in the form of the Western Australia Environmental Protection (Noise) Regulations of 1997 (EPNR). To achieve compliance with this policy, noise levels at nearby residential areas are not to exceed defined limits. These limits are determined from consideration of prevailing background noise levels and 'influencing factors' that consider the level of commercial and industrial zoning in the locality.

The influencing factor considers zoning and road traffic volumes around the sensitive receiver of interest, within a 100 and 450 m radius (see **Figure 5**).

Figure 5 Influencing factor calculation map



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The resulting influencing factor is 10 dB, based on:

- A transport factor of 4 dB due to Beaufort St, a major road (MainRoads site number 1119, 15,222 vehicles/day) within the outer circle, and William St, a secondary road (MainRoads site number 2827, 8,923 vehicles/day) within the inner circle.
- A commercial zoning factor of 6.1 dB due to 73% commercial/mixed use area within the inner circle, and 48% commercial/mixed use area in the outer circle.

A summary of the applicable outdoor noise criteria is provided in the following table.

Table 1 WA EPNR Assigned Noise Levels

Type of premises receiving noise	Time of day	Assigned Level (dB)		
		L_{A10}	L_{A1}	L_{Amax}
Noise sensitive premises: highly sensitive area	0700 to 1900 hours Monday to Saturday	55	65	75
	0900 to 1900 hours Sunday and public holidays	50	60	75
	1900 to 2200 hours All days	50	60	65
	2200 hours on any day to 0700 hours Monday to Saturday and 0900 hours Sunday and public holidays	45	55	65
Noise sensitive premises: any area other than highly sensitive area	All hours	60	75	80
Commercial premises	All hours	60	75	80

For the purposes of this assessment, all periods of the day will be considered as the proposed hours of operation of the bar and lounge include all these periods.

A series of adjustments must be added to the noise source levels if noise received at the sensitive premises cannot reasonably be free of audible characteristics of tonality, modulation and impulsiveness, and the adjusted level must comply with the assigned level. Definition of these terms (tonality, modulation and impulsiveness) are provided by Regulation 9(1) of the EPNR. **Table 2** summarises the adjustments, as defined by the Regulations.

Table 2 Noise character adjustments

Adjustment where noise emission is music		Adjustment where noise emission is not music		
Impulsiveness is not present	Impulsiveness is present	Tonality is present	Modulation is present	Impulsiveness is present
+10 dB	+15 dB	+5 dB	+5 dB	+10 dB

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A character noise adjustment of +10 dB would apply to music emissions generated within the bar, but this does not apply to emissions from crowd.

Similarly, a + 5 dB correction would apply to mechanical plant noise emissions, given the nature of rotating equipment giving rise to tonal character.

3.2. Local Government Requirements

The City of Vincent Sound Attenuation Policy No. 7.5.21 requires commercial proposed developments to meet minimum standards for 'Outbound Noise' (i.e. noise expected to be generated within the proposed development). The policy states the following:

'4.0 Sound Source Identification

[…]

4.2 Residual Breakout Noise from Lifestyle uses and Entertainment Venues

Developments that accommodate or reside in close proximity to lifestyle uses including cafes, restaurants, shops, hotels and entertainment venues such as nightclubs, are integral to the vitality and enjoyment of mixed-use localities and District Centres. Outdoor Eating Areas associated with hotels, cafés and restaurants can also be a major source of breakout noise.

Outcome 3

The Applicant is to:

a) Identify all breakout noise sources that have a noticeable impact on sound levels received at the subject property, and in particular, those noise sources within a 100m radius;

b) Specify sound levels recorded at the property during time periods that correspond to related breakout noise sources; for example:

- *Nightclubs to be monitored during hours of operation after 10.00pm at night on a Friday or Saturday;*
- *Cafes and Outdoor Eating Areas to be monitored during peak trade periods; and*
- *Locations near sport grounds and stadiums to be monitored during periods of normal use; particularly when used at capacity (where practicable).*

[…]

4.4 Mechanical Plant and Equipment

a) Air-conditioning and related service hardware such as pool pumps, traffic gates and compressors can impact on the amenity of noise sensitive premises, particularly due to the annoying characteristics contained within the noise emitted (modulation and tonality). In a residential setting, the noise emission from a single air conditioner condenser or pool pump can affect a neighbouring property. In mixed use locations, exhaust fans associated with

commercial kitchens, smoke exhaust systems, refrigeration compressors and chillers associated with the air conditioning of larger premises are significant noise sources that impact on the localised environmental noise;

b) *Goods delivery and waste collection vehicles; and*

c) *On-site power generators.*

Outcome 5

The Applicant is to:

a) provide comment on the likely impact of all existing mechanical plant and equipment noise sources surrounding the proposed development site (air conditioners, traffic gates etc);

b) comment on practical building design solutions that could be implemented to minimise the impact of existing mechanical plant and equipment noise sources; and

c) comment on the proposed location of all mechanical plant and equipment at the development site; and provide details of how noise emissions from these sources will be contained, so as not to create unwanted sound at nearby properties. The above does not apply to smoke exhaust fans that are only operated in an emergency.

4.5 Co-existing Land Uses

Whilst it is important to ensure that the proposed development is designed to reasonably negate external/existing noise sources from impacting on noise sensitive areas of the building, it is equally important that the development is designed to ensure that internal noise sources do not impact on existing and planned surrounding land uses also.

Outcome 6

The Applicant is to:

a) Detail all existing, surrounding noise sensitive land uses within 100m of the applicant's property boundary;

b) Plot all surrounding noise sensitive land uses on a site plan detailing the land use type, building construction type of walls and rooves, directional location, height from ground level, and location of windows, ducts or other obvious sound transmission pathways, and distance from the applicant's property boundary;

c) Provide comment on how the building should be designed to ensure that sound levels emitted from the building do not exceed the "assigned levels" detailed within the Noise Regulations;

d) Identify the most suitable location/s for the placement of noise generating equipment at ground level and above ground level (i.e. air conditioners, traffic gates; sirens; plant rooms; late night/early morning service entry points); and e) Specify associated sound attenuation measures to be implemented to prevent the emission of unreasonable noise.

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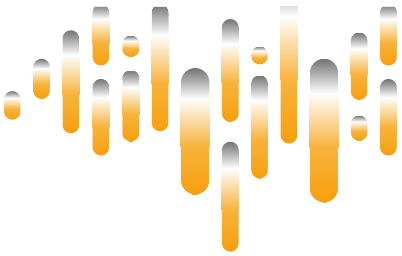

e) Specify associated sound attenuation measures to be implemented to prevent the emission of unreasonable noise.'

3.3. Internal Noise Levels

For reference on acoustic amenity at internal spaces, Australian Standard 2107:2016 *Acoustics – Recommended design sound levels and reverberation times for building interiors* (AS/NZS 2107) and the World Health Organisation Guidelines for Community Noise 1999 (The WHO Guidelines) documents provide recommended noise limits for specific room usages.

While AS2107 does not intend to set out environmental impact criteria, in some situations, indoor targets are considered appropriate to noise sensitive activities such as sleep and residential living since they generally occur indoors. Where it can be shown that the *outdoor* Assigned Noise Levels are impracticable to achieve, consideration may be given to appropriate application of guidelines such as Australian Standard 2107:2016.

Further, Regulation 19 of the EPNR provides an alternative to conduct compliance measurements indoors, when measuring outdoors is not a viable option.

The following table presents recommended internal noise levels recommended for residential houses and apartments near major roads in Table 1 of AS/NZS 2107.

Table 3 AS/NZS 2107 Recommended design sound levels

Type of occupancy	Design sound levels ($L_{Aeq,t}$ range) – dB
Houses near major roads	
Living areas	35-45
Sleeping areas (night-time)	35-40
Work areas	35-45

From this table, a referential internal noise target of L_{Aeq} 35 dB is considered reasonable for living areas. The recommended sound levels given are not necessarily appropriate in all circumstances and may not reflect each occupant's expectations of quality; this is particularly the case when noise has considerable low frequency energy or when the levels do not correspond to a quasi-steady noise source (i.e. sound fluctuates by a significant range in a short period of time).

The WHO Guidelines (World Health Organisation) provide internal noise limits recommended to avoid negative health impacts based on sleep disturbance scenarios. The guidelines are not specific to entertainment noise; however, acknowledge that when a significant low frequency component is present, a 10 dB safety factor may be applied.

The recommended limits by the WHO Guidelines are shown in **Table 4**.

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Table 4 WHO Guidelines, sleep disturbance recommended noise limits

Noise metric	Recommended indoor levels – dB
Sleep disturbance, inside bedrooms	
$L_{Aeq,8hour}$	35
L_{Amax}	50

Note: The WHO Guidelines set out outdoor limits based on assumptions of 10dB indoor-outdoor difference. For windows closed, indoor to outdoor level difference may be 5-15 dB higher than with windows open. We summarise the indoor goals, as the façade transmission would vary from resident to resident.

Recommended external noise limits may vary between 10 and 25 dB higher than the figures of **Table 4**, depending on the façade transmission loss specific to each case (i.e. some houses/apartments attenuate sound better than others).

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4. ASSESSMENT

4.1. Approach

The assessment has been conducted based on the following steps:

- A site visit to take note of the condition of the existing building;
- A review of the proposed activities and functional spaces to identify the key noise emissions;
- Field measurements conducted by ACA at similar venues to quantify potential noise impacts;
- Noise modelling built and calibrated to the measurements conducted in order to predict noise levels at surrounding noise sensitive receivers; and
- Assessment of predictions against the applicable noise criteria.

Two variables have been assumed under this assessment to design the internal acoustics of the Lounge Bar:

- '*Acoustical Capacity*' of the proposed venue; defined initially for use of restaurants by Rindel[2]; however, used as a reference to estimate reasonable level of absorption required for this project. The recommended maximum number of patrons for 'sufficient verbal communication' in the internal areas of the venue will indicatively be defined by:

$$N_{max} \approx \frac{Volume\ of\ the\ venue\ in\ m^3}{20 \times (Reverberation\ time\ in\ seconds)}$$

  Based on preliminary brief i.e. internal volume of the venue of approximately 850 m^3 and reverberation time of approximately 0.6 seconds for mid frequencies assumed, an indicative 'acoustic capacity' (N_{max}) of 75 patrons is calculated. This number is, however, expected to be higher on a ratio of 3-4 for bars. This suggests that internal finishes will require to be highly absorptive for patrons' amenity, to improve comfort and intelligibility within the venue.

- The above assumptions lead to a maximum internal reverberation time of 0.6 seconds required for the bar (when unoccupied) to minimise noise build-up and breakout noise through facades, doors and windows.

Internal crowd noise has been estimated using the Rindel method under the following assumptions:

- One third of the patrons may be talking at any given time with raised vocal effort (G = 3).
- Absorption of the room to match 0.6 s reverberation time.

External crowd noise has been estimated using the Haynes formulae.

[2] Acoustical Capacity as a means of noise control in eating establishments. Jens H. Rindel. Baltic-Nordic Acoustics Meeting, Denmark, 2012.

Mechanical plant noise data have been extracted from standard libraries provided by manufacturers.

4.2. Noise Levels

The source noise levels used in the assessment are summarised in **Table 5**.

Table 5 Noise Source Levels

	1/1 Octave Band Sound Level – dB								
	63 Hz	125 Hz	250 Hz	500 Hz	1000 Hz	2000 Hz	4000 Hz	8000 Hz	dBA
Entertainment Noise									
Indoor crowd 150 patrons within the bar – L_{10} Reverberant Sound Pressure Level									
L_{10}	n/a	73	79	82	78	72	66	57	82
Internal Music (typical) – L_{10} Reverberant Sound Pressure Level									
L_{10}	77	75	74	75	73	65	62	64	77
Outdoor crowd 200 patrons within the Beer Garden area – L_{10} Sound Power Levels									
L_W	n/a	85	91	94	90	84	78	69	94
External Music (typical) within the Garden Bar area – L_{10} Sound Pressure Level									
L_{10}	80	78	78	73	76	71	63	56	77
Mechanical Plant									
Small Air conditioning units (staff room/office and radio/studio) – Sound Pressure Levels @ 1m									
L_{10}	51	54	54	53	49	45	38	28	54
Large Air conditioning units (Bar / Lounge / Cafe) – Sound Pressure Levels @ 1m									
L_W	73	70	73	73	70	68	57	53	75
Kitchen extraction fan (Typical) – L_{10} Sound Power Levels									
L_W	76	73	76	76	73	71	60	56	78

These noise source levels in combination with sound transmission data for each of the existing and proposed building materials have been used to estimate the noise levels breaking out of the building.

4.3. Noise Modelling

4.3.1. 3D Model

Geometry from the site and surroundings, surfaces, existing buildings, barriers and sound sources from the site were modelled using internationally recognised noise prediction algorithms. A three-dimensional noise model was developed using a software called SoundPLAN Essential V5.1. An adaptation of the algorithm contained within ISO 9613:1996 *Acoustics – Attenuation of sound during propagation outdoors* was used in this instance.

The following items are considered:

- Three-dimensional location, height and orientation;

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- shielding/reflection effects due to surrounding structures (such as awnings, parapets and roofs); and

- meteorological/thermal effects. However, since propagation distances in this case are smaller than 50 m, such influences are considered insignificant with use of ISO 9613 methodologies.

It is noted that these noise predictions are considered reasonably representative of 'worst case' scenarios and it is expected that actual noise levels would typically be less than that predicted for the majority of adjacent receivers.

Figures 5 a/b show depicted figures with details of the noise model, including the point of assessment (receivers) and the key noise generating sources (i.e. doors, windows, roof, beer garden area) and all features of the site.

Figure 5a Noise model: Entertainment noise setup

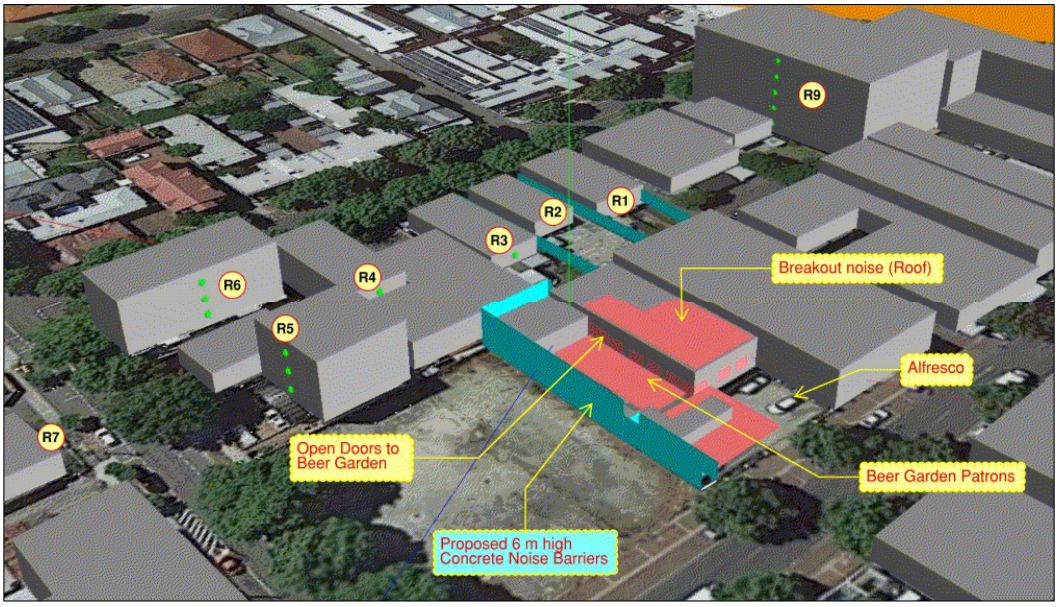

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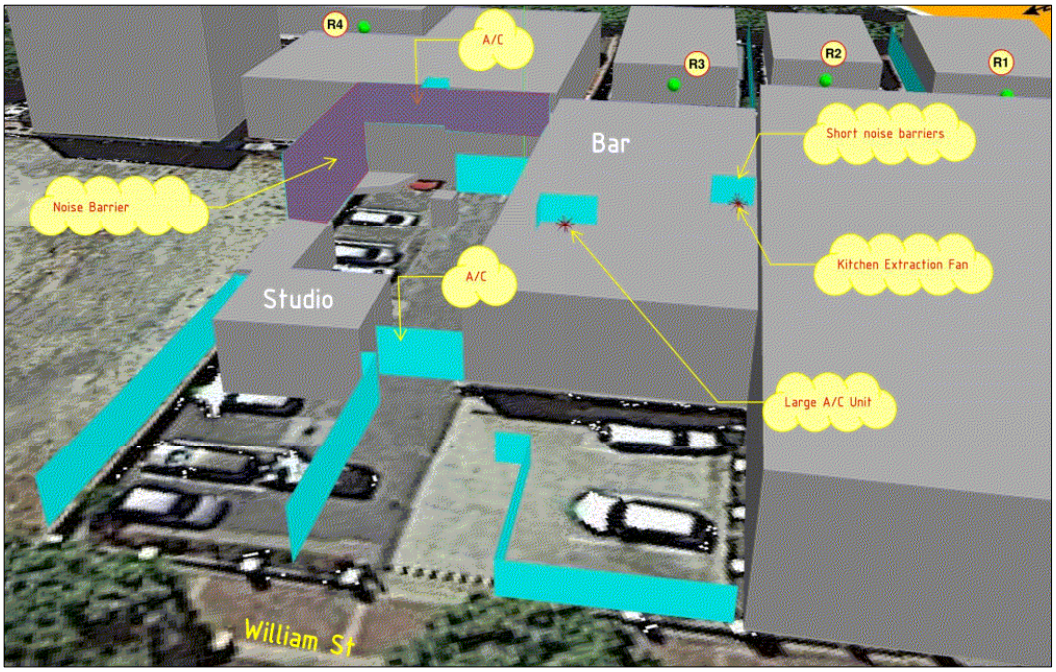
Figure 5b Noise model: Mechanical plant setup



4.3.2. Modelling Scenarios

The noise modelling scenarios described in **Section 2.3** are:

1. Scenario 1 – Entertainment (music and crowd) noise, doors open - L_{A10} noise levels;
2. Scenario 2 – Mechanical plant in continuous operations – L_{A10} noise levels.

4.3.3. Results

Noise contour maps have been generated in SoundPLAN V5.1 (See **Appendix B**). From the results presented obtained in SoundPLAN, a detailed analysis was undertaken to determine individual contributions per noise source and the applicable adjustments applied (See **Table 2** in **Section 2**). That is, noise predictions from music played at the bar/lounge have been penalised with 10 dB and noise predictions from all mechanical plant have been penalised with 5 dB.

These resulting noise character-adjusted predictions are presented in **Table 6**.

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Table 6 Outdoor adjusted noise level predictions

Receiver / Location	Predicted Entertainment Noise Levels: Scenario 1 – L_{A10}	Predicted Mechanical Noise Levels: Scenario 2 – L_{A10}
R1 – 29 Money St, ground level	38 dBA	28 dBA
R2 – 35 Money St, ground level	40 dBA	30 dBA
R3 – 37 Money St, ground level	43 dBA	30 dBA
R4 – 45 Money St (Temple)	47 dBA	37 dBA
R5 – 43 Monger St, 2nd floor Apt.	37 dBA	28 dBA
R6 – 39 Monger St, 2nd floor Apt.	42 dBA	32 dBA
R7 – 43 Monger St, 1st floor façade	35 dBA	21 dBA
R8 – Hotel, 2nd floor room	39 dBA	31 dBA
R9 – 11 Money St, top floor Apt.	39 dBA	31 dBA

The intention is that mechanical noise generated from the site is designed to be kept within 10 dB below the entertainment noise predictions so as the cumulative impact is driven by entertainment noise. This is due to the relatively simple and focused options available to treat mechanical noise. Thus, When the project develops further building services details, these shall be reviewed to ensure noise emissions do not exceed the above baseline.

4.4. Assessment and Discussion

The results presented in the previous section have been combined for potential combined daytime, evening/Sunday and night-time operations and assessed to the noise criteria (per **Section 3**) and the results are presented in **Table 7**.

Table 7 Assessment of results

Receiver	Time Period	Noise Criteria	Noise Prediction	Difference (dB)	Comments
R1	Daytime	L_{A10} 55 dB	L_{A10} 38 dB	-17	Compliant
	Evening, Sunday or public holidays	L_{A10} 50 dB		-12	Compliant
	Night-time	L_{A10} 45 dB		-7	Compliant
R2	Daytime	L_{A10} 55 dB	L_{A10} 40 dB	-15	Compliant
	Evening, Sunday or public holidays	L_{A10} 50 dB		-10	Compliant
	Night-time	L_{A10} 45 dB		-5	Compliant
R3	Daytime	L_{A10} 55 dB	L_{A10} 43 dB	-12	Compliant
	Evening, Sunday or public holidays	L_{A10} 50 dB		-7	Compliant
	Night-time	L_{A10} 45 dB		-2	Compliant

Receiver	Time Period	Noise Criteria	Noise Prediction	Difference (dB)	Comments
R4	Daytime	L_{A10} 55 dB	L_{A10} 47 dB	-8	Compliant
	Evening, Sunday or public holidays	L_{A10} 50 dB		-3	Compliant
	Night-time	L_{A10} 45 dB		+2	Exceedance
R5	Daytime	L_{A10} 55 dB	L_{A10} 37 dB	-18	Compliant
	Evening, Sunday or public holidays	L_{A10} 50 dB		-13	Compliant
	Night-time	L_{A10} 45 dB		-8	Compliant
R6	Daytime	L_{A10} 55 dB	L_{A10} 42 dB	-13	Compliant
	Evening, Sunday or public holidays	L_{A10} 50 dB		-8	Compliant
	Night-time	L_{A10} 45 dB		-3	Compliant
R7	Daytime	L_{A10} 55 dB	L_{A10} 35 dB	-20	Compliant
	Evening, Sunday or public holidays	L_{A10} 50 dB		-15	Compliant
	Night-time	L_{A10} 45 dB		-10	Compliant
R8	Daytime	L_{A10} 55 dB	L_{A10} 40 dB	-15	Compliant
	Evening, Sunday or public holidays	L_{A10} 50 dB		-10	Compliant
	Night-time	L_{A10} 45 dB		-5	Compliant
R9	Daytime	L_{A10} 55 dB	L_{A10} 40 dB	-15	Compliant
	Evening, Sunday or public holidays	L_{A10} 50 dB		-10	Compliant
	Night-time	L_{A10} 45 dB		5	Compliant

The assessment suggests that the proposed venue will be compliant with the EPNR assigned noise levels subject to noise management measures imposed to the venue.

While every effort shall be undertaken to meet the EPNR assigned noise levels, the predicted marginal 2 dB exceedance at receiver R4 (Place of Worship) for night-time is expected to be neither intrusive, nor relevant, considering that typical hours of use of such receiver would not extend past 10pm at any time.

The following compliance requirements must be noted:

- Compliance is predicted for all combined operations during daytime, evening or Sundays.

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- All calculations for internal noise emissions have been undertaken on the basis that absorptive panels are fitted to the internal surfaces of the bar and lounge to reduce the reverberation time of the venue to 0.6 seconds when occupied.
- All external noise emissions have been predicted on the basis of a 6.0-metre-high boundary barrier built to contain noise from the Garden Bar and Lounge Bar noise breaking out through the entry doors.
- Mechanical plant treated to ensure that noise emissions do not exceed those predicted in this report.

Other considerations set by the assessment basis:

- The new kitchen extraction fan shall be assessed by the acoustic consultant before installation to ensure that the system meets the basis of the assessment (**Table 5** noise levels).
- Music may be played at the higher range of background listening levels at all times and should not be dominant of noise emissions for extended periods of time (minutes at a time rather than hours). Further, background music levels:
  - Should not contain excessive low frequency component;
  - Be played through distributed speakers to avoid larger speakers pointing away from front windows and doors, mounted on rigid structures with vibration isolation pads.
  - The venue will require a purpose design audio visual design to ensure speakers do not generate directional sound emissions to the environment outside the venue's boundary.

The following section summarises the analysis above into a set of recommendations.

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5. RECOMMENDATIONS

Table 10 outlines the considerations of various noise mitigation options to reduce impact on residents from operations at the proposed venue. The table is divided in 3 sections:

- Treating the source: This refers to ways of reducing emissions directly at the source of sound generation (i.e. sound system, speakers, mechanical plant).
- Treating the path: This refers to treatment to the medium that is physically in between the source and the receivers (i.e. air paths, buildings, reflective surfaces, supporting structures).
- Management: This refers to measures that will be required by the bar management to minimise noise from operations.

Table 8 Noise mitigation options

Item #	Recommendation	Reasoning
Treating the Source		
1	External music may be played through a distributed purpose design audio system with sound levels not to exceed $L_{Aeq,5min}$ 80 dB at listeners' locations. Avoid excessive low frequency emissions. Indicatively, $L_{Ceq} - L_{Aeq}$ should not be more than 15 dB at any time.	To avoid music exceeding the modelled terms.

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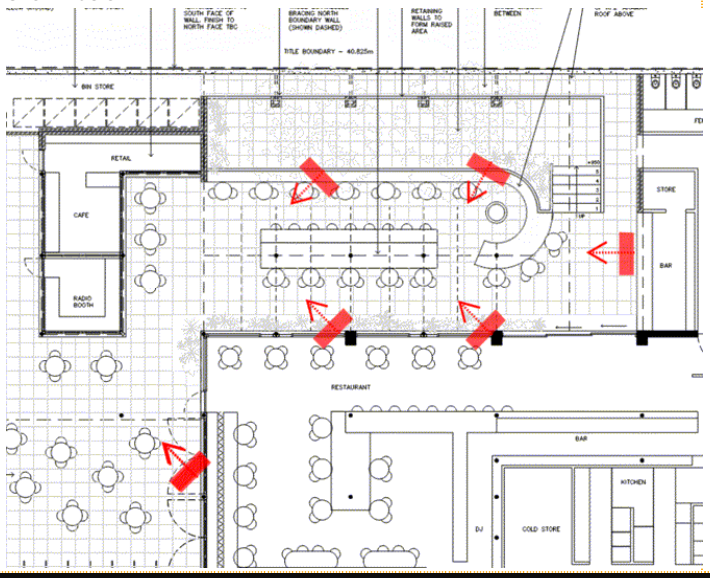
Item #	Recommendation	Reasoning
2	Loudspeakers shall be installed with appropriate resilient mounts to stop vibration or resonances being transmitted to the building structure and pointing inwards to the centre of the indoor bar. A distributed network of speakers should be sought in place of large stereo system. A custom PA system design shall be discussed with the audio-visual contractor to ensure that both, loudness and directivity of the sound system is design to minimise spillage and projection towards undesirable building façade elements (windows, doors). Speakers shall be located and aimed as close as possible to the patron areas and aimed away to the eastern boundary. Potential locations are shown below: 	
Treating the Path		
3	**Bar Fitout** Fit sound absorption panelling to the internal bar to achieve reverberation time of 0.6 seconds (occupied). Absorptive panels Class A with minimum NRC 0.95 to the ceiling are recommended. Specific acoustic design is recommended during detailed design of the venue to meet the required reverberation time.	To minimise reverberation and noise build-up indoors.
4	**Mechanical Plant** Install short barriers on the rooftop next to the mechanical plant. Material: The barriers may be built with compressed fibre cement with a minimum surface density of 12 kg/m^2 (9mm panels) and Location and extent: The barriers shall be installed in such a way to break the line of sight between the residential receivers and the mechanical units, as close as possible and at least 0.5 m taller than the top edge of the associated mechanical plant.	To reduce overall noise levels at sensitive receivers.

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Item #	Recommendation	Reasoning
5	**Noise Barrier** - Noise barriers have already been implemented in the design of the venue. Concrete tilt panels are currently considered. The minimum acoustic performance recommended for barriers is: R_w 30 dB - Minimise reverberation within the Garden Bar by lining the barriers internally with absorptive panels (outdoor panels).	To contain noise from crowd and breakout noise from within the bar / lounge
6	Building and Roof Penetrations: Ensure all penetrations (mechanical, electrical or hydraulic services) are treated to fill any gaps around with fire-rated mastic. Mechanical building services shall be reviewed by the acoustic consultant before commissioning to ensure breakout noise is minimised.	To minimise noise breakout from internal areas of the venue
Management		
7	Set up a noise/measuring management device to provide visual or electronic feedback to management that noise levels recommended in Item 1 are maintained at all times.	To avoid excessive breakout noise
8	Limit waste disposal to daytime hours (i.e. between 9am and 7pm, Monday to Saturday).	To reduce risk of excessive noise at night-time.
9	Limit goods' delivery to daytime hours (i.e. between 9am and 7pm, Monday to Saturday).	

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APPENDICES

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APPENDIX A: GLOSSARY

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1 Sound Level or Noise Level

Sound consists of minute fluctuations in atmospheric pressure capable of evoking the sense of hearing. Noise is often used to refer to unwanted sound.

The human ear responds to changes in sound pressure over a very wide range. The loudest sound pressure to which the human ear responds is ten million times greater than the softest. The decibel (abbreviated as dB) scale reduces this ratio to a more manageable range by using logarithms.

The symbols SPL, L or L_P are commonly used to represent Sound Pressure Level.

The symbol L_A represents A-weighted Sound Pressure Level. The standard reference unit for Sound Pressure Levels expressed in decibels is 2×10^{-5} Pa.

2 "A" Weighted Sound Levels

The overall level of a sound is usually expressed in terms of dB(A), which is measured using a sound level meter with an "A-weighting" filter. This is an electronic filter with a frequency response corresponding approximately to that of human hearing.

People's hearing is most sensitive to sounds at mid frequencies (500 Hz to 4000 Hz), and less sensitive at lower and higher frequencies. Thus, the level of a sound in dB(A) is a good measure of the loudness of that sound. Different sources having the same dB(A) level generally sound about equally loud.

A change of 1 dB or 2 dB in the level of a sound is difficult for most people to detect, whilst a 3 dB to 5 dB change corresponds to a small but noticeable change in loudness. A 10 dB(A) change corresponds to an approximate doubling or halving in loudness. The table below lists examples of typical noise levels:

Typical noise levels and subjective scale

Sound Pressure Level dB(A)	Noise Source	Subjective Evaluation
130	Threshold of pain	Intolerable
120	Heavy rock concert	Extremely loud
110	Grinding on steel	
100	Loud car horn at 3 m	Very loud
90	Construction site with pneumatic hammering	
80	Kerbside of busy street	Loud
70	Loud radio or television	
60	Department store	Moderate to quiet
50	General Office	
40	Inside private office	Quiet to very quiet
30	Inside bedroom	
20	Recording studio	Almost silent

Other weightings (e.g. B, C and D) are less commonly used than A-weighting in environmental acoustics. Sound Levels measured without any weighting are referred to as "linear" and the units are expressed as dB(Lin) or dB.

PHONE (08) 6186 4122 EMAIL perth@acousticsconsultants.com.au REF *Report 10.00482R-02*
ADDRESS Suite 4A 755 Albany Highway ▸ East Victoria Park, WA 6101

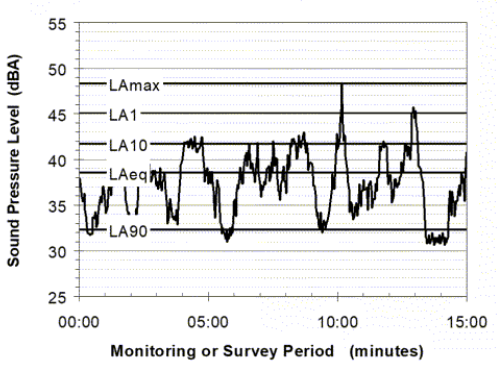
3 Sound Power Level

The Sound Power of a source is the rate at which it emits acoustic energy. As with Sound Pressure Levels, Sound Power Levels are expressed in decibel units, and these may be identified by the symbols SWL or L_W. The Sound Power definitions expressed in dB are typically referenced to the acoustic energy unit 10^{-12} W.

4 Statistical Noise Levels

Sounds that vary in level over time, such as road traffic noise and most community noise, are commonly described in terms of the statistical exceedance levels L_{AN}, where L_{AN} is the A-weighted sound pressure level exceeded for N% of a given measurement period. For example, the L_{A1} is the noise level exceeded for 1% of the time, L_{A10} the noise exceeded for 10% of the time.

The following figure presents a hypothetical 15-minute noise survey, illustrating various common statistical indices of interest.



Of particular relevance, are:

L_{A1} The noise level exceeded for 1% of the 15 minute interval.

L_{A10} The noise level exceeded for 10% of the 15 minute interval. This is commonly referred to as the average maximum noise level.

L_{A90} The noise level exceeded for 90% of the sample period. This noise level is described as the average minimum background sound level (in the absence of the source under consideration), or simply the background level.

L_{Aeq} The A-weighted equivalent noise level (basically the average noise level). It is defined as the steady sound level that contains the same amount of acoustical energy as the corresponding time-varying sound.

When dealing with numerous days of statistical noise data, it is sometimes necessary to define the typical noise levels at a given monitoring location for a particular time of day. Standardised methods are available for determining these representative levels. Different jurisdictions would choose to define their own preferred Standard.

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APPENDIX B: NOISE MODELLING CONTOURS

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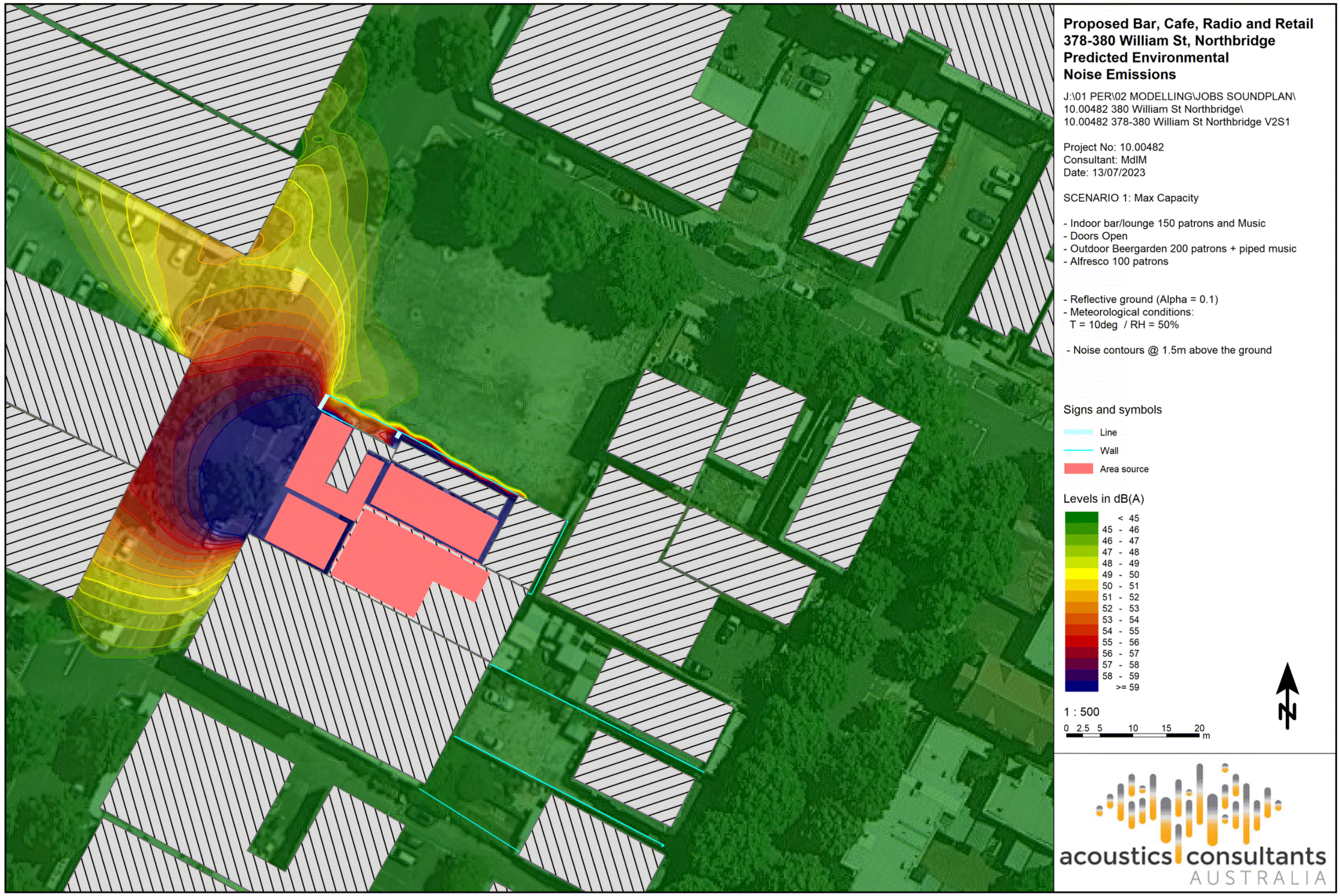

Proposed Bar, Cafe, Radio and Retail
378-380 William St, Northbridge
Predicted Environmental
Noise Emissions

J:\01 PER\02 MODELLING\JOBS SOUNDPLAN\
10.00482 380 William St Northbridge\
10.00482 378-380 William St Northbridge V2S1

Project No: 10.00482
Consultant: MdlM
Date: 13/07/2023

SCENARIO 1: Max Capacity

- Indoor bar/lounge 150 patrons and Music
- Doors Open
- Outdoor Beergarden 200 patrons + piped music
- Alfresco 100 patrons

- Reflective ground (Alpha = 0.1)
- Meteorological conditions:
  T = 10deg / RH = 50%

- Noise contours @ 1.5m above the ground

Signs and symbols

Line
Wall
Area source

Levels in dB(A)

< 45
45 - 46
46 - 47
47 - 48
48 - 49
49 - 50
50 - 51
51 - 52
52 - 53
53 - 54
54 - 55
55 - 56
56 - 57
57 - 58
58 - 59
>= 59

1 : 500

0 2.5 5 10 15 20 m

N

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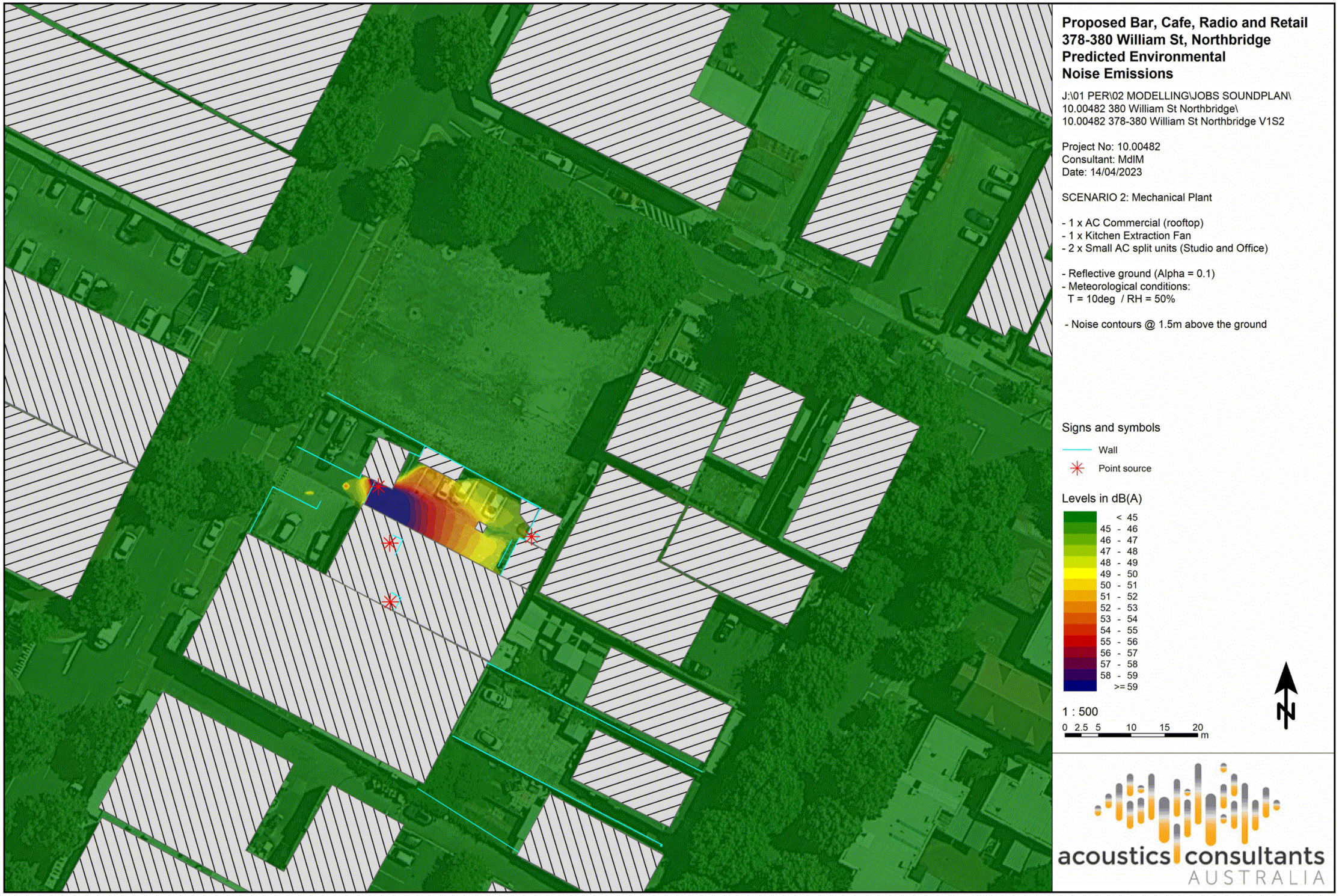

Proposed Bar, Cafe, Radio and Retail
378-380 William St, Northbridge
Predicted Environmental
Noise Emissions

J:\01 PER\02 MODELLING\JOBS SOUNDPLAN\
10.00482 380 William St Northbridge\
10.00482 378-380 William St Northbridge V1S2

Project No: 10.00482
Consultant: MdlM
Date: 14/04/2023

SCENARIO 2: Mechanical Plant

- 1 x AC Commercial (rooftop)
- 1 x Kitchen Extraction Fan
- 2 x Small AC split units (Studio and Office)

- Reflective ground (Alpha = 0.1)
- Meteorological conditions:
  T = 10deg / RH = 50%

- Noise contours @ 1.5m above the ground

Signs and symbols

Wall

Point source

Levels in dB(A)

< 45
45 - 46
46 - 47
47 - 48
48 - 49
49 - 50
50 - 51
51 - 52
52 - 53
53 - 54
54 - 55
55 - 56
56 - 57
57 - 58
58 - 59
>= 59

1 : 500

0 2.5 5 10 15 20 m

N

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PASSENGER

Waste Management Plan

378-380 William street, Northbridge, Boorloo

INTRODUCTION

Sound Hospitality Pty Ltd, trading as Passenger occupies the street-facing, converted warehouse site at 378-380 William Street located at the vibrant heart of the Northbridge retail, dining and hospitality strip. The venue is described as a low-key, high-quality music and community focused hospitality and retail hub with a simple promise at its core:

to provide a local hub and hang-out for music heads and their mates - a safe, homely and hospitable space, where quality, service, music, connection and community are central to everything they do.

The project has been drawn together through the broad experience and vision of two long-standing operators in the Perth hospitality and music scenes, **Iraia Anderson** and **Ben Taaffe,** combining their shared passions for music, hospitality, retail and community radio.

The proposed 350 person (Tavern License) venue will consist of four complementary components, creating a whole that is greater than the sum of its parts, to lead the way in experience-driven, specialist hospitality and retail business in the area:

(1) An intimate music lounge and bar made for listening; Passenger Bar.

(2) A spacious, shady and lush courtyard garden bar made for wining, dining: Passenger Backyard.

(3) An online media streaming facility and internet radio programme - Passenger Radio - broadcasting diverse, progressive and positive signals from Perth to the world while connecting virtual communities with local spaces and real life!

(4) A world-class music retailer.

LOCATION

378-380 William street, Northbridge (City of Vincent).

COUNCIL OBJECTIVES

- Ensure the long term waste management needs of each development are met in an efficient and sustainable manner and provides for waste minimisation in a manner that protects the environment;
- Minimise the impacts of waste storage and collection facilities on the streetscape, public realm, building entries and the amenity of residents;
- Maximise safety for waste collection staff, residents and the public;
- Minimise traffic and footpath obstruction; and Minimise impacts on the visual or other amenity of the building or neighbourhood.

WASTE MANAGEMENT STRATEGY

Waste management strategies and auditing are a requirement for new developments to provide support for the building design, and promote strong sustainability outcomes for the business. It is Sound Hospitality's belief that a successful waste management strategy contains 3 key objectives:

> *i. Promote responsible source separation to reduce the amount of waste that goes to landfill, by implementing convenient and efficient waste management systems*

ii. Ensure adequate waste provisions and robust procedures that will cater for potential changes during the operational phase of the development

iii. Compliance with all relevant council codes, policies, and guidelines

Some of the key challenges that need to be addressed in waste reduction are: inventory management, recycling, composting and employee culture.

Inventory management

Without regularly scheduled inventory checks to monitor the amount of perishable goods in stock, restaurants will be left with spoiled products. Poor monitoring of buying trends and selling trends also leads to waste.

Employee culture

Creating a green culture involving all members of the staff, from chef to dishwasher, is not always easy. Without the head manager or owner setting goals, leading by example, and enforcing policies, there is no team ambition or incentive for staff members to adopt sustainable practices.

Recycling

Poor or misinformed recycling policies and habits are an issue in many restaurants. Making recycling a priority can be difficult when employees' time is stretched thin and only focused on tasks that directly drive sales and profits.

Composting

Composting also poses a challenge to restaurants. Due to the extra time and effort required to maintain healthy compost, the practice tends to not be a priority for many restaurant owners. However, establishing an efficient and effective composting program is arguably the most important portion of a restaurant's waste management plan.

INVENTORY MANAGEMENT SOLUTIONS TO RESTAURANT WASTE

Sound Hospitality is deeply committed to closely monitoring and routinely recording our inventory. This gives us a detailed look at where food waste comes from and how these inefficiencies can be avoided. Additionally, it should be the responsibility of the staff, both front of house and back of house, to keep running tabs on any food waste that occurs during daily hours of operation. Understanding exactly how and why food waste losses occur will allow us to plan waste reduction initiatives more confidently and lower waste-related costs.

CREATING A SUCCESSFUL GREEN EMPLOYEE CULTURE

Creating an eco-conscious culture within our venue and establishing policies to guide our employees' waste habits will be a key to achieving our green goals. Clearly communicating waste management policies and empowering employees to be good environmental stewards will set the tone of your green culture and drive success.

Further, a successful green employee culture starts at the top and requires engagement from venue managers and owners. This is a critical opportunity for our team leaders to lead the charge and encourage our colleagues and employees to follow.

RECYCLING

Optimizing recycling efforts through proper handling of packaging, single-use containers, and other materials is an important and simple way to reduce our landfill waste and carbon footprint.
The bar and kitchen should have separate bins for items such as cardboard, glass, plastic bottles and organics. Staff will be trained to identify and separate these materials from other waste. The recycling bins should be clearly identified and in a visible location.

Coordinating with our suppliers to have produce delivered in less packaging and switching to eco-friendly packaging alternatives are other ways to reduce our non-recyclable waste.

COMPOSTING SOLUTIONS

The kitchen and bar will generate organic waste that can be composted. Sound Hospitality is committed to starting an in house compost program that will be utilised in its large outdoor space/courtyard gardens or be donated to local community gardens.

PASSENGER WASTE GENERATION

Passenger waste has been calculated using information available on WA Waste Authoritys' website, the table below is the total waste generated weekly at Passenger from a 3 Bin system:

Table 1.

Venue category	Size (Patron space sqm)	General Waste /L	Recycling /L	FOGO /L
Indoor Bar (Tavern)	150	4200	3150	630
Outdoor Bar (Tavern)	350	9800	7350	1470
Dining Room (Restaurant)	100	3500	2100	840
Retail	80	280	140	

https://www.wastenet.net.au/waste-calculator/

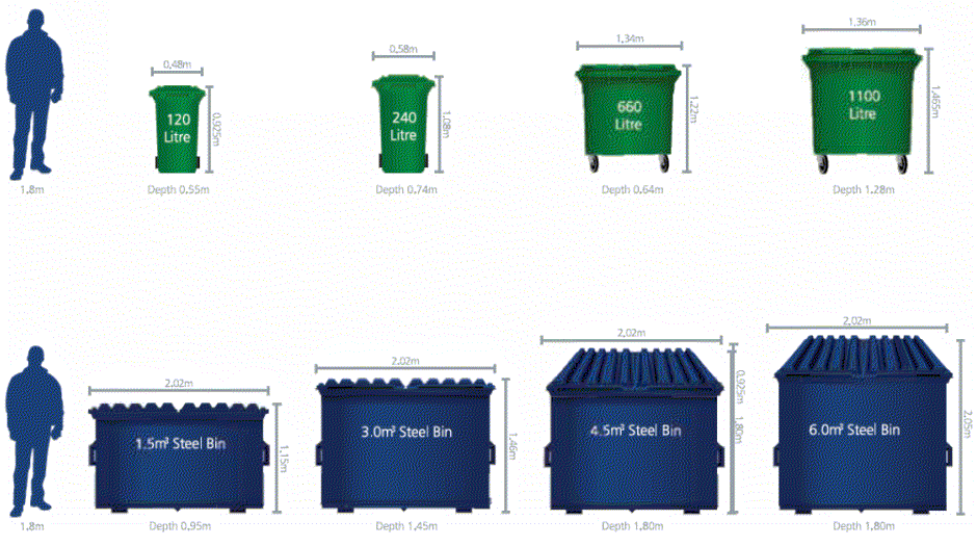
DISPOSAL PROVIDER

Passenger has engaged with Cleanaway for disposal service. The following bins will be provided:

Table 2

Type	Size / L	Quantity	Collection Frequency p/week
General Waste	1100	3	4
Recycling Co mingle	1100	3	4
FOGO	1.5m3	1	2

TYPICAL BIN SPECIFICATIONS



BIN STORE (Architect and directors to complete)
Design details of the bin store included, such as drawings including sizes of bins, aisle and access point widths and wash down facilities (refer 7.2):

- Bin store size
- Bin store layout
- Storage and management of Alternative Wastes (e.g. cooking oil, medical waste, bulky waste and hazardous substances)
- Wash-down area/tap & drain
- Ventilation
- Vermin prevention
- Noise reduction
- Stormwater ingress prevention

Passenger will allow store capacity to have two full weeks' worth of general waste and commingled recycling and one week of FOGO material.
Future proofing our design and allowing for growth and flexibility in the future will ensure our waste management plan will never be compromised by our trading capacity.

DISPOSAL MANAGEMENT (DURING OPERATION)

On completion of each trading day or as required, nominated staff/cleaners will transport their garbage and recycling to the bin store area and place garbage and recycling into the

appropriate collection bins. To ensure the proper management and disposal of waste, tenants must be made aware of the following practices:

- All garbage should be bagged and garbage bins should be plastic lined;
- Bagging of recyclables is not permitted;
- All interim waste storage is located BOH during operations;
- Staff are to adhere to all eco waste strategies as directed by senior management to ensure commingled recycling is correctly separated and that KPI's are being met;
- The operator will organise grease interceptor trap servicing;
- Dry basket arrestors need to be provided to the floor wastes in the food preparation and waste storage areas; and
- All flattened cardboard will be collected and removed to the bin store area recycling.

ELECTRONIC WASTE

Electrical waste (e.g. fluorescent tubing, batteries, laptops etc.) can potentially contaminate soil and surrounding water bodies if not disposed of correctly. These items must not be placed in standard garbage and recycling bins. Disposal or recycling of electronic waste will be organised with the assistance of venue management. These items must not be placed in garbage or recycling bins due to safety and environmental factors.

WASTE OILS

Consideration should be given to the use of cooking oil collection systems. A single service provider may be used to reduce the amount of commercial traffic into the loading bay or around the precinct area. This should be measured against bulk delivery of oils where the same vehicle is used to remove containers of waste cooking oils.

COLLECTION METHOD FREQUENCY

Below are the details of our waste collection method

- Cleanaway will be contracted to remove all waste
- Waste will be collected by Cleanaway waste disposal, rear lift truck fleet
- Cleanaway will be given key access to Passenger bin store area to remove waste
- Passenger will book the disposal service of general waste and comingle recycle after hours to minimise road/traffic disturbance.
- Frequency will vary depending on trade. See table 2 above.

1st August, 2023

To whom it may concern,

I am a sustainability and climate change consultant, experienced in advising West Australian businesses on sustainable business, event and venue practices. I have been engaged by Sound Hospitality to consult on the sustainability of their business venture Passenger, helping to ensure it delivers on its sustainability and low carbon ambitions as a venue. I submit this letter to The City as part of the Applicant's DA Application with the intention to demonstrate the significant efforts the Applicant is applying to ensure best-practice sustainability design principles have been incorporated into the refurbishment plans of the commercial property on 378-380 William St, due to become the Passenger venue, by Sound Hospitality and architect Peter Fredrick Cole.

The design and build of the Passenger venue is a refurbishment consisting of alterations and additions to an existing mixed use and commercial building and, therefore, isn't required to meet the City of Vincent's Environmentally Sustainable Design (ESD) standards as set out in the City's Policy No. 7.1.1 – Built Form (Built Form Policy). However, the Applicant is independently pursuing an ESD approach to the refurbishment, believing this is an important responsibility for any new business or venue, and note and appreciate the City's commitment to supporting and encouraging ESD throughout the City. Working with Sound Hospitality and architect Peter Fredrick Cole, we have used the City's ESD Guidelines to strengthen the sustainability of the construction and operations of the Venue with the intention of pursuing a Life Cycle Assessment and/or Green Building Council of Australia (GBCA) minimum 5 star *Current Design and AsBuilt* rating for the project. As a GBCA Accredited Professional I would be engaged to conduct the accreditation process on behalf of Sound Hospitality.

To date, the following ESD elements have been incorporated into the design of the Venue to produce a higher level of environmental sustainability:

- Over 85% of the existing building and materials are being preserved, with additional construction materials being primarily sourced from recycled materials, recyclable materials, materials that have long life-spans, materials that require minimal maintenance or materials of low embodied carbon. It is estimated that over 70% of the construction waste will be reused and therefore diverted from landfill (e.g.bricks demolished on-site are being used to build a new external wall)

  [Carbon emissions reduction-building materials, building orientation and layout; Resource conservation - construction and demolition waste]

- A new external north-facing wall is being constructed to provide external shading and limit heat absorption as well as operating as a sound barrier. This wall will be painted a light colour/white to reduce heat island effect.

  [*Carbon emissions reduction-building materials, building orientation and layout; Resource conservation - construction and demolition waste]*

- The majority of additional windows/glazing are designed into the north side of the building (with a minor amount in the west, none in the east or south), to maximise use of natural light and winter sun for passive heating. Adequate number of windows are openable to allow natural cross-ventilation.

  [Carbon emissions reduction - building orientation and layout, windows]

- The building has been designed with accessibility principles and standards, including accessible toilets and a compliant ramp to the raised exterior area). This will ensure equal access to the venue for customers as well as minimise the need for remodelling and retrofitting to accommodate the diverse needs of occupants over time.

  [Carbon emissions reduction - building orientation and layout]

- The installation of a significant outdoor green space including two large mature shady trees, a selection of native water-wise shrubs, and a pergola with deciduous vine in the north end of the property is a critical design feature of the Passenger venue. This landscaping feature integrates with the building design to maximise passive heating, cooling, natural light and cross ventilation; provide shade; and minimise heat island effect. Additionally this green infrastructure is watered through a drip irrigation system with rain water captured, stored, and reused from a water tank installed on the premises.

  [Carbon emissions reduction - building orientation and layout; Water savings - landscaping, fit-for-purpose water use]

- The use of low emission vehicles and public and active transport by customers and staff is being encouraged at the Venue by providing 32 secure bike, e-bike and e-scooter parking bays; installing an e-bike and e-scooter charging point; providing staff end-of-trip facilities; and the minimum provision of car parking spaces. The venue is also conveniently located near a bus stop and train station.

  [Carbon emissions reduction - energy (efficiency and generation)]

In addition to these ESD features that are already central elements of the refurbishment design, Sound Hospitality and architect Peter Fredrick Cole have, upon my advice, committed to ensuring the following ESD elements be incorporated into the next stages of the design and build of the Venue, pending DA Approval:

- Energy efficient lighting (LED) will be used throughout the venue and, where possible, these will be controlled by timers or motion sensors to reduce energy use.

- The roof space is being kept clear of plant and equipment to maximise space for solar PV, which is intended to be installed in the venue to power as much of the energy needs of the multiple spaces as possible (lighting, sound system, kitchen).

- The design of the commercial kitchen will include dedicated kitchen exhaust hoods ducted to outside, new ovens, cooktops and dishwashers with high energy ratings, and specialised cabinetry that provides adequate ventilation for refrigerators to run at maximum efficiency.

- All timber materials being used will be certified as plantation grown and sustainable.
- Low emissivity glass/double glazing will be used in windows to minimise unwanted heat loss/gain, which has the added benefit of insulating sound emissions from the venue.
- A Solar thermal or heat pump system for water heating or pre-heating is being considered.
- An energy monitoring system with real-time data is being considered to easily monitor occupant energy use across the multiple spaces.
- For the Venue's plumbing, it is intended that hot water supply pipes are insulated, the bathrooms and kitchen are located close to the hot water system to minimise wastage of cold water from pipes, and that high WELS rating water-efficient fixtures are used throughout the premises.

As you can see, Sound Hospitality, working alongside architect Peter Fredrick Cole, have taken significant steps to incorporate up-to-date sustainability principles into the design process for this project, and intend to deliver a genuinely environmentally sustainable venue. I look forward to continuing to engage with them on this journey and I believe this business contributes significantly to the environmental, social and economic sustainability of the City of Vincent and the broader West Australian community, not only through its carefully considered built form and green space design, but also through its commitment to locally and sustainably sourced produce, and its contribution to the liveability of the neighbourhood and community through a focus on creative cultural activities that aim to foster social and community connection.

I fully support this venture and hope the City sees it as a valuable and important contribution to the community.

Yours sincerely,

Aimee Smith

Sustainability and Climate Change Consultant
ABN: 17072 251 124
E: aimeesmith8@gmail.com
T: 0439 691 390
Linked-in

Summary of Submissions:

The tables below summarise the comments received during the advertising period of the proposal, together with the Applicant's response to each comment.

Comments Received in Support:	Applicant Comment:
Zone Objectives The proposal is consistent with the objectives of the zone. The proposed Tavern will improve the vibrancy in the area, and offer additional surveillance to the street in non-peak times.	Noted and agreed
Location • The proposed development is suitably located, is ideal for foot traffic, and is well-serviced by public transport options.	Noted and agreed
• The lack of car parking provided is suitably addressed by the availability of alternative transport options. The development will not rely on on-street car parking within residential streets to satisfy the car parking demand.	Noted and agreed
• The location of the development is suitably separated from residential zones and housing to mitigate noise and crowd impacts.	Noted and agreed
• The walkability of the area is improved by proposed removal of the existing crossovers and the provision of more footpath area.	Noted and agreed
• The venue would be consistent with other venues in the area which do not provide on-site car parking.	Noted and agreed
• The location of the development in an area that contains existing hospitality venues would attract additional patronage to the surrounding businesses.	Noted and agreed
Streetscape • The street front activation will enhance passive surveillance of the area and will contribute to the vibrancy and atmosphere along William Street, outside of normal business hours.	Noted and agreed
• The proposed street frontage and landscaping will add the area and will attract customers and visitors to the venue.	Noted and agreed

Summary of Submissions:

Comments Received in Support:	Applicant Comment:
• The diverse nature of the proposed uses and operating hours would result in a venue that provides for vibrancy at all times.	Noted and agreed
• The development would provide an improved streetscape outcome to other venues within Northbridge which typically provide brick walls or glazing built directly on the footpath.	Noted and agreed
Noise The proposed development has provided adequate consideration to address any noise concerns to surrounding residents.	Noted and agreed
Activation and Contribution to the Area • The proposed development will further activate and revitalise the northern end of William Street, and the Northbridge and City of Vincent areas.	Noted and agreed
• The development would activate an underutilised site that has been empty for an extended period of time and add to the amenity of the area.	Noted and agreed
• The retention of the existing building on the site and proposed improvements will bring a sense of community and aesthetic appeal.	Noted and agreed
• The proposed development would increase the walkability of the area.	Noted and agreed
• The range of services offered by the venue, including dining, bar, retail space, community engagement, art and culture events will be an asset to Northbridge and develop varied late night activities for this pocket of the inner-city.	Noted and agreed
• The range of services offered combined the proposed location would attract interest throughout the day from pedestrians and offer a range of people a positive environment to engage with.	Noted and agreed
• The location of the proposed venue is a place can be unwelcoming at night. The project will add to the vibrancy, landscape and overall	Noted and agreed

Summary of Submissions:

Comments Received in Support:	Applicant Comment:
attractiveness of the street.	
• The proposed forward facing, street level activation and place making will assist the City of Vincent to continue to grow into a destination community.	Noted and agreed
• This would be a great addition to the entertainment/hospitality scene on this end of William Street.	Noted and agreed
• The diversity in the proposed operating hours will engage a diverse range of demographic groups and sectors of the community.	Noted and agreed
• The revitalization and activation of the space by the Perth music and arts community will bring vibrancy, and a feeling of safety and community.	Noted and agreed
• The environmental/sustainable focus of the venue within Northbridge will revitalize the area.	Noted and agreed
• The development will encourage more family-friendly venues in the area.	Noted and agreed
• The venue will improve the retention of young adults and creatives in Perth.	Noted and agreed
<u>Landscaping and Sustainable Design</u> • The proposed development would be an example of sustainability and ecofriendly design that would enhance the streetscape.	Noted and agreed
• The location of the proposed development and the provision of bicycle parking on-site would encourage a shift towards active and sustainable transport.	Noted and agreed
• The environmental focus of the development would encourage a focus away from cars to bikes and other models of sustainable transport.	Noted and agreed
• The environmentally conscious design of the proposed development is well considered and would support the existing greenspace in the area.	Noted and agreed

Summary of Submissions:

Comments Received in Support:	Applicant Comment:
• The development will repurpose existing structures on-site and proposed the use of sustainable landscaping.	Noted and agreed
• The development would provide an improvement to other venues in the area that do not provide sufficient green space.	Noted and agreed
Management of Venue • The Venue Management Plan and the proposed fit-out would avoid excess noise.	Noted and agreed
• The Code of Conduct outlined in the Venue Management Plan would provide for responsible venue operation.	Noted and agreed
Community Benefit • The proposed development would provide social and artistic benefits to the wider community.	Noted and agreed
• The proposal for a diversely functioning venue will bring vibrancy and amenity to the neighbourhood.	Noted and agreed
• The venue will reinvigorate, activate, and sustain a vibrant and positive culture in the area.	Noted and agreed
• The media and radio facility are a defining feature of the proposal which will differentiate it from existing venues and will sustain and represent the community, while fostering new experiences.	Noted and agreed
• The proposed bar and social-based internet radio station will positively impact the Perth's local music and cultural scene.	Noted and agreed
• The development would foster a genuine sense of community, and would invite people to learn and share the artist merits of Perth's music scene.	Noted and agreed
• The innovative approach to engaging the community, supporting emerging musicians, artists and fellow creative practitioners will create a	Noted and agreed

Summary of Submissions:

Comments Received in Support:	Applicant Comment:
place that serves as a platform for raising awareness and promoting an understanding of diverse cultures and unique artforms.	
• This venue will act as a place to bring together the community with the variety and quality of events that the proposed venue will host.	Noted and agreed
• The development will bolster connection, enhance creative and cultural activities, and foster a sense of local identity.	Noted and agreed
• The development would help foster connection in the community that is currently not possible.	Noted and agreed
• There is a significant need for community focused music spaces, especially toward the northern end of William Street.	Noted and agreed
• The venue has the potential to inject vibrancy and cultural capital into Northbridge.	Noted and agreed
• The online radio concept provides a fresh platform for elevating local voices and promoting local culture and identity through music and art while raising both national and international awareness of Perth's creative scene.	Noted and agreed
• The venue will provide a space to cultivate the local creative scene. The location, facilities and layout will enable the venue to succeed.	Noted and agreed
<u>Support for Operator</u> The proposed operator is capable of operating a venue that would contribute to the surrounding community.	Noted and agreed

Comments Received in Objection:	Applicant Comment:
<u>Character and Amenity of the Area</u> • Comments regarding the existence of similar land uses in the surrounding area and the lack of public need for the proposed development.	The comments above and detail in the report clearly illustrates how this venue is not the same or similar to other venues and will harness a sense of community and meet a community need, especially for local musicians and the creative community. It has a

Summary of Submissions:

Comments Received in Objection:	Applicant Comment:
	demonstrated need by virtue of the number of submissions of support received.
• Concerns regarding the proposed development not being in keeping with the lower density of the area and the resulting impact on the existing amenity of the area.	The area is not a low density area.
Car Parking Concerns regarding the impact of the proposed development on the availability of car parking in the surrounding area. Further concerns regarding the impact on the existing surrounding businesses due to the proposed car parking shortfall.	Please see detailed survey of car parking availability undertaken in the area, which demonstrates significant public car bays are available during peak times. Notwithstanding the expectation that most people, will walk, ride, scoot or use public transport to the venue and provide for an increase to economic activity in there for the benefit of all businesses. This object is refuted by the applicant, noting that existing businesses do not the right to 'claim' public car bays.

Note: Submissions are considered and assessed by issue rather than by individual submitter.

Summary of Submissions:

The tables below summarise the comments received during the advertising period of the proposal, together with the Administration's response to each comment.

Comments Received in Support:	Administration Comment:
Zone Objectives The proposal is consistent with the objectives of the zone. The proposed Tavern will improve the vibrancy in the area, and offer additional surveillance to the street in non-peak times.	• The submissions received in support are noted.
Location • The proposed development is suitably located, is ideal for foot traffic, and is well-serviced by public transport options. • The lack of car parking provided is suitably addressed by the availability of alternative transport options. The development will not rely on on-street car parking within residential streets to satisfy the car parking demand. • The location of the development is suitably separated from residential zones and housing to mitigate noise and crowd impacts. • The walkability of the area is improved by proposed removal of the existing crossovers and the provision of more footpath area. • The venue would be consistent with other venues in the area which do not provide on-site car parking. • The location of the development in an area that contains existing hospitality venues would attract additional patronage to the surrounding businesses.	
Streetscape • The street front activation will enhance passive surveillance of the area and will contribute to the vibrancy and atmosphere along William Street, outside of normal business hours. • The proposed street frontage and landscaping will add the area and will attract customers and visitors to the venue.	

Summary of Submissions:

Comments Received in Support:	Administration Comment:
• The diverse nature of the proposed uses and operating hours would result in a venue that provides for vibrancy at all times. • The development would provide an improved streetscape outcome to other venues within Northbridge which typically provide brick walls or glazing built directly on the footpath.	
Noise The proposed development has provided adequate consideration to address any noise concerns to surrounding residents.	
Activation and Contribution to the Area • The proposed development will further activate and revitalise the northern end of William Street, and the Northbridge and City of Vincent areas. • The development would activate an underutilised site that has been empty for an extended period of time and add to the amenity of the area. • The retention of the existing building on the site and proposed improvements will bring a sense of community and aesthetic appeal. • The proposed development would increase the walkability of the area. • The range of services offered by the venue, including dining, bar, retail space, community engagement, art and culture events will be an asset to Northbridge and develop varied late night activities for this pocket of the inner-city. • The range of services offered combined the proposed location would attract interest throughout the day from pedestrians and offer a range of people a positive environment to engage with. • The location of the proposed venue is a place can be unwelcoming at night. The project will add to the vibrancy, landscape and overall attractiveness of the street.	

Summary of Submissions:

Comments Received in Support:	Administration Comment:
• The proposed forward facing, street level activation and place making will assist the City of Vincent to continue to grow into a destination community. • This would be a great addition to the entertainment/hospitality scene on this end of William Street. • The diversity in the proposed operating hours will engage a diverse range of demographic groups and sectors of the community. • The revitalization and activation of the space by the Perth music and arts community will bring vibrancy, and a feeling of safety and community. • The environmental/sustainable focus of the venue within Northbridge will revitalize the area. • The development will encourage more family-friendly venues in the area. • The venue will improve the retention of young adults and creatives in Perth.	
Landscaping and Sustainable Design • The proposed development would be an example of sustainability and ecofriendly design that would enhance the streetscape. • The location of the proposed development and the provision of bicycle parking on-site would encourage a shift towards active and sustainable transport. • The environmental focus of the development would encourage a focus away from cars to bikes and other models of sustainable transport. • The environmentally conscious design of the proposed development is well considered and would support the existing greenspace in the area.	

Summary of Submissions:

Comments Received in Support:	Administration Comment:
• The development will repurpose existing structures on-site and proposed the use of sustainable landscaping. • The development would provide an improvement to other venues in the area that do not provide sufficient green space.	
Management of Venue • The Venue Management Plan and the proposed fit-out would avoid excess noise. • The Code of Conduct outlined in the Venue Management Plan would provide for responsible venue operation.	
Community Benefit • The proposed development would provide social and artistic benefits to the wider community. • The proposal for a diversely functioning venue will bring vibrancy and amenity to the neighbourhood. • The venue will reinvigorate, activate, and sustain a vibrant and positive culture in the area. • The media and radio facility are a defining feature of the proposal which will differentiate it from existing venues and will sustain and represent the community, while fostering new experiences. • The proposed bar and social-based internet radio station will positively impact the Perth's local music and cultural scene. • The development would foster a genuine sense of community, and would invite people to learn and share the artist merits of Perth's music scene. • The innovative approach to engaging the community, supporting emerging musicians, artists and fellow creative practitioners will create a place that serves as a platform for raising awareness and promoting an understanding of diverse cultures and unique artforms.	

Summary of Submissions:

Comments Received in Support:	Administration Comment:
• This venue will act as a place to bring together the community with the variety and quality of events that the proposed venue will host. • The development will bolster connection, enhance creative and cultural activities, and foster a sense of local identity. • The development would help foster connection in the community that is currently not possible. • There is a significant need for community focused music spaces, especially toward the northern end of William Street. • The venue has the potential to inject vibrancy and cultural capital into Northbridge. • The online radio concept provides a fresh platform for elevating local voices and promoting local culture and identity through music and art while raising both national and international awareness of Perth's creative scene. • The venue will provide a space to cultivate the local creative scene. The location, facilities and layout will enable the venue to succeed.	
Support for Operator The proposed operator is capable of operating a venue that would contribute to the surrounding community.	

Comments Received in Objection:	Applicant Comment:
Character and Amenity of the Area • Comments regarding the existence of similar land uses in the surrounding area and the lack of public need for the proposed development.	• The presence of other similar land uses located in proximity to the subject site is not a consideration under the planning framework. The City's Licensed Premises Policy recommends that licensed premises such as this be concentrated within Town Centre areas. The location of the proposed development is considered acceptable against the relevant planning framework.
• Concerns regarding the proposed development not being in keeping with the lower density of the area and the resulting impact on the existing amenity of the area.	• The area is characterised by a mixture of shop/retail and hospitality businesses with residential development located along side streets. The development focuses patron activity on William Street, with acoustic noise walls and back of house facilities providing suitable separation to residential properties on these side streets, such as Money Street.

Summary of Submissions:

Comments Received in Objection:	Applicant Comment:
Car Parking Concerns regarding the impact of the proposed development on the availability of car parking in the surrounding area. Further concerns regarding the impact on the existing surrounding businesses due to the proposed car parking shortfall.	• The proposed parking shortfall is appropriate because there is sufficient capacity within existing parking facilities and availability of high frequency public transport options that are in close proximity to the site. • The applicant has provided a Traffic Impact Assessment and Parking Management Plan in support of the proposed car parking shortfall. The information provided by the applicant demonstrates that the additional demand for car parking generated by the proposed development would be capable of being accommodated by existing public car parking.

Note: Submissions are considered and assessed by issue rather than by individual submitter.

Determination Advice Notes:

1. **This is a development approval issued under the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme only. It is not a building permit or an approval to commence or carry out development under any other law. It is the responsibility of the applicant/owner to obtain any other necessary approvals and to commence and carry out development in accordance with all other laws.**

2. **If the development the subject of this approval is not substantially commenced within a period of 2 years, or another period specified in the approval after the date of determination, the approval will lapse and be of no further effect.**

3. **Where an approval has so lapsed, no development must be carried out without the further approval of the local government having first been sought and obtained.**

4. **If the applicant or owner is aggrieved by this determination, there is a right of review by the State Administrative Tribunal in accordance with the *Planning and Development Act 2005* Part 14. An application must be made within 28 days of the determination.**

5. **This is approval is not an authority to ignore any constraint to development on the land, which may exist through statute, regulation, contract or on title, such as an easement or restrictive covenant. It is the responsibility of the applicant and not the City to investigate any such constraints before commencing development. This approval will not necessarily have regard to any such constraint to development, regardless of whether or not it has been drawn to the City's attention.**

6. **The movement of all path users, with or without disabilities, within the road reserve, shall not be impeded in any way during the course of the building works. This area shall be maintained in a safe and trafficable condition and a continuous path of travel (minimum width 1.5 metres) shall be maintained for all users at all times during construction works. Permits are required for placement of any materials within the road reserve.**

7. **An Infrastructure Protection Bond together with a non-refundable inspection fee shall be lodged with the City by the applicant, prior to the commencement of works, and will be held until all building/development works have been completed and any disturbance of, or damage to the City's infrastructure, including verge trees, has been repaired/reinstated to the satisfaction of the City. An application for the refund of the bond shall be made in writing. The bond is non-transferable.**

8. **All storm water produced on the subject land shall be retained on site, by suitable means to the full satisfaction of the City. No further consideration shall be given to the disposal of storm water 'off site' without the submission of a geotechnical report from a qualified consultant. Should approval to dispose of storm water 'off site' be subsequently provided, detailed design drainage plans and associated calculations for the proposed storm water disposal shall be lodged together with the building permit application working drawings.**

9. **The development will be classified as a 'Public Building' and must comply with the *Health (Public Buildings) Regulations 1992*. An application is to be made to the City's Health Services for the assessment of the public building and maximum accommodation numbers prior to occupation of the premises. Please contact Health Services on (08) 9273 6000 upon receipt of this approval to discuss the requirements further with an Environmental Health Officer.**

10. **The food business must comply with the *Food Act 2008*, *Food Regulations 2009* and the Australia New Zealand Food Standards Code. The applicant must register with the City's Health Services prior to operation of the food business. Please contact Health Services on 9273 6000 to discuss the requirements further with an Environmental Health Officer.**

Determination Advice Notes:

11. **Food business/es are proposed, mechanical ventilation plans or type of businesses is not yet known. The City recommends that control of cooking odours/smoke are managed on a worst case scenario, by ensuring that vertically discharging mechanical ventilation systems are built in to the building. Mechanical ventilation systems are required to comply with AS1668.2 - *The use of ventilation and air conditioning in buildings (Part 2: Mechanical ventilation in buildings)* in order to prevent odours/smoke causing a nuisance to the residential apartments above.**

12. **Any external artificial lighting installations, including in carparks and common areas, is to comply with Australian Standard AS 4282-1997 'Control of the obtrusive effects of outdoor lighting' and must not be permitted to shine or reflect into other properties, creating a nuisance.**

13. **The hours in which the sale, supply and consumption of alcohol may be undertaken are restricted by the *Liquor Control Act 1988*.**

14. **Any noise created at the premises must ensure compliance with the provisions within the *Environmental Protection (Noise) Regulations 1997*.**

5.4 MOUNT HAWTHORN YOUTH SKATE SPACE REVISED LOCATION

Attachments:

1. **Mount Hawthorn Youth Skate Space - Revised Location Plan**
2. **Mount Hawthorn Youth Skate Space - Alternate Locations Map**
3. **Britannia Rd Reserve North West - Amended Development Plan**

RECOMMENDATION:

That Council:

1. NOTES:

1.1 the findings and advice on the previously endorsed location; and

1.2 that Administration will inform and engage the local community in relation to the new location; and

2. ENDORSES the:

2.1 revised location at Attachment 1 for the purpose of varying the current project contract; and

2.2 revised Britannia Rd Reserve North West Development Plan at Attachment 3.

PURPOSE OF REPORT:

To seek Council's endorsement of a revised location for the Mount Hawthorn Youth Skate Space within Britannia Reserve (**Attachment 1**) and subsequently alter the current Design and Construct contract (PP249/2023).

BACKGROUND:

In 2021, the City were successful in receiving $200,000 funding through a State Government Election Commitment to deliver a new skate/scooter park in or surrounding Mount Hawthorn.

The 'potential youth skate space' was initially referenced in the Britannia North West Reserve Development Plan with an indicative location on Britannia West reserve to the west of the cricket nets subject to undertaking a site selection process for the project.

In July 2021, the Mount Hawthorn Skate Working Group (working group) was established to collaborate and progress the planning of the Mount Hawthorn Youth Skate Space (skate space) project. The working group consists of Council Members, representatives from Administration and key stakeholders representing the Mount Hawthorn youth and the local skate community.

The working group and preliminary community consultation identified a location adjacent to the existing pump track as the preferred site for the skate space and supported the development of the draft Mount Hawthorn Youth Skate Space Concept Plan (concept plan). The elements within the concept plan were designed to cater towards younger children and entry-level skaters. All elements are under 1 metre high from the current surface level which is deemed appropriate for young children to safely use and assists with integrating the skate space into the existing landscape. The entire skate space is approximately 350 square metres which is considered a local level facility.

Council at its meeting 18 October 2022 approved the draft concept plan to be advertised for community consultation. Community engagement took place between 19 October to 9 November 2022 where the identified site received strong community support (90 percent).

Council at its meeting 13 December 2022 endorsed the concept plan at the preferred location (**Attachment 2 Location 3**) enabling Administration to proceed with the procurement process to appoint a supplier to finalise the design and construct the skate space.

A Request for Tender (RFT) PP249/2023 Mount Hawthorn Youth Skate Space (Design and Construct) was advertised between 15 April 2023 and 1 May 2023. The tender package included the endorsed Concept Plan, Estimated Works and Materials Schedule and Geotechnical Investigation Report.

Council at its meeting 16 May 2023 accepted the tender submission and awarded the Design and Construct contract (the contract) to Skate Sculpture.

The tender contract was prepared and signed 29 May 2023 to formally commence the contract activities.

DETAILS:

Following acceptance of the contract, Skate Sculpture engaged an engineering consultant to prepare the structural drawings and costings based on the endorsed concept plan and Geotechnical Report findings. This structural design and costings were considerably delayed due to unfavourable market conditions and were provided to the City on 5 October 2023.

The engineering consultant classified the endorsed location as 'a Class P site' and subsequently recommended that a pile system and thickening of the slab underlay would be required to minimise the risk of subsoil movement. As the additional design requirements exceeded well beyond the expected scope and capacity of the initial tender construction package, the working group and the Skate Sculpture identified alternative locations to deliver skate space to be delivered within the allocated budget.

Two appropriate locations that aligned with the endorsed concept plan and the outcomes of community consultation on the project to date were identified in **Attachment 2**:

- Northwest corner of Britannia Reserve (Location 1); and
- Adjacent the central sporting clubroom and playground (Location 2).

The working group met on the 13 October 2023 to discuss the proposed locations identified in **Attachment 2** and considered both as being appropriate to accommodate the skate space.

Geotechnical investigations classified Location 2 as a 'Class P site' and recommended that piling systems and thickening of the slab underlay would be required as per the original endorsed location adjacent to the pump track. This would result in significant additional cost which beyond the scope of the approved project and budget.

Geotechnical investigations classified Location 1 as a 'Class A site' and the project could be delivered in accordance with the accepted tender submission and approved scope.

Based on the geotechnical investigations and associated costs, it is proposed to proceed with Location 1 being the site at the northwest corner of Britannia Reserve.

The revised layout as referenced in **Attachment 1**, is an interpretive footprint of how the skate space would be located, subject to detailed design. However, it emphasises the scale and ability for this location to suitably accommodate the skate space.

The overall design retains all the initial Concept Plan features including the shade structure and picnic tables, grass embankments to integrate the skate space into the landscape and additional greening to provide buffer zones from the car park and Principal Shared Path. It also retains all existing trees in the area.

The skate space would be approximately 50 metres from the closest residential dwelling, which is considered suitable for a local level facility. The closest residential dwellings also face east-west and do not directly front the skate space location proposed. Noise impact will also be reduced due to the ambient noise of the Mitchell Freeway immediately to the west. The revised location is within close proximity to the proposed Litis Stadium change rooms, for which a tender was approved by Council at its meeting 21 November 2023. The change rooms will include public toilets and would be suitably located for access by users of the future skate park providing a much greater amenity outcome then the previous location.

During the detailed design phase, further options will be explored to suitably connect the site with nearby amenities including the soon to be constructed Litis Stadium change rooms and the wider reserve. Given the condition of the nearby basketball ring, development in this location provides an opportunity to renew this asset concurrently with the construction of the skate space to promote various other recreational activities in this area of the reserve.

The North West Britannia Development Plan endorsed by Council 16 November 2021 has been updated (**Attachment 3**) to reflect the proposed skate park location and reflect other recent decisions of Council including the approval of a lease for Telecommunication Infrastructure at the 4 April 2023 Council Meeting.

It is anticipated that construction of the skate space would be completed by 30 June 2024.

Election Commitment Funding

The funding deadline is currently the 31 December 2023, Administration would seek an extension to 30 June 2024 to align with the current proposed option.

PP249/2023 Mount Hawthorn Youth Skate Space - Design and Construct Contract

If the alternate location is endorsed, Administration would then vary the current contract conditions relating to the location of works and practical completion date in accordance with Local Government Regulations and Contract Law.

CONSULTATION/ADVERTISING:

Administration would inform all previous Mount Hawthorn Youth Skate Space respondents of the revised location and engage with the immediate residents prior to progressing detailed design.

LEGAL/POLICY:

Nil.

RISK MANAGEMENT IMPLICATIONS

Low: It is low risk for Council to endorse the new location for the skate space.

STRATEGIC IMPLICATIONS:

This is in keeping with the City's *Strategic Community Plan 2022-2032*:

Enhanced Environment

Our parks and reserves are maintained, enhanced and are accessible for all members of the community.

Connected and Healthy Community

We have enhanced opportunities for our community to build relationships and connections with each other and the City.

Our community facilities and spaces are well known and well used.

Thriving Places

Efficiently managed and maintained City assets in the public realm.

Innovative and Accountable

We engage with our community so they are involved in what we are doing and how we are meeting our goals.

SUSTAINABILITY IMPLICATIONS:

This does not contribute to any environmental sustainability outcomes. This action/activity is environmentally neutral.

PUBLIC HEALTH IMPLICATIONS:

This is in keeping with the following priority health outcomes of the City's *Public Health Plan 2020-2025*:

Increased mental health and wellbeing

Increased physical activity

FINANCIAL/BUDGET IMPLICATIONS:

The total cost provided by Skate Sculpture is $315,776 ex GST, with the skate space component funded by a State Election commitment of $200,000. The revised cost estimate provided by Skate Sculpture in locating the skate space at this location remains within the current project budget.

COMMENTS:

It is recommended that Council endorse the revised location for the skate space based on the community support for a skate space at Britannia Reserve and its size and scale being suitable for the intended site as a local level facility.

The skate space will be another complementary asset to Britannia Reserve without impacting the various activities it currently provides to the local and surrounding community. It will provide further activation and passive surveillance to this corner of the reserve, which is important given the shortage of public open space and recreational amenities in Mount Hawthorn as referenced in the Public Open Space Strategy.

DESIGN BY (SKATEPARK)
SKATE SCULPTURE
0450105510
ABN: 82 309 521 292
skatesculpture.com.au

STRUCTURAL ENGINEER STAMP

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PROJECT
MOUNT HAWTHORN YOUTH SKATE SPACE

CLIENT / LGA
CITY OF VINCENT

N

SCALE @ A1:
1:200

SITE PLAN

DRAWING NUMBER:
SK 001

REV:
A

Mount Hawthorn Youth Skate Space
Alternative Locations Map, Britannia Reserve

Location 1:
(Revised location Proposed)
Northwest corner of Britannia Reserve

Location 2:
Adjacent the central sporting clubroom and playground

Location 3:
Previously endorsed location
- 13 December 2023 OMC

Location 1

Location 2

Location 3

*All locations are indicative only

LEGEND

- Entry Zone
- Recreation Zone
- Telco Tower & Approved Lease Area
- +15.00 Indicative Finished Surface Level
- Pedestrian Footpath - 1.6m wide
- Gateway Path - 4m wide (Trafficable)
- Existing Bike Path
- Natural Turf
- Planting - Groundcover & Shrubs
- Existing Hedge
- Tree - New (Native WA Species)
- Tree - Existing (Retained & Protected)
- Tree - Removed
- Tree Protection Zone (requires Arborist assessment)
- Existing Pedestrian Light Pole
- Existing Stadium Light Pole
- New Shade Structure Over Spectator Seating
- Food Forest (fruit tree orchard)
- Basketball Half-Court (replace existing court)
- 1 New Change Rooms (Existing Grandstand Removed)
- 2 Main Pedestrian Gateway (Bund & Toilet Block Removed)
- 3 Existing Floreat Athena Clubrooms
- 4 Potential to Repurpose Existing Building (TTV Hub)
- 5 Existing Multi-Use Field
- 6 Pedestrian Entry from Britannia Road
- 7 Club Forecourt (DDA Compliant)
- 8 Modified Car Park (DDA Compliant)
- 9 Pick-up & Drop-off Zone
- 10 Informal Spectator Seating Area
- 11 Existing Tiered Spectator Seating
- 12 Path to Floreat Athena Seating Area
- 13 Path to Floreat Athena Forecourt
- 14 Underpass and Bund Removed
- 15 Path to Cricket Club (Bund Removed)
- 16 Existing Leederville Cricket Club
- 17 Existing Britannia Reserve Car Park
- 18 Existing Signage Replaced
- 19 Community Mulch & Composting
- 20 Existing Scoreboard
- 21 Relocated Maintenance Vehicle Access
- 22 Youth Skate Space (Proposed Location)

CITY OF VINCENT

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NOTES
1. THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, DRAWINGS, AND SPECIFICATIONS.
2. DISCREPANCIES MUST BE REFERRED TO THE SUPERINTENDENT FOR DETERMINATION, PRIOR TO WORKS COMMENCING.
3. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED AND MUST BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION.
4. LABELLED QUANTITIES ON DRAWINGS TAKE PRECEDENCE OVER SCHEDULED QUANTITIES.
5. ALL STRUCTURE DESIGNS MUST BE CERTIFIED BY AN AUTHORISED ENGINEER PRIOR TO CONSTRUCTION.
6. UNLESS OTHERWISE INDICATED, EXISTING SITE FEATURES ARE TO BE RETAINED.

REVISION			
No.	DESCRIPTION	DRAWN	DATE
A	FOR COUNCIL REVIEW	MM	13.10.21
B	FOR DECEMBER OCM	MM	10.11.21
C	FOR FEBRUARY COUNCIL WORKSHOP	MM	14.12.22
D	FOR REVIEW	MM	14.06.23
E	FOR DECEMBER OCM	MM	29.11.23

BRITANNIA RD RESERVE NORTH WEST
DEVELOPMENT PLAN
BRITANNIA ROAD, MOUNT HAWTHORN

STATUS	FOR REVIEW
REVISION	E
DRAWING TITLE	MASTER PLAN
DWG NUMBER	SK01
SCALE	1:500 @ A1 1:1000 @ A3

5.5 RFT PP272/2023 ROBERTSON PARK REDEVELOPMENT - STAGE 1 - SEPARABLE PORTION A CONSTRUCTION

This report will be finalised and published prior to the Council Meeting 12 December 2023.

In accordance with clause 2.5 of the City's Meeting Procedures Policy this report will supplement the Council Briefing Agenda as a late report due to the following circumstances:

- the urgency of the business is such that the business cannot await inclusion at a subsequent meeting.

Justification for Inclusion:

Awaiting outcome of City's Community Sporting and Recreation Facilities Fund (CSRFF) Application which is scheduled to be determinate by the end of November 2023.

5.6 LICENCE TO BROADWAY UNIT TRUST (TRADING AS SPRITZ SPIZZICHERIA ITALIANA) ON ROAD RESERVE ADJACENT TO NO. 148 (LOT: 600) SCARBOROUGH BEACH ROAD, MOUNT HAWTHORN

Attachments:

1. **Plan of Licence Area**
2. **Structure Plan**
3. **2018 Development Application Approval**
4. **2023 Development Approval Application**
5. **Market Valuation - Confidential**

RECOMMENDATION:

That Council:

1. APPROVES the City granting a licence to Broadway Unit Trust trading as Spritz Spizzicheria Italiana (ABN 87 196 418 066) tenant of Lot: 600 on Deposited Plan: 47025, Certificate of Title Volume 2598, Folio 388, known as No. 148 Scarborough Beach Road, Mount Hawthorn, for a portion of the road reserve adjacent to No. 148 Scarborough Beach Road, Mount Hawthorn, as shown in Attachment 1, on the following key terms:

1.1	**Term:**	**5 years**
1.2	**Licence Area:**	**48m^2 (3.9m x 13m) of Scarborough Beach road reserve (verge area);**
1.3	**Licence fee:**	**$1,680 per annum plus GST, indexed by CPI annually on 1 July;**
1.4	**Permitted use:**	**non exclusive right to use the Licence Area as an outdoor dining area and liquor consumption in connection with the operation of Spritz Spizzicheria Italian restaurant; and** **to locate alfresco canopy structure. motorised café blinds, lighting and heat lamps and outdoor fixtures and furniture on the Licence Area as approved by the City, as shown on the plan at Attachment 2 (Structure);**
1.5	**Removal of furniture:**	**All furniture used (unless affixed to the ground) within the Licence Area must be removed by the Applicant at the close of each business**
1.6	**Cleaning:**	**Applicant must, keep the Licence Area clean and tidy at all times, at its cost;**
1.7	**Insurance:**	**Applicant must effect and maintain public liability insurance to a minimum value of $20,000,000 (per claim);**
1.8	**Indemnity:**	**Applicant will indemnify the City and the Minister for Lands against loss or damage to property or persons occurring as a result of the Applicant's Structure and use of the Licence Area;**
1.9	**Assignment**	**Applicant may not assign or transfer its right under this Licence;**

1.10	**Maintenance:**	**Applicant must, at its cost, keep the Licence Area in good repair including repairing damage to structures, fittings or fixtures and the road reserve on the Licence Area;**
1.11	**Outdoor Eating Area Permit:**	**Applicant must (for the duration of the Licence) maintain a valid Outdoor Eating Permit for the Licence;**
1.12	**Liquor Licence**	**Applicant must (for the duration of the Licence) maintain a current liquor licence for the Licence Area in order to serve alcohol in this area;**
1.13	**Access**	**the City, State and public utilities may access the Licence Area at any time in connection with its respective services, and no compensation is payable to the Applicant for any resultant loss;**
1.14	**Make Good:**	**Upon expiry or termination of licence to remove any Structure and make good the Licence Area, at Applicant's cost, to the satisfaction of the City; and**

2. Subject to final satisfactory negotiations being carried out by the Chief Executive Officer, AUTHORISES the Mayor and Chief Executive Officer to affix the common seal and execute the licence in recommendation 1. above.

PURPOSE OF REPORT:

To consider granting a licence to Broadway Unit Trust trading as Spritz Spizzicheria Italiana (Spritz) (ABN 87 196 418 066) (Applicant) to use a portion of the Scarborough Beach Road reserve for an alfresco canopy structure, motorised café blinds, lighting and heat lamps, outdoor fixtures and furniture for outdoor dining (Structure) and liquor consumption in the location shown in the plan at **Attachment 1** (Licence Area).

BACKGROUND:

The Applicant is the operator of Spritz and is one of the tenants of Lot: 600 on Deposited Plan: 47025, Certificate of Title Volume 2598, Folio 388, known as No. 148 Scarborough Beach Road, Mount Hawthorn.

On 6 November 2018, the City granted development approval (**Attachment 3**) for an application to construct proposed canopy structure and café blinds on the Licence Area subject to conditions. Condition 2 of the approval stipulated the validity of the approval was for a period of 5 years. The Approval expired on 6 November 2023.

The canopy structure and café blinds were constructed in accordance with the building permit and plans approved by the City on 23 April 2019 (**Attachment 2**). The canopy structure was constructed in late 2019 and has operated as an alfresco dining area for Spritz since.

On 22 September 2023, the Applicant submitted a development application for an extension of the Approval for the City's consideration (**Attachment 4**).

Council at its meeting 21 June 2022 approved the Vibrant Public Spaces Policy (VPS Policy), this provides guidance on the permissibility, requirements and management responsibilities of third party proposal to delivery vibrant public spaces on City owned land and managed land. The Spritz alfresco structure does meet the definition of an eatlet.

"**Eatlet**" *means an outdoor eating area during business operating hours and small public park out of business operating hours. Eatlets are reserved for customers of particular businesses during business operating hours and are available for anyone to use out of business operating hours. An eatlet repurposes part of the street into a dual purpose outdoor eating area and small public park through the provision of seating, shade and greenery*.

However, in order to obtain approval under the VPS Policy as an Eatlet the proposal must meet the specified design requirements. The structure does not meet all of the Design Requirements and is therefore required to be considered as an "Other proposal' and requires Development Approval.

The Minister for Lands is required to sign the development application as the "owner" of the road reserve. Administration has received the Minister's in-principle support to sign the development application subject to the City entering into a licence with the Applicant. The licence would need to ensure the Minister for Lands was indemnified from any damage or loss to property or persons as a result of the Structure and use of the Licence Area. The development application will be determined after tenure is granted for the Licence Area.

DETAILS:

Alfresco Structure

The Alfresco Structure is located under the existing awning of No. 148 Scarborough Beach Road, adjacent to the Spritz restaurant tenancy**.** The Applicant does not seek any changes to the existing Structure, as shown in **Attachment 2.** The structure provides a total area of 48 square metres. The total dimensions measure 13 metres by 3.9 metres which includes the alfresco dining area, planter boxes and external design features. The Structure also include motorised clear alfresco blinds to all elevations as well as fixed bench seating within the alfresco dining area. Existing lighting and heat lamps are also located within the structure.

Development Approval

Development approval would be required after a license is granted. The City would be required to consider an amended development application to extend the term of approval for the Structure.

The consideration of the extension of term of approval for the Structure would be assessed against the design guidance of the VPS Policy and the City's planning framework as part of this process.

Licence

The key licence terms below are consistent with the applicant's responsibilities outlined within the 'Other Proposals' of the VPS Policy and ensure that the Department of Planning, Lands and Heritage's requirements have been included. The Applicant has agreed to the proposed licence terms.

1	Term	5 years.
2	Licence Area	48m^2 (3.9m x 13m) of Scarborough Beach road reserve (verge area).
3	Licence Fee	$1,680 per annum plus GST, indexed by CPI annually on 1 July.
4	Permitted Use	Non-exclusive right to use the Licence Area as an outdoor dining area and liquor consumption in connection with the operation of Spritz Spizzicheria Italian restaurant; and To locate alfresco canopy structure. motorised café blinds, lighting and heat lamps and outdoor fixtures and furniture on the Licence Area as approved by the City, as shown on the plan at **Attachment 2** (Structure).
5	Removal of furniture	All furniture used (unless affixed to the ground) within the Licence Area must be removed by the Applicant at the close of each business day.
6	Cleaning	Applicant must, keep the Licence Area clean and tidy at all times, at its cost.
7	Insurance	Applicant must effect and maintain public liability insurance to a minimum value of $20,000,000 (per claim).
8	Indemnity	Applicant will indemnify the City and the Minister for Lands against loss or damage to property or persons occurring as a result of the Applicant's Structure and use of the Licence Area.
9	Assignment	Applicant may not assign or transfer its right under this Licence.

10	Maintenance	Applicant must, at its cost, keep the Licence Area in good repair including repairing damage to structures, fittings or fixtures and road reserve on the Licence Area.
11	Outdoor eating permit	Applicant must (for the duration of the Licence) maintain a valid Outdoor Eating Permit for the Licence.
12	Liquor Licence	Applicant must (for the duration of the Licence) maintain a current liquor licence for the Licence Area in order to serve alcohol in this area.
13	Access	The City, State and public utilities may access the Licence Area at any time in connection with its respective services, and no compensation is payable to the Applicant for any resultant loss.
14	Make good	Upon expiry or termination of licence to remove any Structure and make good the Licence Area, at Applicant's cost, to the satisfaction of the City.

The Licence Fee of $1,680 has determined in accordance with market valuation dated 13 November 2023 and attached as **Confidential Attachment 1**.

CONSULTATION/ADVERTISING:

In accordance with section 3.58 of the *Local Government Act 1995* (LGA) and regulation 30 of the *Local Government (Functions and General) Regulations 1996* (Regulations), the licence meets the requirements of an exempt disposition (Regulation 30(2)(a)). As a result, local public notice of the proposed licence is not necessary.

LEGAL/POLICY:

Section 55(2) of the *Land Administration Act 1997* (LAA) places responsibility for the care, control and management of road reserves (within the district of the City) with the City.

Section 3.58 of the LGA sets out the process for disposing of City owned and managed property and section 3.58(5) provides for exceptions as set out in the Regulations, as follows:

Regulation 30. Dispositions of property excluded from Act s.3.58

(2) a disposition of land is an exempt disposition if –

(a) the land is disposed of to an owner of adjoining land (in this paragraph called the transferee) and –

(i) its market value is less than $5,000; and

(ii) the local government does not consider that ownership of the land would be of significant benefit to anyone other than the transferee.

Regulation 17 of the *Local Government (Uniform Local Provisions) Regulations 1996* provides:

(a) that the City may grant permission to a person to construct a specified thing on, over, or under a public thoroughfare or public place that is local government property; and

(b) specifies the requirements for the permission to be granted.

Local Government (Uniform Local Provisions) Regulations 1996

Regulation 17 Private works on, over, or under public places — Sch. 9.1 cl. 8

(3) A person may apply to the local government for permission to construct a specified thing on, over, or under a specified public thoroughfare or public place that is local government property.

(4) Permission granted by the local government under this regulation –

(a) must be in writing; and

(b) must specify the period for which it is granted; and

(c) must specify each condition imposed under sub-regulation (5); and

(d) may be renewed from time to time; and

(e) may be cancelled by giving written notice to the person to whom the permission was granted.

RISK MANAGEMENT IMPLICATIONS

Low: It is low risk for Council to enter into a licence for part of the road reserve which addresses the risk to the City in respect to the development application, including indemnity, liability, maintenance and removal.

STRATEGIC IMPLICATIONS:

This is in keeping with the City's *Strategic Community Plan 2022-2032*:

Thriving Places

Our town centres and gathering spaces are safe, easy to use and attractive places where pedestrians have priority.

Sensitive Design

Our built form is attractive and diverse, in line with our growing and changing community.

Innovative and Accountable

Our decision-making process is consistent and transparent, and decisions are aligned to our strategic direction.

FINANCIAL/BUDGET IMPLICATIONS:

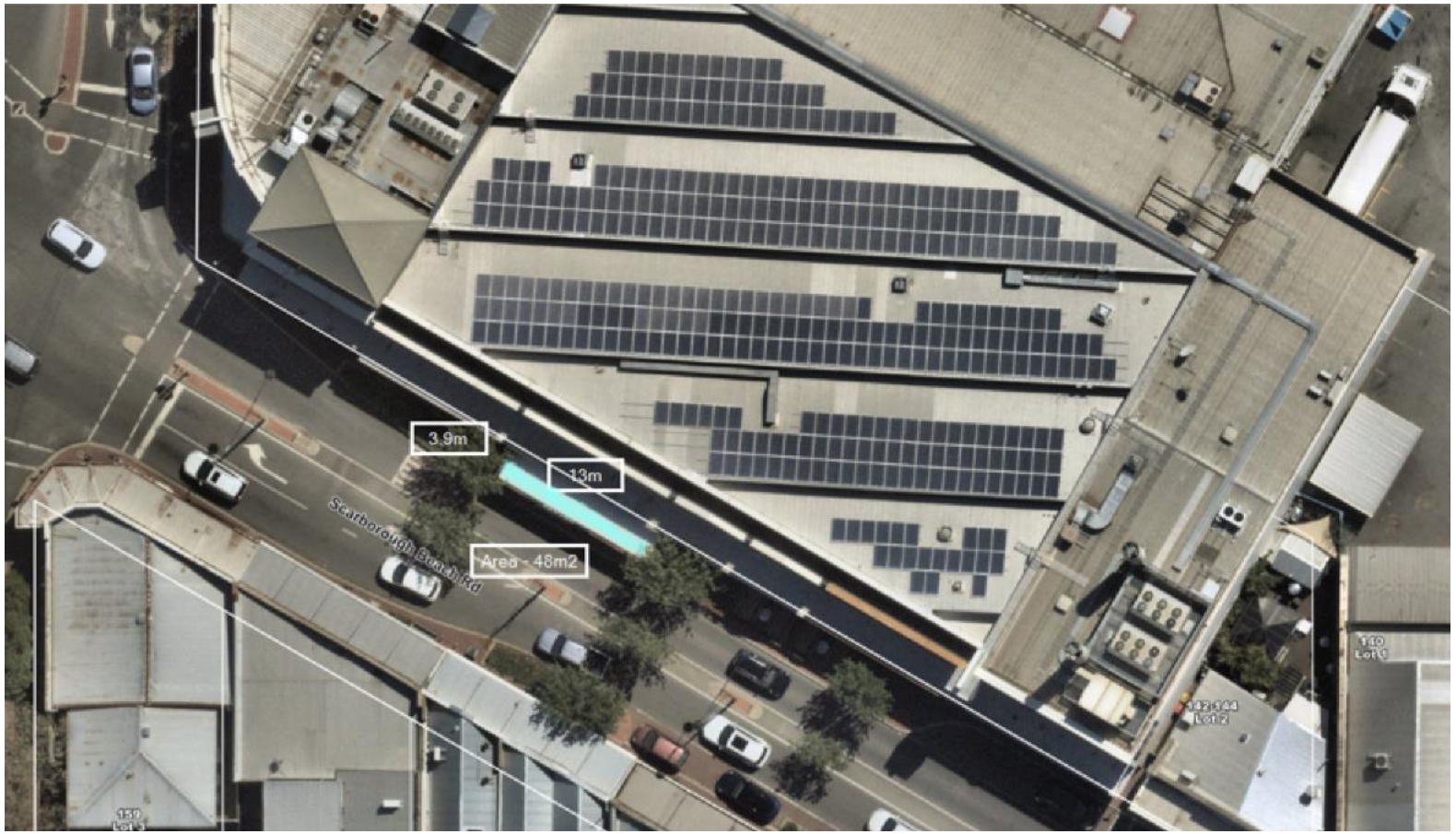
The Licence Fee of $1,680 per annum plus GST, indexed annually by CPI, is recommended as determined by the market valuation.

COMMENTS:

The Applicant has used the Licence Area portion of the Scarborough Beach road reserve for its Structure as an extension to its alfresco area for its business for five years with no issues. With the initial development application having expired in November 2023, the Department of Planning Heritage and Lands has advised the City that it has care control and management of road reserves by virtue of s 55 of LAA and can determine the appropriate tenure arrangement with the Applicant.

Administration believes the Structure activates the streetscape and provides increased amenity for the community.

The licence will be prepared to ensure that the City and Department are not liable for any loss or damage that may arise as a result of the Structure, and so that the structure will be removed at any time, at the Applicant's cost, if the road reserve is required by the State, City or a public authority.



CITY OF VINCENT

The City of Vincent does not warrant the accuracy of information in this publication and any person using or relying upon such information does so on the basis that the City of Vincent shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information. Includes layers based on information provided by and with the permission of the Western Australian Land Information Authority (Landgate) (2013).

Licence Area
Spritz, 148 Scarborough Beach Road, Mount Hawthorn.

modus compliance pty ltd
Building Surveying Contractor - BSC7
C19-0027 ~~C19-0027~~
Building Surveyor - Stephen Jones
Accreditation - Level 1 Registration No - BSP223
This Plan Has Been Assessed And Approved In Conjunction With The Certificate of Design Compliance

B2.
150×100×4 SHS beams.
2 ×M16 bolts typical.
B1. B1.
100×100×4 SHS COLUMNS 4 cap plate.
5 mm thick fabricated internal spigot snug fit for 150×100×4 RHS BEAMS.
35 70 35 100.
140 typical.

B. 1. TYPICAL COLUMN & BEAM CONNECTIONS.
SCALE 1:5.

100×100×4 post. TOP.
150×90×8 angle fully welded to posts, 2×HILTI HVA M12 anchors
concrete.
100×100×4 post. BOTTOM.
200×200×10 plate angle ×100 high. 1×HILTI HVA M12 anchors each side.
TYPE A.

100×100×4 post. TOP.
concrete.
150×50×10 angle – fully welded to column. 1×M16 HILTI HVA anchors.
100×100×4 post. BOTTOM
250×100×10 plate welded to column 2×HILTI HVA M12 anchors at 180 pitch.
TYPE B.

350 concrete-typical.
2 N° top & bottom R16 bars at 300 ctrs.
SECTION.

150×90×10 angle×400 long welded to column. 2×HILTI HVA M16 anchors.
100×100×4 post. TOP.
glass balustrade.
planter cladding.
concrete.
100×100×4 post. BOTTOM.
150×150×10 plate ×100 fully welded to column. 1 HILTI HVA M16 anchor each side.
TYPE C.

paving
250×250×10 plate 4×M16 anchors
grout
750×400×400 in ground footing
INGROUND FOOTING.

C. 1. COLUMNS TO FOOTINGS CONNECTION.

FL 00.
SPRITZ SHOPFRONT.

ROOF FRAME
B1 150×100×4 RHS.
B2 150×150×4 RHS
ALL COLUMNS ×10
100×100×4 SHS.
CONNECTIONS AS PER DETAILS.

PEDESTRIAN ACCESS.
EXISTING BRICK PAVING.

COL 100×100×4 SHS TYPICAL. N°off 10.
concrete footings in planters to detail - HATCHED.
GLASS BALUSTRADE 1200 high opaque to 900 ht.
1200×600 TABLE.
line of suspended heater & lighting tray over see ceiling plan.
BENCH SEAT. TO DETAIL.
TABLES 600×600×2 off.
chair-typical.
PROPOSED AL FRESCO. FL 00
NEW TRAVERTINE PAVING. lay in accordance with suppliers details & instructions. 30mm compacted cracker dust under mixed with cement on compacted sand fill.
TABLE 1200×600.
*SCAN EXISTING GROUND BEFORE DIGGING FOR FOOTINGS & CONSULT WITH DIAL BEFORE YOU DIG.
glass balustrading fixed between posts in polished stainless steel channel. GLAZING TO AS, & GLAZING CODES.
MOTORISED CAFE BLINDS - ZIPTRAK SYSTEM.
footing under paving to detail.
existing tree to remain.
planter. to detail.
ACCESS.
ALUCOBOND FEATURE COLUMNS & CONTINUOUS BEAMS ×150×150 CONTINUOUS LED LIGHTING AS DETAILED.
slope in planter.
EXISTING BRICK PAVING TO REMAIN.
25ø pvc drains ×3.
sleeve for retic.
concrete in planters -350 deep shown hatched - typical.
RHS 150×100×4 TYPICAL N°off 5.
lambretta.
ALUCOBOND LEDGE - SELECT COLOUR.
electrical supply under existing paving connect to all points as required. switch positions TBA.
water supply to planters. under paving & to all planters. reticulate to all planters. position of sprinklers & control panel, TBA.
25ø pvc drain
retic access
kerb - existing.

1500. 150 1250. 3500. 2100. PLANTER. 400. 600.
550 BENCH. 2320. 550 BENCH. 4950 BENCH SEAT. 550 BENCH. 2320. 550 BENCH.
2240 PLANTER. 1100 ACCESS. 150 2360 3600 PLANTER. 1010. ACCESS. 150 1760 PLANTER. 150.
100. 2867 100. 2867 100. 2867 100. 2867 100. 400.
400 11968. OVERALL. 600.
100. 100. 450 1150 2100 PLANTER 3500 1400. 100. 400. 150.

A. 1. PLAN LAYOUT.
SCALE 1:20.

SCARBROUGH BEACH ROAD.

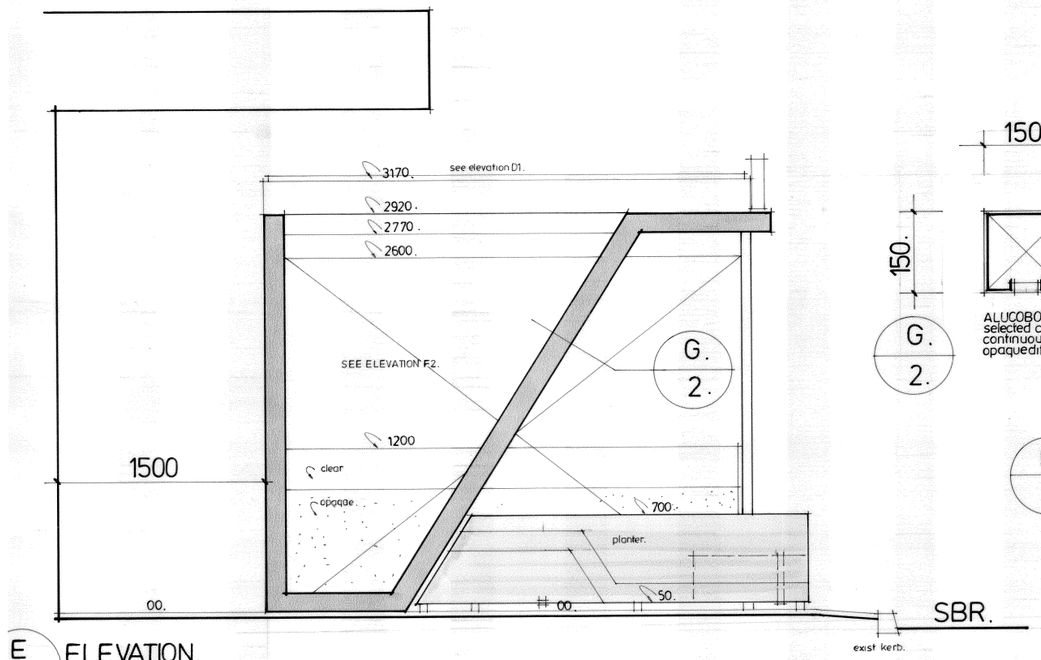
ALL STRUCTURAL STEELWORK TO BE FULLY HOT DIPPED GALVANISED - SELECT POWDER COAT FINISH.
●THIS ENTIRE STRUCTURE HAS BEEN DESIGNED TO MAKE IT EASILY REMOVABLE. - the use of silicone is prohibited unless absolutely necessary and approved.

Date Item No.
PROJECT SPRITZ
148 SCARBOROUGH BEACH ROAD. MT HAWTHORN.

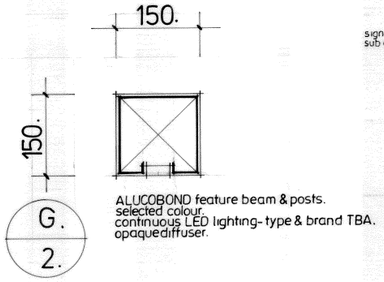
MCARTNEY & ASSOCIATES PTY LTD
Reg. Builders: 100779
m: 0419 864 117
e: mcartney@iinet.net.au
16 Angelico St, Woodlands 6018
mcartneyandassociates.net

Date: DEC 2018. Job No. Drawing No. 1.
Scale: 1:20.
Check all dimensions on site prior to commencement

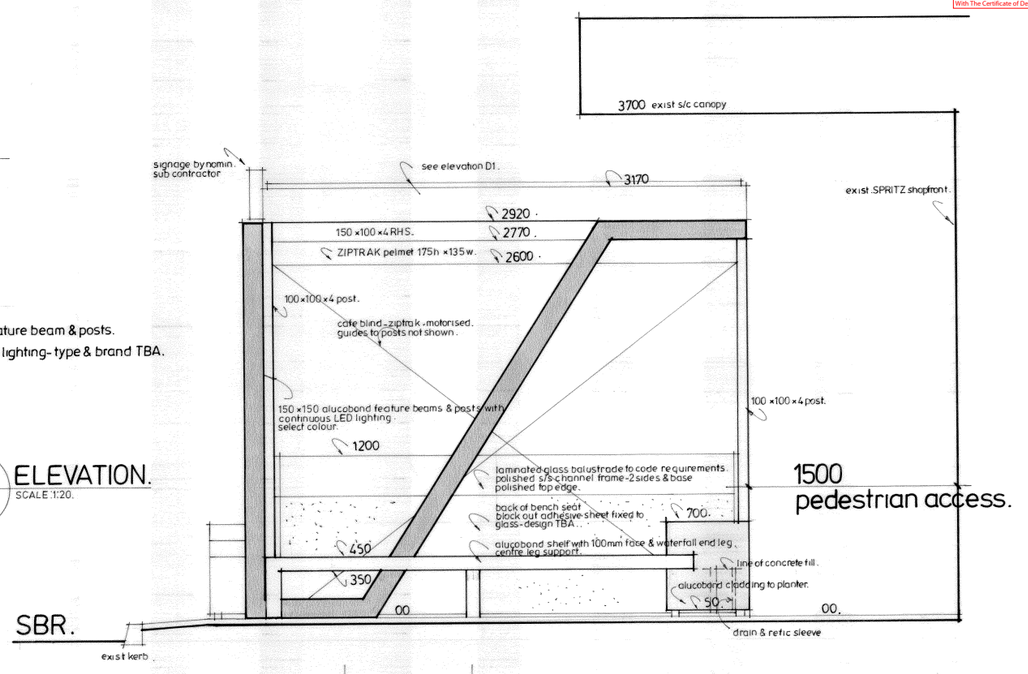
modus compliance pty ltd
Building Surveying Contractor - BSC7
C19-0027 C19-0027
Building Surveyor - Stephen Jones
Accreditation - Level 1 Registration No - BSP223
This Plan Has Been Assessed And Approved In Conjunction With The Certificate of Design Compliance

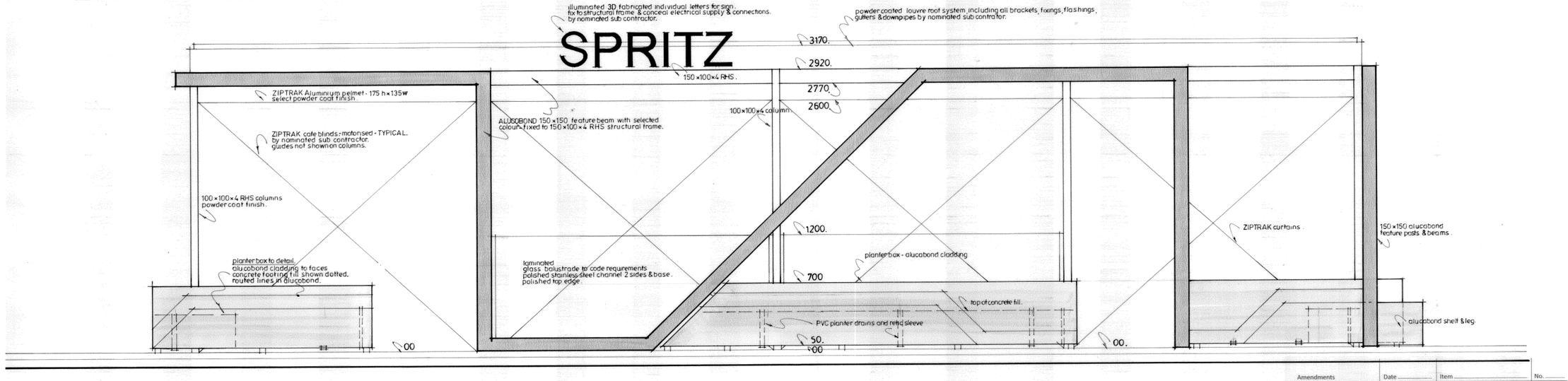


E 2 ELEVATION.
SCALE 1:20.



F 2 ELEVATION.
SCALE 1:20.





D. 2. ELEVATION
SCALE 1:20.

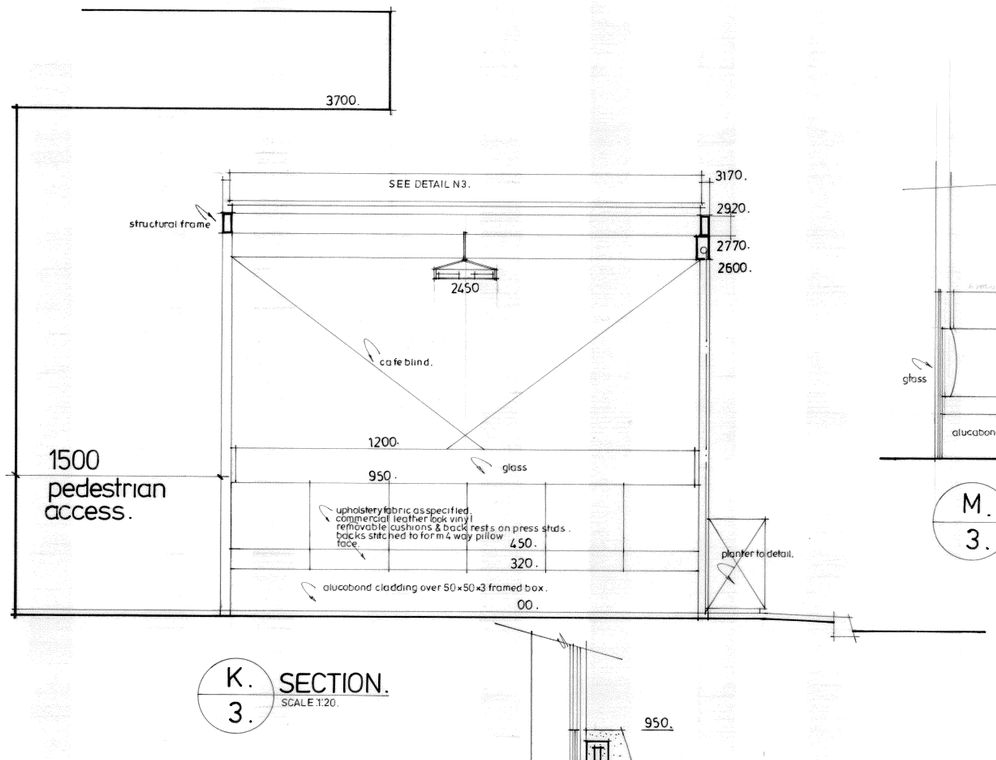
Amendments Date Item No.

MCARTNEY & ASSOCIATES PTY LTD
Reg. Builders: 100779
m: 0419 864 117
e: mcartney@iinet.net.au
16 Angelico St, Woodlands 6018
mcartneyandassociates.net

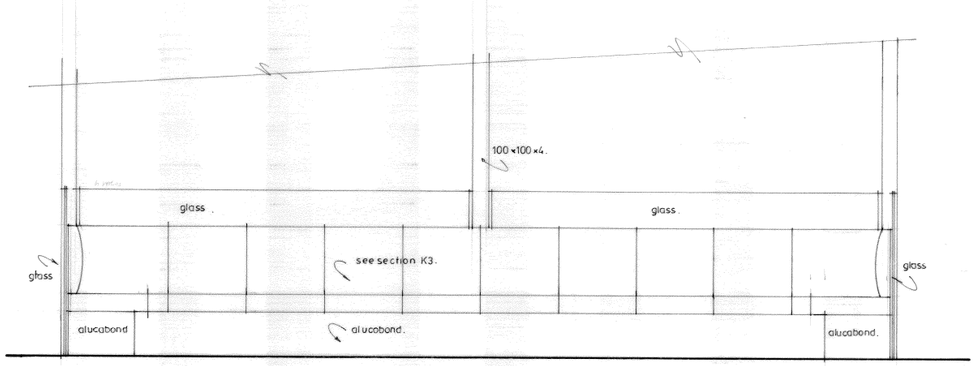
PROJECT
SPRITZ.
148 SCARBOROUGH BEACH ROAD, MT HAWTHORN.

Date: DEC 18. Job No. Drawing No. 2.
Scale: 1:20.
Check all dimensions on site prior to commencement

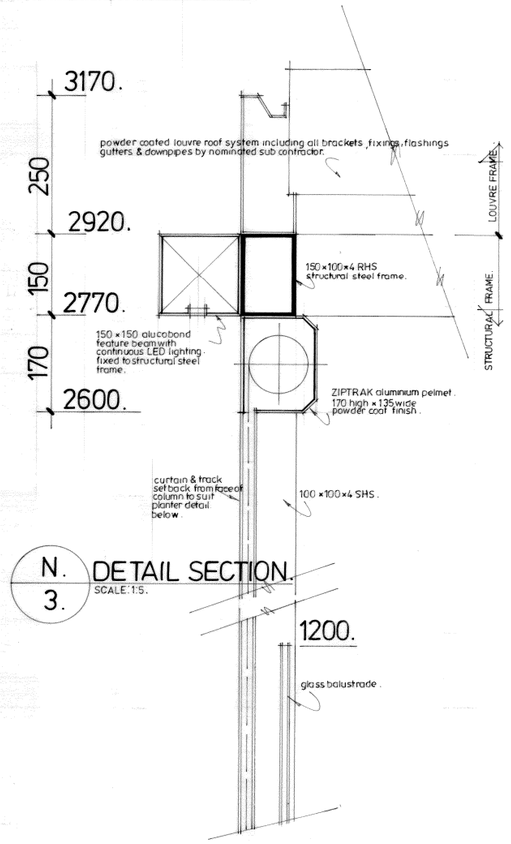
modus compliance pty ltd
Building Surveying Contracor - BSC7
C19-0027 C19-0027
Building Surveyor - Stephen Jones
Accreditation - Level 1 Registration No - BSP223
This Plan Has Been Assessed And Approved In Conjunction With The Certificate of Design Compliance



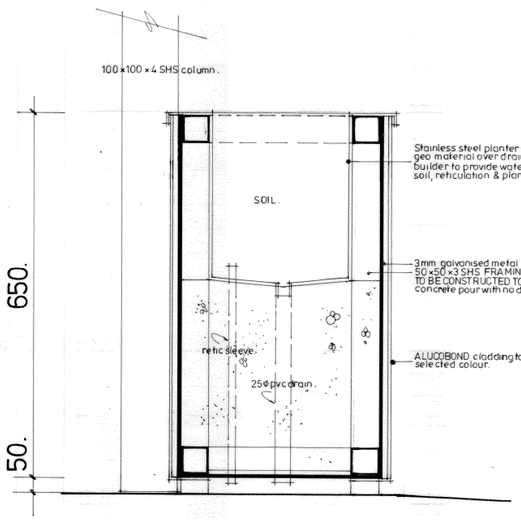
K. 3. SECTION.
SCALE 1:20.



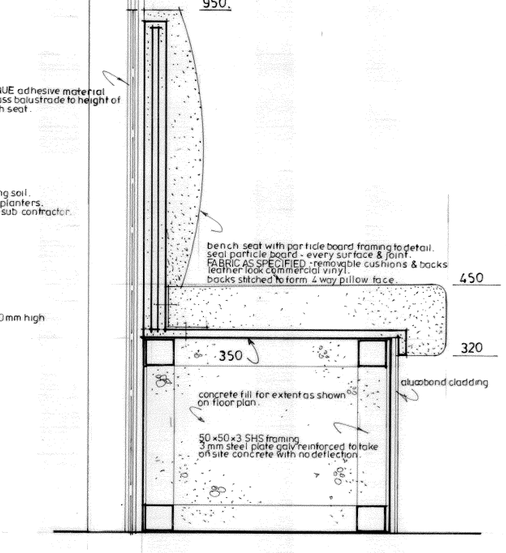
M. 3. SECTION.
SCALE:1:20.



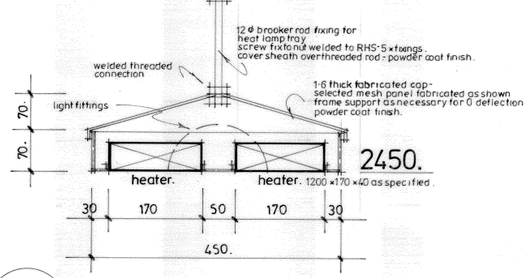
N. 3. DETAIL SECTION.
SCALE:1:5.



H. 3. SECTION - PLANTER.
SCALE:1:5.



J. 3. SECTION - BENCH SEAT.
SCALE:1:5.



L. 3. SECTION - LIGHTING & HEATING TRAY.
SCALE:1:5.

Amendments Date Item No.

MCARTNEY & ASSOCIATES PTY LTD
Reg. Builders: 100779
m: 0419 864 117
e: mcartney@iinet.net.au
16 Angelico St, Woodlands 6018
mcartneyandassociates.net

PROJECT
SPRITZ.
148 SCARBOROUGH BEACH ROAD MT HAWTHORN

Date: DEC 18 Job No. Drawing No. 3.
Scale: 1:5 1:20.
Check all dimensions on site prior to commencement

modus compliance pty ltd
Building Surveying Contractor - BSC7
C19-0027 C19-0027
Building Surveyor - Stephen Jones
Accreditation - Level 1 Registration No - BSP223
This Plan Has Been Assessed And Approved In Conjunction With The Certificate of Design Compliance

EXISTING SPRITZ CAFE.

powder coated aluminium louvre operable roof system.
all brackets fixings, flashings, gutters & downpipes by nominated supplier/subcontractor.
position of rain water pipes to be approved.

150x100x4 RHS ring beam & cross beams.
100x100x4 SHS posts.
powder coated structural frame erected for louvre roof sub contractor.

EXTENT OF EXISTING CANOPY.

120 watt recessed LED light fittings.
black powder coat finish.
SWITCH POSITION TBA.

INFRARED HEATERS 1200x170x40.
MODEL BRAND & WATTAGE TBA.
FLUSH MOUNT IN PRESSED MESH TRAY.
black p/c finish
WATER PROOF COVER TO DETAIL.
SWITCH POSITION TBA.

PRESSED MESH TRAY FIXED TO RHS CROSS TRIMMERS-black p/c finish-SEE DETAIL.
RETICULATE POWER IN CONDUIT CONCEALED IN TRAY
CABLES CONCEALED IN SHS & RHS FRAMING.

EXISTING TREE.

ALUCOBOND FEATURE BEAM.

PLANTERS BELOW

1500
1550.
400.
3500.
1550.
150.

90 | 400 | 1200. heaters | 2595. | 1200. heaters | 1000 | 1200. heaters | 2595 | 1200. heaters. | 400. | 90.
150.
11970 o/ALL.

P. 4. CEILING & LIGHTING PLAN.
SCALE : 1:20.

Item No.

SPRITZ.
148 SCARBOROUGH BEACH ROAD. MT HAWTHORN.

MCARTNEY & ASSOCIATES PTY LTD
Reg. Builders: 100779
m: 0419 864 117
e: mcartney@iinet.net.au
16 Angelico St, Woodlands 6018
mcartneyandassociates.net

Date: DEC 2018 | Job No. | Drawing No 4
Scale: 1:20.
Check all dimensions on site prior to commencement

ENQUIRIES TO: Natasha Trefry
Approval Services, (08 9273 6568)
OUR REF: 5.2018.159.1

CITY OF VINCENT

6 November 2018

McArtney $ Associates Pty Ltd
16 Angelico Street
WOODLANDS WA 6018

Dear Sir/Madam,

NO. 148-158 SCARBOROUGH BEACH ROAD MOUNT HAWTHORN (LOT: 600 D/P: 47025) – PROPOSED ADDITION TO CAFE

I refer to your Application for Approval to Commence Development dated 04 May 2018 for the above proposal.

I wish to advise that the proposal was assessed and found to be in accordance with the provisions of the City of Vincent Local Planning Scheme No. 2 and associated policies. Therefore, the application has been granted conditional approval under delegated authority from the Council subject to the terms and conditions shown on the attached form.

Your attention is drawn to the fact that this consent constitutes development approval only and that a Building Permit must be obtained from the City prior to commencement of any construction works. The nominated builder should be provided with a copy of the Notice of determination on application for development approval. Please ensure that the drawings and information submitted to the City with your Building Permit application are identical to those approved by the City with this development approval to avoid delays in the issue of your Building Permit. Please note that any amendments to the drawings and information approved in this development approval that are proposed in the Building Permit application may result in the requirement for a new development application to be submitted for assessment and determination.

I trust that the information is to your satisfaction, however if you have any enquiries regarding the above matter, please do not hesitate to contact Natasha Trefry on 08 9273 6568.

Yours sincerely

JOSLIN COLLI
COORDINATOR PLANNING SERVICES

Cc. Hyde Park Management Ltd
C/- Hawaiian
Ground Floor, 235 St Georges Terrace
PERTH WA 6000

Administration & Civic Centre
244 Vincent Street (Cnr Loftus),
Leederville Western Australia 6007
PO Box 82,
Leederville WA 6902
Tel: (08) 9273 6000
Fax: (08) 9273 6099
Email: mail@vincent.wa.gov.au
www.vincent.wa.gov.au

Planning and Development Act 2005

City of Vincent

Notice of determination on application for development approval

Location: No. 148-158 Scarborough Beach Road MOUNT HAWTHORN

Lot, Plan/Diagram: LOT: 600 D/P: 47025

Vol. No: 2598 Folio No: 388

Application date: 04/05/2018 Received on: 04/05/2018

Serial No: 5.2018.159.1

Description of proposed development: Addition to Cafe

Plans dated: 29 June 2018

This application for development approval is approved subject to the following conditions:

1. This approval is for proposed canopy structure and café blinds as shown on the approved plans dated 29 June 2018.

2. This approval for the canopy structures and café blinds is valid is for a period of five (5) years from the date shown above. Following expiry of this period, the permanent canopy structure shall be removed at the owner's cost and the road reserve made good, unless a further development approval is granted by the City.

3. This approval is issued to the owner and operator of Spritz Spizzicheria.

4. The alfresco blinds shall remain visually permeable in appearance at all times to the satisfaction of the City.

5. The alfresco blinds shall be rolled up at the close of business each day.

6. The owner has a non-exclusive right to use the portion of the road reserve area as an alfresco area in connection with the operation of Spritz Spizzicheria, with a 1.5m pedestrian access way being provided at all times to enable the public to pass through the area;

7. Only the canopy structure and café blinds which forms part of this approval may be located within the road reserve area. Any alterations or additions to these structures will require the approval of the City (and Minister in some circumstances);

8. The owner shall maintain at its cost the structure forming part of the proposed development on the land and constructed over the road reserve adjacent to the proposed development to the satisfaction of the City and in accordance with the provisions of Regulation 17 of the Local Government (Uniform Provision) Regulations 1996 (as amended from time to time).

9. The owner indemnifies and agrees to keep indemnified the State, the Crown, all Ministers of the Crown, and all officers, servants, agents, contractors, invitees, and licensees of any of them against all actions, claims, costs, proceedings, suits and demands

whatsoever arising or connected with the canopy forming part of the proposed development over the road reserve or use of the road reserve in connection with the canopy strcture which may at any time be incurred or suffered by the licensee or brought, maintained or made against the Minister for Transport; Planning; Lands or the State, the Crown, all Ministers of the Crown, and all officers, servants, agents, contractors, invitees, and licensees.

10. The owner shall take out and maintain at its cost a policy of public liability insurance not less than $20,000,000 to insure the City and the owner against all claims for loss or damage or injury occurring to any road reserve or property of the City or any person or property of any person as a result of the construction of the awning forming part of the proposed development over the road reserve adjacent to the proposed development or in respect of the use of the road reserve in connection with the awning forming part of the proposed development. A copy of the certificate of insurance is to be provided to the City annually and on demand.

11. The applicant is to ascertain the location and depth of any services that may interfere with this development. Any adjustment to these services required as part of this approval, must be arranged by the applicant prior to works commencing on the site. Any adjustment must be approved by the relevant service authorities and will be at the applicant's expense.

12. The applicant agrees to repair, maintain and remove the canopy structure at its cost, including to enable access by the City or utility providers.

13. The road reserve area comprising the permanent canopy structure shall be kept in a neat and tidy condition at all times to the satisfaction of the City.

14. If the road reserve is required for use as part of the road at any time the City may terminate the approval and require that the applicant remove the permanent canopy structure, and no compensation will be payable to the applicant.

15. All stormwater produced on the subject land shall be retained on site, by suitable means to the full satisfaction of the City;

ADVICE NOTES:

1. This is a development approval issued under the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme only. It is not a building permit or an approval to commence or carry out development under any other law. It is the responsibility of the applicant/owner to obtain any other necessary approvals and to commence and carry out development in accordance with all other laws.

2. With regard to Condition 15, no further consideration shall be given to the disposal of storm water 'off site' without the submission of a geotechnical report from a qualified consultant. Should approval to dispose of storm water 'off site' be subsequently provided, detailed design drainage plans and associated calculations for the proposed storm water disposal shall be lodged together with the building permit application working drawings;

3. This approval is subject to the applicant holding an alfresco permit for the alfresco area at all times (in the event that the applicant is not issued with an alfresco permit this approval will immediately terminate);

4. At expiry of the approval the applicant must remove all structures from the road reserve and restore the road reserve to the reasonable satisfaction of the City, at the applicants cost.

Date of determination: - 6 November 2018

Note 1: If the development the subject of this approval is not substantially commenced within a period of 2 years, or another period specified in the approval after the date of determination, the approval will lapse and be of no further effect.

Note 2: Where an approval has so lapsed, no development must be carried out without the further approval of the local government having first been sought and obtained.

Note 3: If an applicant or owner is aggrieved by this determination there is a right of review by the State Administrative Tribunal in accordance with the *Planning and Development Act 2005* Part 14. An application must be made within 28 days of the determination.

Signed: Dated: 6 November 2018

JOSLIN COLLI
COORDINATOR PLANNING SERVICES
for and on behalf of the City of Vincent

CITY OF VINCENT
RECEIVED
22 September 2023

PLAN
TOWN PLANNING & URBAN DESIGN

21 September 2023 File ref: 0024-02 da

Chief Executive Officer
City of Vincent
email: mail@vincent.wa.gov.au

Attention: Planning Department

Dear Sir

RE: DEVELOPMENT APPLICATION – SPRITZ SPIZZICHERIA
PROPOSAL TO EXTEND DURATION OF DEVELOPMENT APPROVAL (REF: 5.2018.159.1)
EXISTING CANOPY STRUCTURE AND MOTORISED CAFÉ BLIND SYSTEM

This is to advise that *PLAN. (Town Planning & Urban Design)* acts on behalf of Messrs Mario Talardo and Franco Tambasco, the owners and operators of the *Spritz Spizzicheria* (**Spritz**) restaurant which is located at Lot 600 (No. 148 to 158) Scarborough Beach Road, Mount Hawthorn.

This Development Application is lodged pursuant to clause 77, Part 9, Schedule 2 of the Deemed Provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* (**P&D Regulations**).

The Application is submitted to seek the approval of the City to amend Condition 2 of the existing Development Approval by extending the duration of the decision for the canopy structure and café blind addition to the alfresco dining area of Spritz which was granted under delegated authority on 6 November 2018. (City's Ref: **5.2018.159.1**)

The extension of the approval is sought to facilitate a further five (5) year approval period for the canopy structure and café blinds. The structure with its motorised blind system is essential to the operation of the alfresco area. It protects customers from all types of weather conditions making it possible for this popular outdoor dining area to remain open throughout the year. It is the year round activation of the alfresco area which has created the vibrancy and activity now seen in this section of Scarborough Beach Road, at the heart of the district centre of Mount Hawthorn. For these reasons, we seek the City's support to approve an extension of the duration of the development approval to allow for the canopy structure and motorised blind system to remain in place.

All conditional requirements of the existing approval are to remain unchanged and upheld.

Accordingly, please find attached the completed Development Application Form and MRS Form 1, which are signed by the Directors of *Hyde Park Management Ltd*, the company which owns the subject tenancy. In addition to that, we also attach a copy of the current Certificate of Title (**Annexure 1**), and a copy of the current Development Approval and stamp approved plans and certified building permit drawings (**Annexure 2**).

The following report provides a summary of the details of the canopy structure system together with the planning justification in support of canopy structure and alfresco blind system remaining in place and unmodified for a further five year period.

PLAN.
Town Planning and Urban Design Consultant
mb: 0414 384 972, email: clare@planwa.au
Trading for PLAN (WA) Pty Ltd

1.0 THE SITE AND SURROUNDING ENVIRONS

Spritz is a thriving Italian restaurant situated in the heart of the Mount Hawthorn District Centre at 148-158 Scarborough Beach Road, Mount Hawthorn.

The site details and project information are summarised below at **Table 1**.

TABLE 1: SUMMARY TABLE	
Landowner:	Hyde Park Management Ltd
Property Description:	Lot 600 (No. 148-158) Scarborough Beach Road, Mount Hawthorn
Existing Development Approval:	Addition to Café – canopy structure and café blinds. Serial No: 5.2018.159.1 Approval date: 6 November 2018
Certificate of Title:	Volume 2598, Folio 388
Local Government Authority:	City of Vincent
Local Planning Scheme:	Local Planning Scheme No. 2
Zoning:	District Centre
Built Form Area:	Town Centre
Proposal:	This Application is submitted under clause 77 of Schedule 2, Part 9, of the Deemed Provisions of the *Planning and Development Regulations 2015.* The proposal seeks to amend Condition No. 2 the development approval by extending the duration of the development approval. This will allow for the canopy structure and café blinds to remain in place for a further five (5) year period, from the date of the extended approval.

Spritz is located on the northern eastern side of Scarborough Beach Road and has a southwestern frontage to it. It is a tenancy which forms part of the strip of commercial tenancies of The Mezz shopping centre which shops have frontages to and are accessible directly from the footpath on Scarborough Beach Road. (Refer below to **Figure 1**: Location of Spritz within the District Centre of Mount Hawthorn.

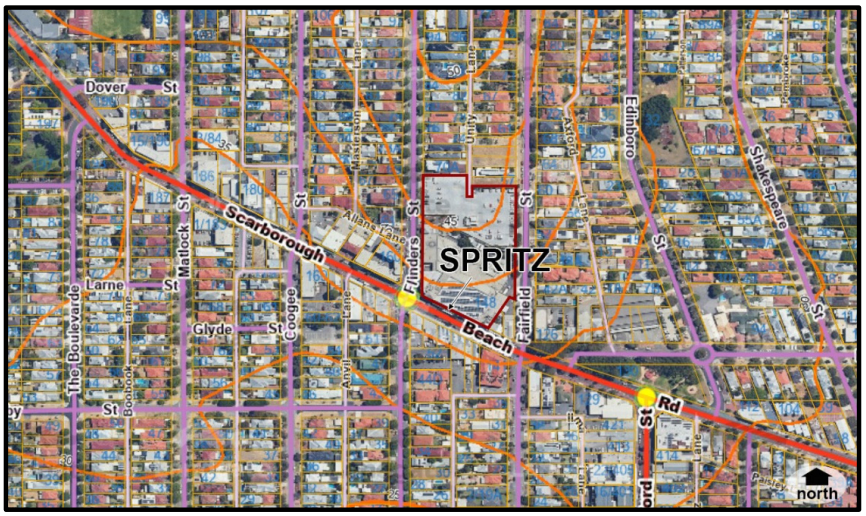


Figure 1: Location of Spritz within the District Centre of Mount Hawthorn *(source: landgate)*

The introduction of the structural canopy shelter to the alfresco area has significantly and positively contributed to the success of Spritz and added to the vibrancy of this commercial strip. The canopy is a striking design and offers a comfortable place for customers to sit and enjoy a meal whilst actively engaging with the street. It is also regularly utilised outside of the operating hours of Spritz by the local community as a causal seating area.

The photographs below illustrate the high quality of the design of the structure which fits within and adds to the character and identity of this commercial strip.

Photograph 1: Standing on the southwestern side of Scarborough Beach Road looking in a north westerly direction towards Spritz. Note: The unique design of the canopy structure creates a visual marker in the streetscape which positively adds to the unique identity and character of Mount Hawthorn.

Photograph 2: Standing on the southwestern side of Scarborough Beach Road looking in a north westerly direction towards Spritz. The design is inviting and sits comfortably in the streetscape. The extent of visibility through the canopy structure is like the adjacent tenancy, with the visibility being impacted only by the trees in the median, the planter boxes and the shadow cast by the awnings.

Photograph 3: Standing on the southwestern side of Scarborough Beach Road looking towards the canopy structure. Note: the design retains visibility and accessibility through the space, inviting pedestrian movement through and within it.

Photograph 4: Standing on the northeastern side of Scarborough Beach Road in the pedestrian footpath clear zone between the alfresco dining area and the internal dining area of the restaurant. Note: The tables and chairs are removed from the space and the motorised blinds are retracted, as Spritz was not open for trade when the photograph was taken and the weather conditions at this time of the day did not require the blind system to be activated to shelter the space. This space is available to the community to use when the restaurant is not open.

Photograph 5:
Looking in a north westerly direction along the footpath between the alfresco dining area and the internal dining space of Spritz. Note the high level of visibility maintained through the structure and the unimpeded pedestrian movement along the footpath.

2.0 THE EXISTING STRUCTURE AND MOTORISED BLIND SYSTEM

The engineered steel frame of the canopy structure is designed with a motorised louvre roof and café blind system, lighting and heat lamps. The roof is fixed with flashing, gutters and downpipes that connect to the stormwater drainage system. This structure is specifically designed to provide customers of Spritz the opportunity to enjoy alfresco dining on the main street during all weather conditions. A copy of the **Development Approval** and the **certified building permit plans** which detail the engineered design are attached at **Annexure 2**.

The location and orientation of the restaurant tenancy has limited (if any) protection from the weather. The frontage of the tenancy is severely impacted by wind, rain and sun due to its position on the northeastern side of Scarborough Beach Road and its orientation to the southwest. This canopy structure and its motorised louvre roof and blind system allows the owners to discreetly open and lower blinds and activate the louvers on the roof to respond to changing weather conditions throughout the day. This ensures the alfresco dining area remains an inviting and engaging space for customers to enjoy across all seasons. It is the year round activation of this alfresco area which is the key driver behind the success of Spritz in this location, with alfresco dining being the preferred choice of seating area for its customers.

The ability to use of the alfresco dining area throughout the year has meant that Spritz has been able to retain its staff on a permanent basis to cater for the 100 seat capacity. Spritz employs 8-10 staff at the restaurants at any one time, many of which live locally. The retention of the structure is necessary to ensure the continued viability of this restaurant is maintained and its staff gainfully employed. It is an unavoidable reality that the removal of the canopy structure and its motorised louvre and blind system will mean that the alfresco area will not be able to be used for much of the year. The outcome being that customer numbers will rapidly decline as many will choose more reliable restaurant environments to visit, which offer alfresco areas in locations which are less exposed to the changes in weather.

It is also relevant to acknowledge the significant contribution made by Spritz in reactivating this section of the main street of Mount Hawthorn. This has been made possible by the installation of this canopy structure system to the alfresco area which draws people to the venue all year round. The activation of the strip by this restaurant has generated a substantial amount of foot traffic and passing trade for the many local businesses operating along Scarborough Beach Road. This is because customers of Spritz will often take the opportunity to visit the independent retailers and boutiques operating along the main

4.0 CONCLUSION

The integrated canopy and motorised blind system is a high quality, attractive and robust structure which remains appropriate for use by the Spritz restaurant in this location. It provides a site specific solution to facilitate the use of the alfresco dining in this area of the commercial strip of Mount Hawthorn which would otherwise be severely compromised and limited due to its exposure to the changes in the weather. The retention of the canopy structure with the motorised blind system will allow for the alfresco space to remain functional and comfortable for customers to enjoy throughout the year. It is an essential contributor to the ongoing success of the restaurant and the pedestrian activation of this road.

The structure is consistent with the City's requirements. It maintains visibility, allows for unimpeded pedestrian movement along the footpath and through the structure for pedestrian crossing of Scarborough Beach Road. It is an inviting space for customers to dine and is available for use by the community outside of operating hours. The structure positively contributes to the vibrancy and unique identify of the district centre of Mount Hawthorn, as envisaged by the City. It is for all these reasons, we respectfully seek the City's support to grant an extension to the duration of the approval to allow the canopy structure and blind system to remain for a further five (5) year time limited period, pursuant to clause 77 of Schedule 2 of the Deemed Provisions of the P&D Regulations.

We trust that the information provided in this Application is sufficient for staff's assessment. However, should staff have any queries, the writer is available on 0414 384 972 or clare@planwa.au.

Yours sincerely

Clare McLean
Director
cc: Messrs M Talardo and F Tambasco of Spritz Spizzicheria
Ms B Moharich, Director – Moharich & More.

street after dining at the restaurant. The striking unique design of the canopy structure is now embedded in the built fabric of this area and recognised as a landmark in Mount Hawthorn. It is an aesthetic form and appropriate in scale, which is sought to be retained for the ongoing activation of the alfresco area by Spritz, to the benefit of the local community more generally.

3.0 THE PLANNING FRAMEWORK

The planning framework has not changed since the Development Approval was granted for the canopy structure and café blind system.

The subject tenancy remains zoned 'District Centre' in the City's *Local Planning Scheme No. 2* (**LPS 2**) and 'Urban' in the *Metropolitan Region Scheme* (MRS).

The tenancy is approved for use as a 'Restaurant/Café', with the alfresco dining area and canopy structure forming part of that approved land use. The land use of 'Restaurant/Café' remains a permitted ('P') use in the District Centre zone.

The site continues to be identified as part of the 'Town Centre' Built Form Area of City's *Local Planning Policy 7.1.1*.

The alfresco area and the canopy structure system remain compliant with the requirements of LPS 2 and other associated policies.

The canopy structure as constructed was approved by the City's Planning Department on 6 November 2018 under delegated authority. A Building Permit was issued by the City on 23 April 2019. The structure is constructed and continues to be used in accordance with the requirements of the City's approvals. A copy of both the Development Approval and Building Permit are attached at **Annexure 2.**

Condition No. 2 of the Development Approval states:

> *'2. This approval for the canopy structures and café blinds is valid is (sic) for a period of five (5) years from the date shown above. Following expiry of this period, the permanent canopy structure shall be removed at the owner's cost and the road reserve made good, unless a further development approval is granted by the City.'*

The reference in the wording of the condition that the period of five (5) years is to be taken from the 'date shown above' is presumed to mean the date that the approval was issued by the City, which is not stated above the condition. The only date references above the condition are the date of the submitted plans, and the date that the application was received. The reference is therefore taken to mean the date stated 'below', being the date of the decision stated on page 4 of the approval as 6 November 2018.

All conditions of the approval are to remain unchanged and will continue to be upheld.

This Application seeks only to extend the duration of the approval, which will amend Condition No. 2 to reference the date of the extended approval as being the start of the further five (5) year approval period for the canopy structure and café blind system.

For information purposes, we also attach a copy of the current **public liability insurance** held by Spritz at **Annexure 3**, as required by Condition No. 10 of the approval.

On the basis that the planning framework has not changed since the last approval was granted and the planning reasons given in support of this application that we respectfully seek the City's approval to extend the duration of the approval and in doing so amend Condition No. 2 to permit another five (5) year approval period for the canopy structure and blind system, under clause 77 of Schedule 2 of the Deemed Provisions of the P&D Regulations.

ANNEXURE 2

Development Approval and Building Permit

ENQUIRIES TO: Natasha Trefry
Approval Services, (08 9273 6568)
OUR REF: 5.2018.159.1

CITY OF VINCENT

6 November 2018

modus compliance pty ltd
Building Surveying Contracor - BSC7
C19-0027 C19-0027
Building Surveyor - Stephen Jones
Accreditation - Level 1 Registration No - BSP223
This Plan Has Been Assessed And Approved In Conjunction With The Certificate of Design Compliance

McArtney $ Associates Pty Ltd
16 Angelico Street
WOODLANDS WA 6018

Dear Sir/Madam,

NO. 148-158 SCARBOROUGH BEACH ROAD MOUNT HAWTHORN (LOT: 600 D/P: 47025) – PROPOSED ADDITION TO CAFE

I refer to your Application for Approval to Commence Development dated 04 May 2018 for the above proposal.

I wish to advise that the proposal was assessed and found to be in accordance with the provisions of the City of Vincent Local Planning Scheme No. 2 and associated policies. Therefore, the application has been granted conditional approval under delegated authority from the Council subject to the terms and conditions shown on the attached form.

Your attention is drawn to the fact that this consent constitutes development approval only and that a Building Permit must be obtained from the City prior to commencement of any construction works. The nominated builder should be provided with a copy of the Notice of determination on application for development approval. Please ensure that the drawings and information submitted to the City with your Building Permit application are identical to those approved by the City with this development approval to avoid delays in the issue of your Building Permit. Please note that any amendments to the drawings and information approved in this development approval that are proposed in the Building Permit application may result in the requirement for a new development application to be submitted for assessment and determination.

I trust that the information is to your satisfaction, however if you have any enquiries regarding the above matter, please do not hesitate to contact Natasha Trefry on 08 9273 6568.

Yours sincerely

JOSLIN COLLI
COORDINATOR PLANNING SERVICES

Cc. Hyde Park Management Ltd
C/- Hawaiian
Ground Floor, 235 St Georges Terrace
PERTH WA 6000

Administration & Civic Centre
244 Vincent Street (Cnr Loftus),
Leederville Western Australia 6007 | PO Box 82, Leederville WA 6902 | Tel: (08) 9273 6000 Fax: (08) 9273 6099 | Email: mail@vincent.wa.gov.au www.vincent.wa.gov.au

Planning and Development Act 2005

City of Vincent

Notice of determination on application for development approval

Location: No. 148-158 Scarborough Beach Road MOUNT HAWTHORN

Lot, Plan/Diagram: LOT: 600 D/P: 47025

Vol. No: 2598 Folio No: 388

Application date: 04/05/2018 Received on: 04/05/2018

Serial No: 5.2018.159.1

Description of proposed development: Addition to Cafe

Plans dated: 29 June 2018

This application for development approval is approved subject to the following conditions:

1. This approval is for proposed canopy structure and café blinds as shown on the approved plans dated 29 June 2018.
2. This approval for the canopy structures and café blinds is valid is for a period of five (5) years from the date shown above. Following expiry of this period, the permanent canopy structure shall be removed at the owner's cost and the road reserve made good, unless a further development approval is granted by the City.
3. This approval is issued to the owner and operator of Spritz Spizzicheria.
4. The alfresco blinds shall remain visually permeable in appearance at all times to the satisfaction of the City.
5. The alfresco blinds shall be rolled up at the close of business each day.
6. The owner has a non-exclusive right to use the portion of the road reserve area as an alfresco area in connection with the operation of Spritz Spizzicheria, with a 1.5m pedestrian access way being provided at all times to enable the public to pass through the area;
7. Only the canopy structure and café blinds which forms part of this approval may be located within the road reserve area. Any alterations or additions to these structures will require the approval of the City (and Minister in some circumstances);
8. The owner shall maintain at its cost the structure forming part of the proposed development on the land and constructed over the road reserve adjacent to the proposed development to the satisfaction of the City and in accordance with the provisions of Regulation 17 of the Local Government (Uniform Provision) Regulations 1996 (as amended from time to time).
9. The owner indemnifies and agrees to keep indemnified the State, the Crown, all Ministers of the Crown, and all officers, servants, agents, contractors, invitees, and licensees of any of them against all actions, claims, costs, proceedings, suits and demands

whatsoever arising or connected with the canopy forming part of the proposed development over the road reserve or use of the road reserve in connection with the canopy strcture which may at any time be incurred or suffered by the licensee or brought, maintained or made against the Minister for Transport; Planning; Lands or the State, the Crown, all Ministers of the Crown, and all officers, servants, agents, contractors, invitees, and licensees.

10. The owner shall take out and maintain at its cost a policy of public liability insurance not less than $20,000,000 to insure the City and the owner against all claims for loss or damage or injury occurring to any road reserve or property of the City or any person or property of any person as a result of the construction of the awning forming part of the proposed development over the road reserve adjacent to the proposed development or in respect of the use of the road reserve in connection with the awning forming part of the proposed development. A copy of the certificate of insurance is to be provided to the City annually and on demand.

11. The applicant is to ascertain the location and depth of any services that may interfere with this development. Any adjustment to these services required as part of this approval, must be arranged by the applicant prior to works commencing on the site. Any adjustment must be approved by the relevant service authorities and will be at the applicant's expense.

12. The applicant agrees to repair, maintain and remove the canopy structure at its cost, including to enable access by the City or utility providers.

13. The road reserve area comprising the permanent canopy structure shall be kept in a neat and tidy condition at all times to the satisfaction of the City.

14. If the road reserve is required for use as part of the road at any time the City may terminate the approval and require that the applicant remove the permanent canopy structure, and no compensation will be payable to the applicant.

15. All stormwater produced on the subject land shall be retained on site, by suitable means to the full satisfaction of the City;

ADVICE NOTES:

1. This is a development approval issued under the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme only. It is not a building permit or an approval to commence or carry out development under any other law. It is the responsibility of the applicant/owner to obtain any other necessary approvals and to commence and carry out development in accordance with all other laws.

2. With regard to Condition 15, no further consideration shall be given to the disposal of storm water 'off site' without the submission of a geotechnical report from a qualified consultant. Should approval to dispose of storm water 'off site' be subsequently provided, detailed design drainage plans and associated calculations for the proposed storm water disposal shall be lodged together with the building permit application working drawings;

3. This approval is subject to the applicant holding an alfresco permit for the alfresco area at all times (in the event that the applicant is not issued with an alfresco permit this approval will immediately terminate);

4. At expiry of the approval the applicant must remove all structures from the road reserve and restore the road reserve to the reasonable satisfaction of the City, at the applicants cost.

Date of determination: - 6 November 2018

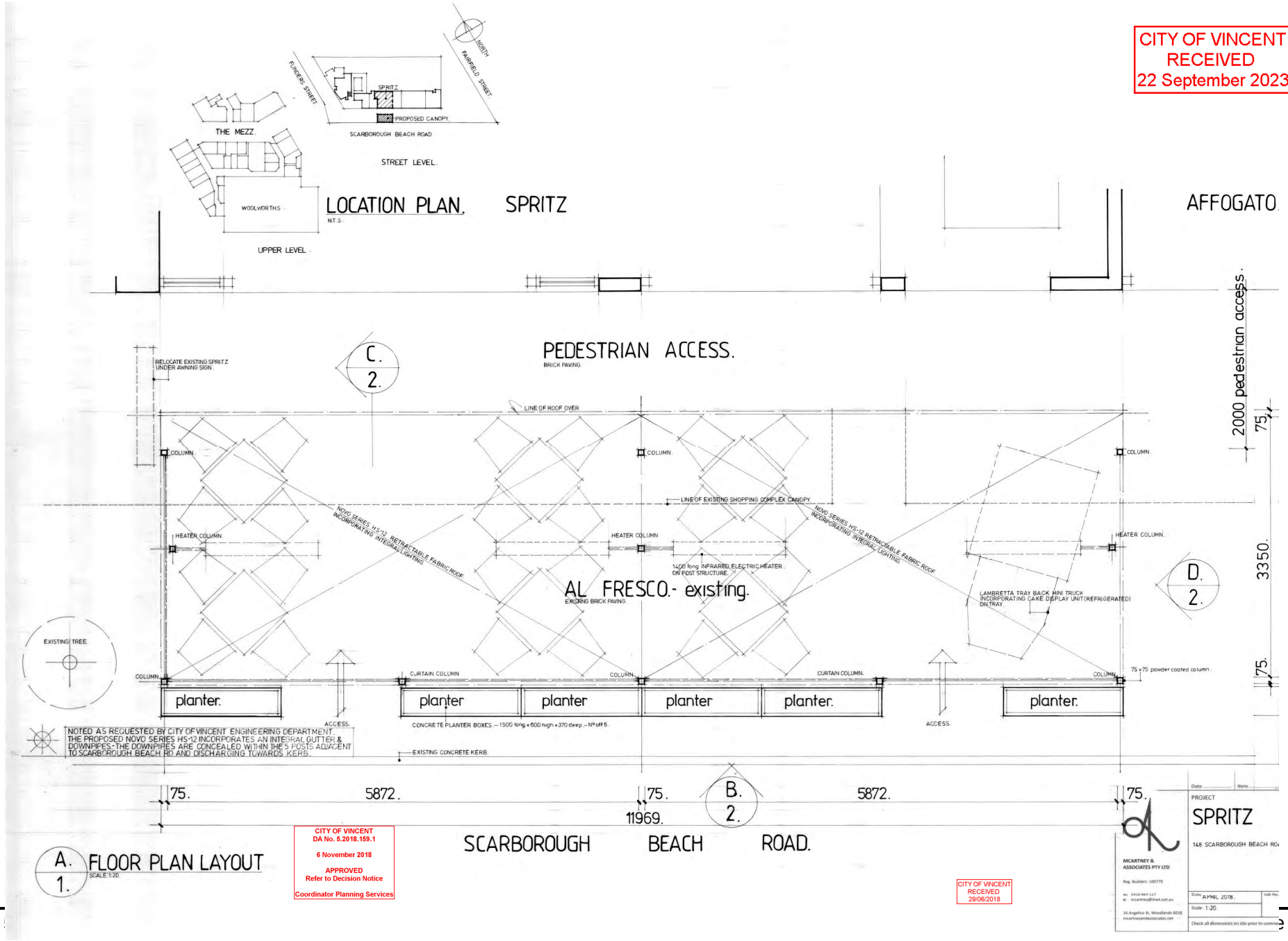
Note 1: If the development the subject of this approval is not substantially commenced within a period of 2 years, or another period specified in the approval after the date of determination, the approval will lapse and be of no further effect.

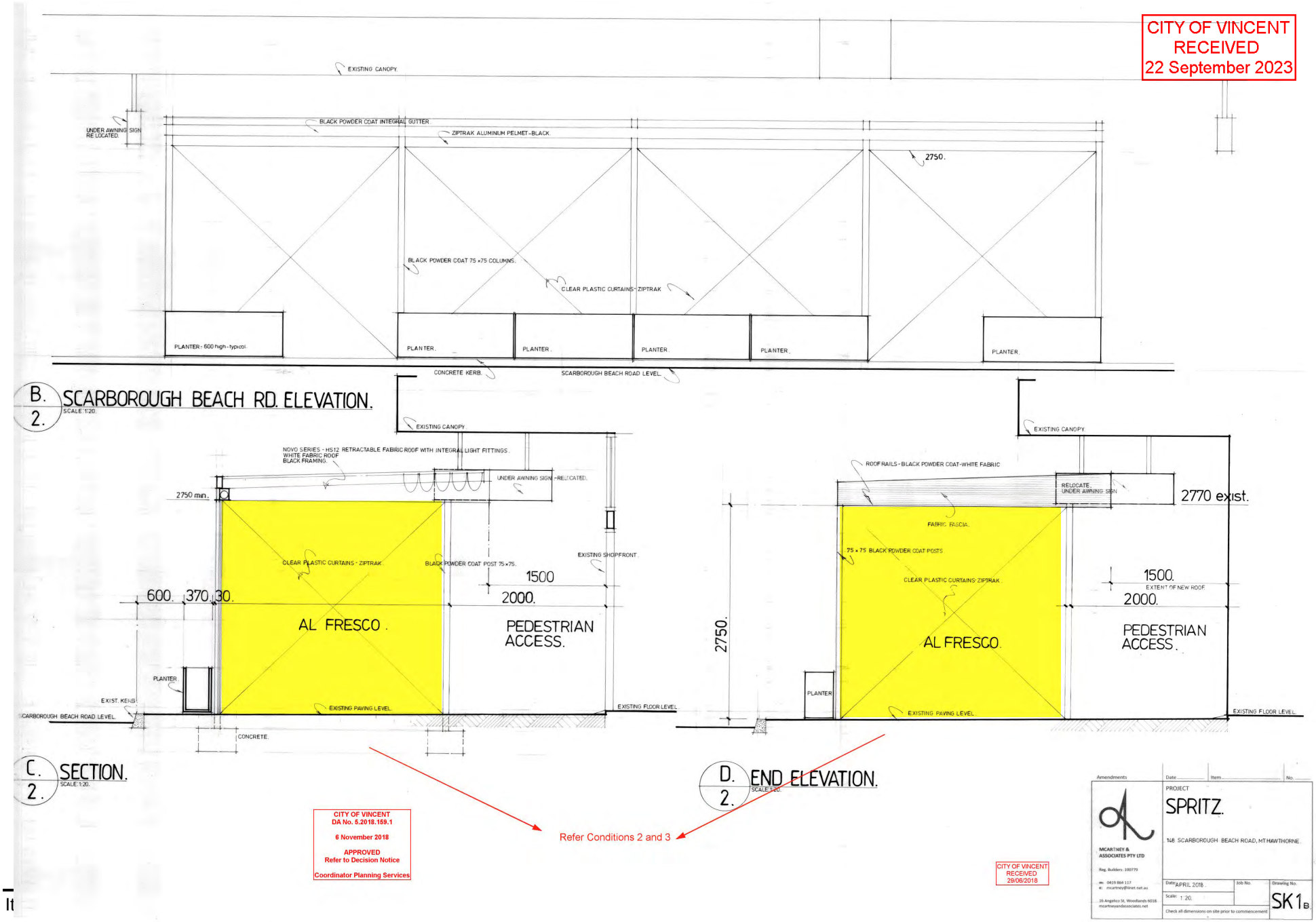
Note 2: Where an approval has so lapsed, no development must be carried out without the further approval of the local government having first been sought and obtained.

Note 3: If an applicant or owner is aggrieved by this determination there is a right of review by the State Administrative Tribunal in accordance with the *Planning and Development Act 2005* Part 14. An application must be made within 28 days of the determination.

Signed: Dated: 6 November 2018

JOSLIN COLLI
COORDINATOR PLANNING SERVICES
for and on behalf of the City of Vincent


CITY OF VINCENT
RECEIVED
22 September 2023
NORTH
FARRELL STREET
FINNERS STREET
SPRITZ
PROPOSED CANOPY
SCARBOROUGH BEACH ROAD
THE MEZZ.
STREET LEVEL.
WOOLWORTHS
UPPER LEVEL
LOCATION PLAN.
N.T.S.
SPRITZ
AFFOGATO
PEDESTRIAN ACCESS.
BRICK PAVING
C. 2.
RELOCATE EXISTING SPRITZ UNDER AWNING SIGN.
LINE OF ROOF OVER
COLUMN.
LINE OF EXISTING SHOPPING COMPLEX CANOPY
NOVO SERIES HS-12 RETRACTABLE FABRIC ROOF INCORPORATING INTEGRAL LIGHTING.
HEATER COLUMN.
1400 long INFRARED ELECTRIC HEATER ON POST STRUCTURE.
AL FRESCO.- existing.
EXISTING BRICK PAVING
LAMBRETTA TRAY BACK MINI TRUCK INCORPORATING CAKE DISPLAY UNIT (REFRIGERATED) ON TRAY.
D. 2.
2000 pedestrian access.
75.
3350.
EXISTING TREE.
CURTAIN COLUMN.
75 x 75 powder coated column.
planter.
ACCESS.
CONCRETE PLANTER BOXES – 1500 long x 600 high x 370 deep – No off 6.
EXISTING CONCRETE KERB.
NOTED AS REQUESTED BY CITY OF VINCENT ENGINEERING DEPARTMENT. THE PROPOSED NOVO SERIES HS-12 INCORPORATES AN INTEGRAL GUTTER & DOWNPIPES. THE DOWNPIPES ARE CONCEALED WITHIN THE POSTS ADJACENT TO SCARBOROUGH BEACH RD AND DISCHARGING TOWARDS KERB.
75.
5872.
11969.
B. 2.
SCARBOROUGH BEACH ROAD.
A. 1. FLOOR PLAN LAYOUT
SCALE 1:20.
CITY OF VINCENT
DA No. 5.2018.159.1
6 November 2018
APPROVED
Refer to Decision Notice
Coordinator Planning Services
CITY OF VINCENT
RECEIVED
29/06/2018
PROJECT
SPRITZ
148 SCARBOROUGH BEACH RO
MCARTNEY & ASSOCIATES PTY LTD
APRIL 2018.
Scale: 1:20.
Check all dimensions on site prior to comm


CITY OF VINCENT
RECEIVED
22 September 2023
EXISTING CANOPY.
UNDER AWNING SIGN RE LOCATED.
BLACK POWDER COAT INTEGRAL GUTTER.
ZIPTRAK ALUMINUM PELMET - BLACK.
2750.
BLACK POWDER COAT 75 x 75 COLUMNS.
CLEAR PLASTIC CURTAINS - ZIPTRAK.
PLANTER - 600 high - typical.
PLANTER.
PLANTER.
PLANTER.
PLANTER.
PLANTER.
CONCRETE KERB.
SCARBOROUGH BEACH ROAD LEVEL.
B. 2. SCARBOROUGH BEACH RD. ELEVATION.
SCALE 1:20.
EXISTING CANOPY.
NOVO SERIES - HS12 RETRACTABLE FABRIC ROOF WITH INTEGRAL LIGHT FITTINGS.
WHITE FABRIC ROOF
BLACK FRAMING.
UNDER AWNING SIGN - RELOCATED.
2750 min.
CLEAR PLASTIC CURTAINS - ZIPTRAK.
BLACK POWDER COAT POST 75 x 75.
EXISTING SHOPFRONT.
1500
2000.
600.
370.
30.
AL FRESCO.
PEDESTRIAN ACCESS.
PLANTER.
EXIST. KERB.
SCARBOROUGH BEACH ROAD LEVEL.
EXISTING PAVING LEVEL.
EXISTING FLOOR LEVEL.
CONCRETE.
C. 2. SECTION.
SCALE 1:20.
EXISTING CANOPY.
ROOF RAILS - BLACK POWDER COAT - WHITE FABRIC
RELOCATE UNDER AWNING SIGN
2770 exist.
FABRIC FASCIA.
75 x 75 BLACK POWDER COAT POSTS
CLEAR PLASTIC CURTAINS ZIPTRAK.
1500.
EXTENT OF NEW ROOF.
2000.
2750.
AL FRESCO.
PEDESTRIAN ACCESS.
PLANTER.
EXISTING PAVING LEVEL.
EXISTING FLOOR LEVEL.
D. 2. END ELEVATION.
SCALE 1:20.
CITY OF VINCENT
DA No. 5.2018.159.1
6 November 2018
APPROVED
Refer to Decision Notice
Coordinator Planning Services
Refer Conditions 2 and 3
CITY OF VINCENT
RECEIVED
29/06/2018
Amendments
Date
Item
No.
PROJECT
SPRITZ.
148 SCARBOROUGH BEACH ROAD, MT HAWTHORNE.
MCARTNEY & ASSOCIATES PTY LTD
Reg. Builders: 100779
m: 0419 864 117
e: mcartney@iinet.net.au
16 Angelico St, Woodlands 6018
mcartneyandassociates.net
Date APRIL 2018.
Job No.
Drawing No.
Scale: 1:20.
SK1B.
Check all dimensions on site prior to commencement.

PERMIT FORM BA4

Building permit

Building Act 2011, section 25
Building Regulations 2012, regulation 4, 21

Permit number
BP 6.2019.212.1

1. Builder details

Builder's name	*Altima Construction*
Postal or Street address	PO Box 1345, OSBORNE PARK WA 6916,
Registration number or owner-builder approval number (if applicable)	100779

2. Details of building work

Property street address	LOT: 600 D/P: 47025 148-158 Scarborough Beach Road, MOUNT HAWTHORN 6016	
Nature of the building work	Construction of new covered alfresco area within road reserve adjacent to existing Spritz Spizzicheria Café.	
Stage(s) of work	Not applicable	
BCA class of the building	Main BCA class 10a	Secondary BCA class (for multi-purpose buildings) Not applicable
Use(s) of the building	Alfresco Dining	Each restriction on use (if applicable) Not applicable
Estimated value of building work (as determined by permit authority)	$100000	

3. Applicable certificate of design compliance

Certificate of design compliance issued by:

Building surveying contractor/public authority's name	Modus Compliance Pty Ltd	
Phone/fax	Phone no 9444 5922	Fax Nil applicable
Email address	info@modcom.net.au	Date 25/01/19

4. Permit details

All building work permitted by this permit:

1. Must be carried out in accordance with the plans and specifications specified in the applicable certificate of design compliance for this building permit.
2. Must be carried out in accordance with any conditions set out below:

BUILDING CONDITIONS

This Building Permit is approved subject to compliance with the Building Act 2011, Building Code of Australia (BCA), Building Regulations 2012, and Council Local Laws, unless Council agrees in writing to waive or vary those conditions. Please refer to the attached "**Building Permit Advice Notes**" for further builder obligations in relation to this permit.

This amended Building Permit is to be read in conjunction with the documents and conditions associated with Building Permit **6.2019.58.1** issued on **25 Feb 2019.**

3. Must be inspected and tested as prescribed under section 36(2)(a) of the *Building Act 2011* (refer to the certificate of design compliance for the applicable list of inspections and tests that are to be listed here):

Inspections and tests

4. A permit granted to do one or more stages of building work does not automatically entitle a person to be granted a further building permit for any other stage of the building work.
5. This permit is valid for two years from the date of this permit.

Issuing officer	Name Adam Freeman	Job title Delegated Officer
	Signature	Date 23 Apr 2019
Permit authority	**City of Vincent**	

CITY OF VINCENT

Street address: 244 Vincent Street (corner of Loftus Street), Leederville, Western Australia, 6007
Postal address: PO Box 82, Leederville WA 6902
Tel: (08) 9273 6000 **Fax:** (08) 9273 6099

BUILDING PERMIT ADVICE NOTES

Being for LOT: 600 D/P: 47025 148-158 Scarborough Beach Road, MOUNT HAWTHORN 6016
BUILDING PERMIT NO: 6.2019.212.1

DILAPIDATION SURVEY

Where this building permit is subject to a large scale project you are now advised that it is in your best interest to notify surrounding property owners and offer the option of a dilapidation survey. You as the responsible person named on this building permit accept all accountability of the detrimental effect construction work has on neighbouring properties. Copies of all Dilapidation reports may be forwarded to the City for the purposes of record keeping.

BUILDING

The builder must, within 7 days of completion of the work, for which the permit was granted, give **Notice of Completion (BA7)** form to the relevant permit authority. The notice of completion must –

a) be in an approved form; and
b) state the work for which the permit was granted, is completed; and
c) be accompanied by a copy of a certificate for each inspection or test mentioned that applies to the permit.

Penalties may apply

SWIMMING POOL / SPA

Swimming Pool / Spa area shall be protected by barriers complying with AS1926 part 1 & 2 at all times, including associated boundary fences

When a temporary barrier is required to be installed to protect the swimming pool / spa area before the Permit Authority approved barrier can be installed. The temporary barrier is to comply with AS1926 part 1 & 2; it is to be a permanent structure as defined in the standard and the surface beneath the barrier shall be permanent and not easily removed or eroded by a young child, animals or weather.

Noise levels created by the swimming pool or spa pool, or by the equipment relating to the swimming pool or spa pool, must not exceed those noise levels permitted by the *Environmental Protection (Noise) Regulations 1997*.

Water recirculation and filtration systems must be maintained in accordance with AS 1926.3-2003 (as amended).

All construction work, subject of this Building Permit, shall not be commenced until the Water Corporation approval has been issued or notification from Water Corporation that such approval is not required.

Penalties may apply

This permit does not constitute approval for any works associated with the proposed development that are not explicitly indicated on the **Certificate of Design Compliance**. This particularly applies to retaining walls, decks and changes in ground levels. Any building, structures or earthworks undertaken that are not part of this approval will be considered unauthorised building works by the City.

If you are aggrieved with the conditions of the Building Permit you are able to apply to the State Administrative Tribunal for review under the *Building Act 2011*.

STORMWATER, SURFACE WATER & SUBSOIL DISPOSAL FOR SINGLE RESIDENTIAL LOTS

The issue of this Building Permit does not signify approval of the stormwater drainage disposal installation shown or described on the site plan. It is the responsibility of the Builder to ensure the proposed stormwater disposal system complies with the requirements of the City. The City can be contacted to confirm the acceptable water disposal system for this property on **9273 6000**

It will remain the responsibility of the Registered Builder/Owner Builder, regardless of the subsequent sub-contract arrangements or any notations on plan, to ensure compliance with the City's requirements for the design and installation of stormwater disposal systems.

SWIMMING POOL WATER DISPOSAL

Swimming pool and/or spa pool must have adequate means of draining the pool in a manner that will not cause illness to people or affect other property. No water is to be deposited down the septic or leach drain systems. For more information = **WQPN 55 Swimming pools May 14 - water.wa.gov.au.**

PLANNING

Persons responsible for the application of this Building Permit are required to ensure compliance with (where applicable) Development approvals, City's Planning Schemes and policies, Local Development Plans, Residential Design Codes and the Metropolitan Redevelopment Authority Regulations.

HEALTH

PREVENTION OF WIND BLOWN REFUSE

The builder is responsible for ensuring that adequate measures are taken to contain refuse produced on the building site and prevent it from being blown off the site.

Infringement Notices may be issued.

PREVENTION OF WIND BLOWN SAND AND DUST

The owner or occupier of any building site must take all practicable measures to prevent sand or dust deposited or created on the site from escaping the site.

Where the nature of the building activity is likely to generate wind-blown sand or dust, an Air Quality Management Plan must be submitted for approval prior to any clearing, earthworks or other site works. For information about preparation of an Air Quality Management Plan, contact the City's Health Services.

Infringement Notices may be issued

EXCESSIVE NOISE

The Environmental Protection Act imposes stringent restrictions on the creation of excessive noise outside prescribed hours. Construction work is only permitted between 07:00-19:00 hrs on any day which is NOT a Sunday or Public Holiday.

If construction is to occur outside these hours then compliance with Regulation 13 of the Environmental Protection (Noise) Regulations 1997, which includes the submission and approval of a Noise Management Plan, is required prior to the commencement of work.

Penalties may apply

Health Conditions

(1) The proposed development is satisfactory to the Health Services subject to compliance with the following legislation (as amended)-

- Health Act 1911 (as amended);
- Local Government Act 1995
- Occupational Safety and Health Act/Regulations (dust control, safe work practices governed by Worksafe WA)
- Health Act (Laundries and Bathrooms) Regulations;
- City of Vincent Health Local Law 2004;
- Metropolitan Water Supply, Sewerage and Drainage Board By-laws 1981;
- Environmental Protection Act 1986 (Noise and Unauthorised Discharge Emissions);
- Health (Asbestos) Regulations 1992;
- Sewerage (Lighting, Ventilation and Construction) Regulations 1971
- Code of Practice for the Reuse of Greywater in WA
- Health (Treatment of Sewage and Disposal of Effluent and Liquid Waste) Regulations 1974; and
- Health (Temporary Sanitary Provisions) Regulations 1997

(2) In accordance with the City of Vincent Health Local Law 2004 and requirements of the Local Government Act 1995 (s.3.25) all **stormwater** shall discharge clear of the building(s) and disposal must not cause erosion, corrosion, or other defects as a result of the method of disposal. If these are likely to occur, then disposal must be into sealed impervious drains, which shall empty into a soakwell (to be located a minimum of 1.8m from footings and boundary fences), or other suitable stormwater scheme. If discharge of water is to surface, it shall not be allowed to flow to adjoining property (publicly or privately owned).

(3) Sound levels created shall not exceed the provisions of the *Environmental Protection Act 1986* and the *Environmental Protection (Noise) Regulations 1997.* All construction work must be carried out in accordance with control of noise practices described in Section Six (6) of AS2436-1981 "Guide to Noise Control on Construction, Maintenance and Demolition Sites"

- The equipment used for the construction work must be the quietest reasonably available;
- Construction work is not to commence before 7.00am, or carry on after 7.00pm on Monday to Saturdays;
- No construction work is permitted on Sundays or Public Holidays.

Should work need to be undertaken out-of-hours, the builder/developer is to submit a Regulation 13 application to the City's Health Services, seeking approval for an exemption – the application is to be accompanied by a Noise Management Plan – exemptions will only be considered where a demonstrated need and justification exists (safety concerns with Main Roads etc).

Health Advisory Notes

(1) Site signage is to be provided with wording of no less than 80mm height that reads as follows:

- "CONSTRUCTION WORK TIMES FOR THIS SITE ARE 7.00AM - 7.00PM MONDAY TO SATURDAY ONLY". PLEASE CONTACT THE (*responsible person to be inserted eg site supervisor*) ON TELEPHONE NUMBER (*relevant number to be inserted*) SHOULD PROBLEMS IN RELATION TO BUILDING NOISE OCCUR OUTSIDE THE ABOVE PERMITTED HOURS; or
- In circumstances where approval to work outside of these hours has been granted by the City's CEO, the wording shall remain as above, however with the approved hours to be specified in place of 7.00AM - 7.00PM MONDAY TO SATURDAY.

ENGINEERING

NO MATERIALS TO BE DEPOSITED ON VERGE OR RIGHT OF WAY WITHOUT PRIOR APPROVAL

No person shall deposit stones, bricks, lime, rubbish, timber, iron, or other materials on a street, way, or other public place, nor make an excavation on land abutting or adjoining a street, way, or other public place, unless authorised to do so by an Act or unless the applicant has first obtained from the local government in whose district the street, way, public place, or land is situated a licence in writing for that purpose, nor unless, in the case of an excavation the applicant has securely fenced off the place where it is to be made from the street, way, or other public place, nor unless he complies with the conditions, if any, of the permit.

Penalties may apply

Contact Technical Services on **9273 6000** for further information on requirement and your obligations.

Engineering Conditions
nil

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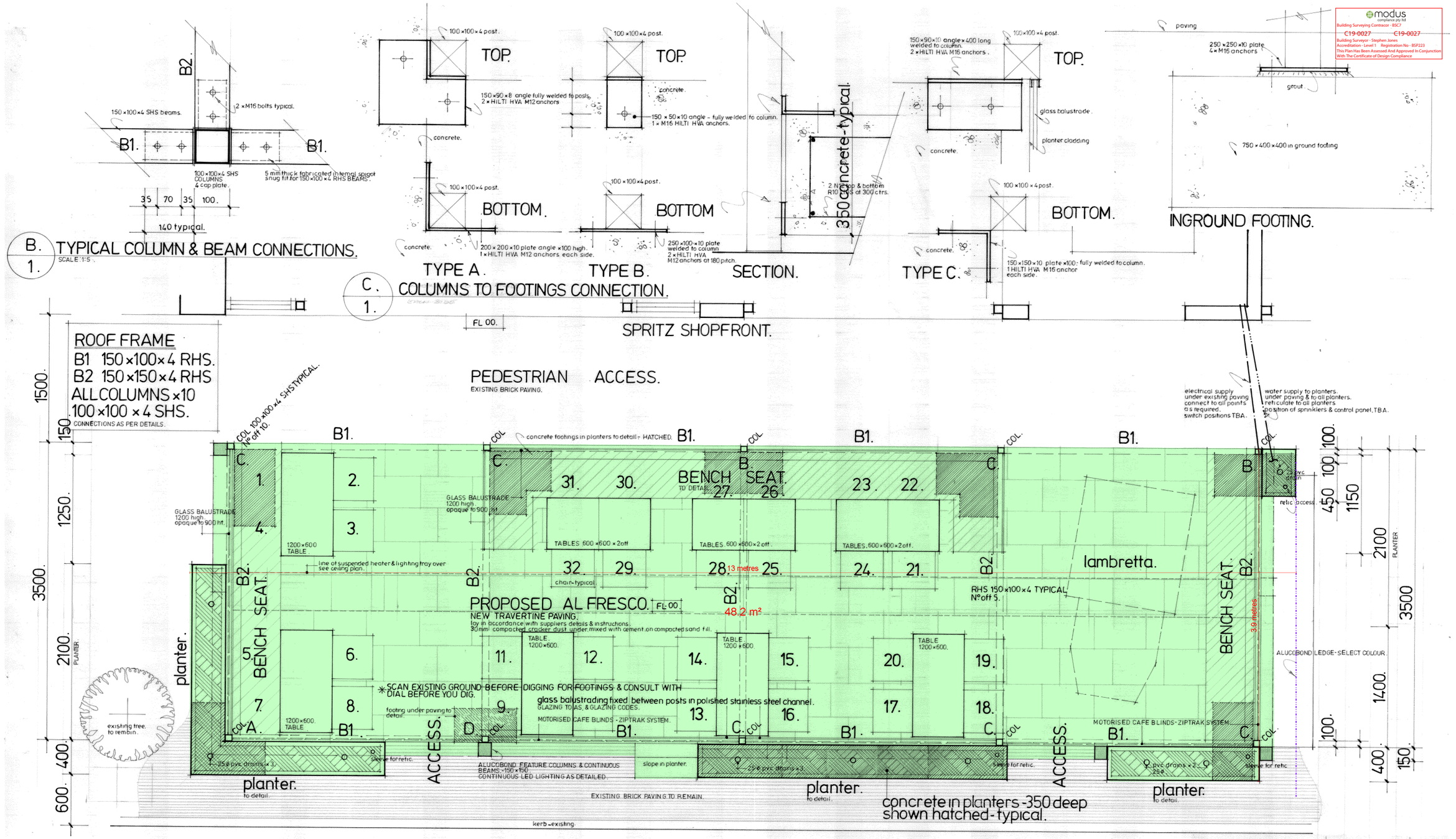
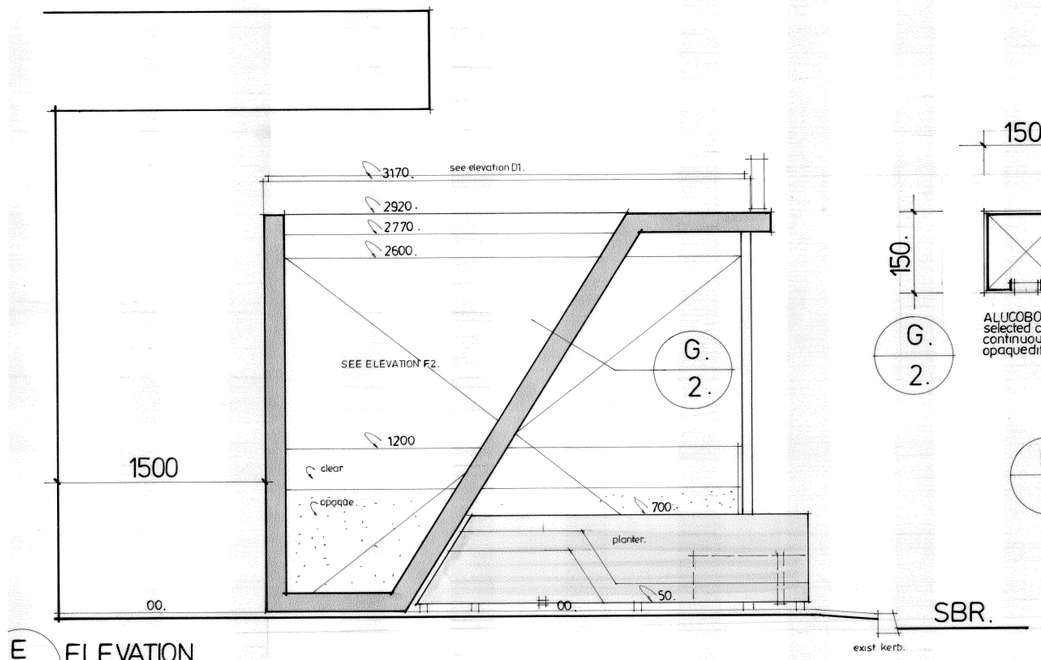
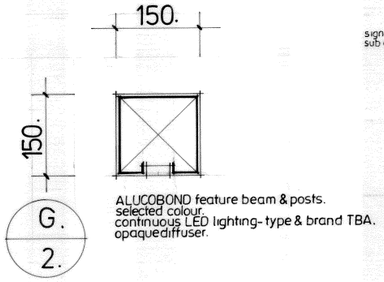
modus compliance pty ltd
Building Surveying Contractor - BSCT
C19-0027 C19-0027
Building Surveyor - Stephen Jones
Accreditation - Level 1 Registration No - BSP223
This Plan Has Been Assessed And Approved In Conjunction With The Certificate of Design Compliance



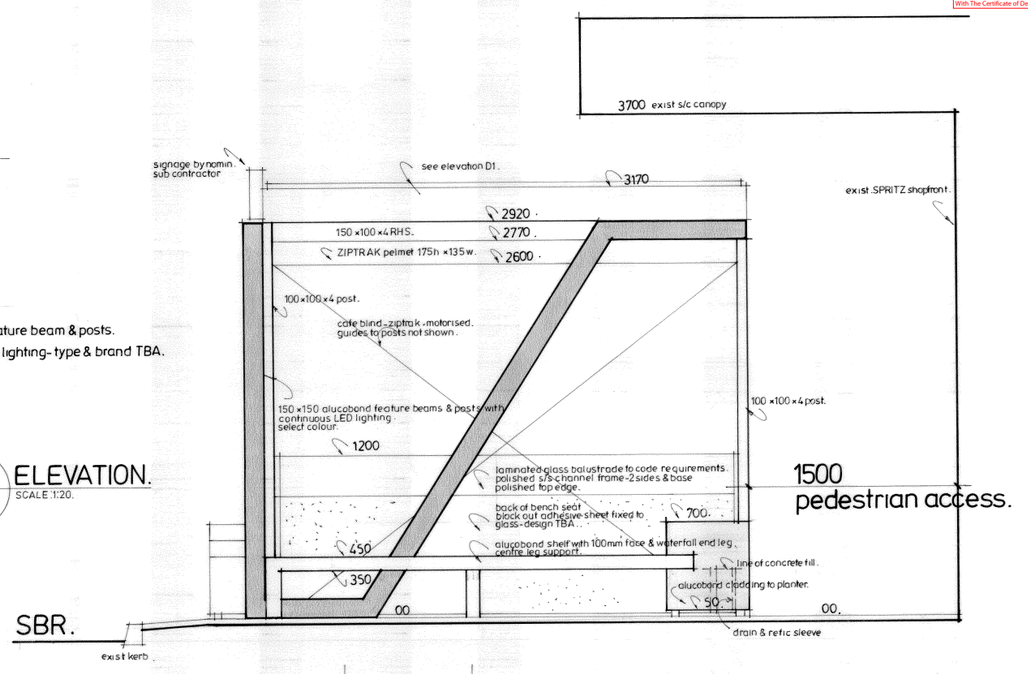
modus compliance pty ltd
Building Surveying Contractor - BSC7
C19-0027 C19-0027
Building Surveyor - Stephen Jones
Accreditation - Level 1 Registration No - BSP223
This Plan Has Been Assessed And Approved In Conjunction With The Certificate of Design Compliance

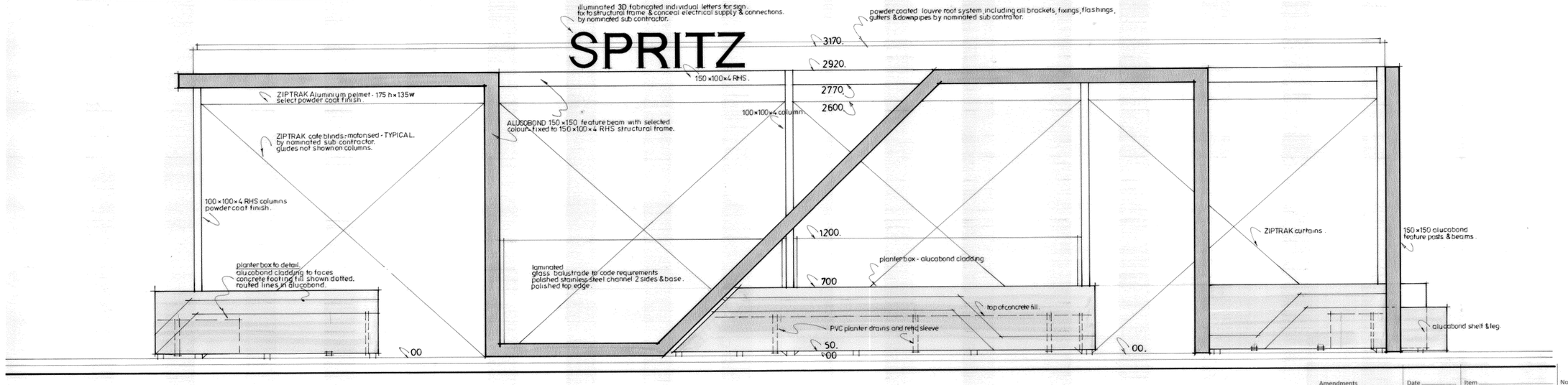


E 2 ELEVATION.
SCALE 1:20.



F 2 ELEVATION.
SCALE 1:20.





D. 2. ELEVATION
SCALE 1:20.

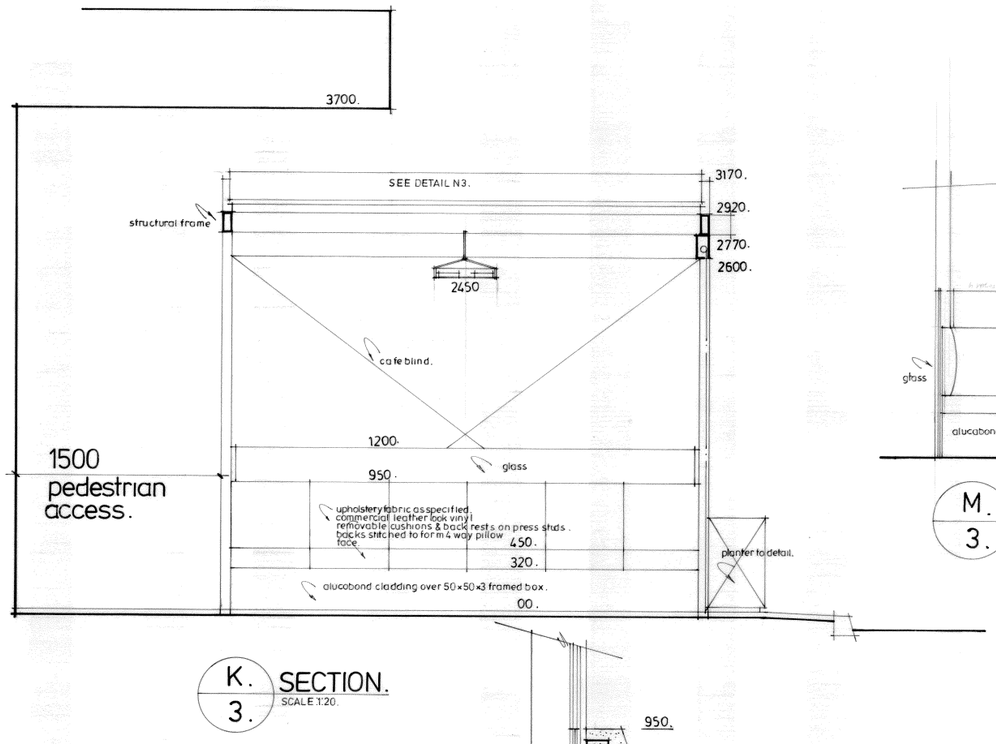
Amendments Date Item No.

MCARTNEY & ASSOCIATES PTY LTD
Reg. Builders: 100779
m: 0419 864 117
e: mcartney@iinet.net.au
16 Angelico St, Woodlands 6018
mcartneyandassociates.net

PROJECT
SPRITZ.
148 SCARBOROUGH BEACH ROAD, MT HAWTHORN.

Date: DEC 18. Job No. Drawing No. 2.
Scale: 1:20.
Check all dimensions on site prior to commencement

modus compliance pty ltd
Building Surveying Contracor - BSC7
C19-0027 C19-0027
Building Surveyor - Stephen Jones
Accreditation - Level 1 Registration No - BSP223
This Plan Has Been Assessed And Approved In Conjunction With The Certificate of Design Compliance



K. 3. SECTION.
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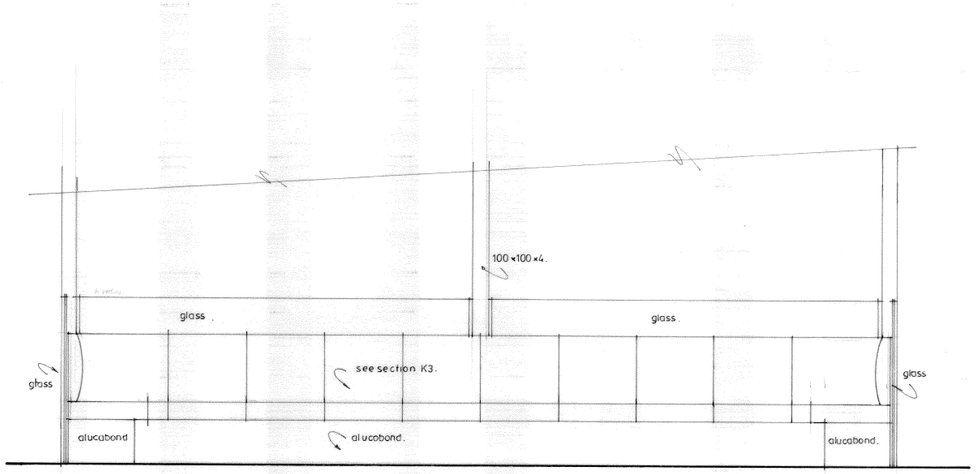

M. 3. SECTION.
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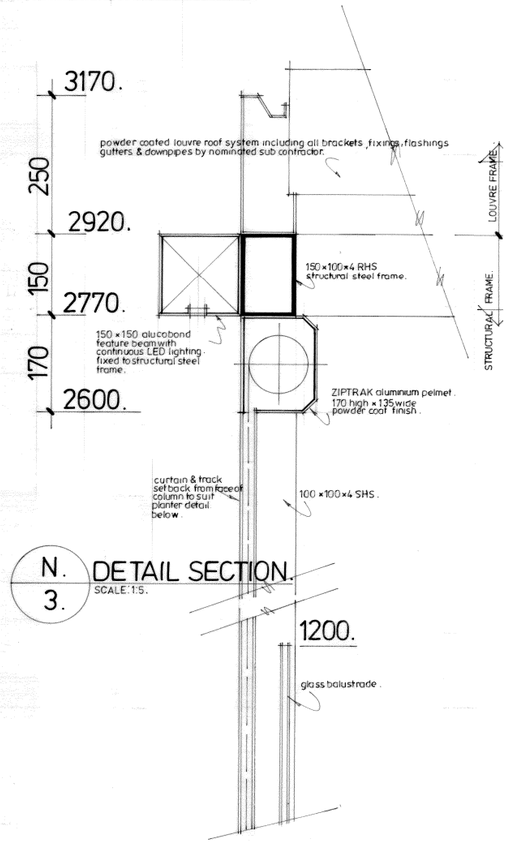

N. 3. DETAIL SECTION.
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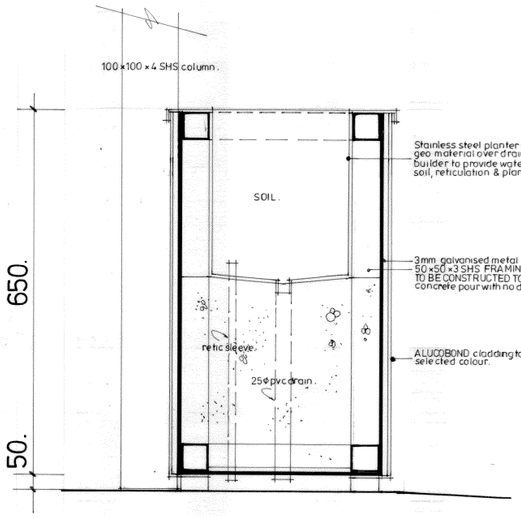
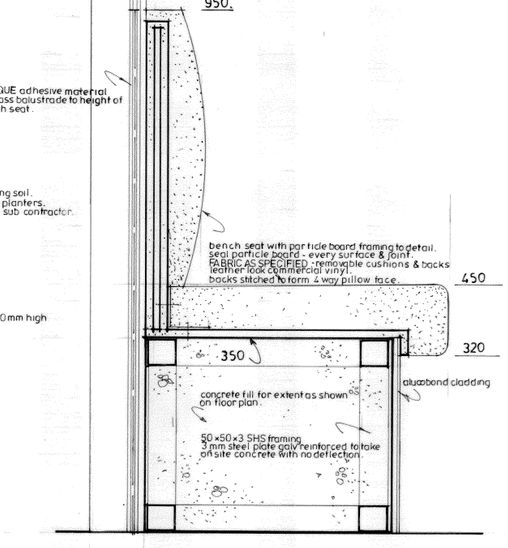


H. 3. SECTION - PLANTER.
SCALE:1:5.



J. 3. SECTION - BENCH SEAT.
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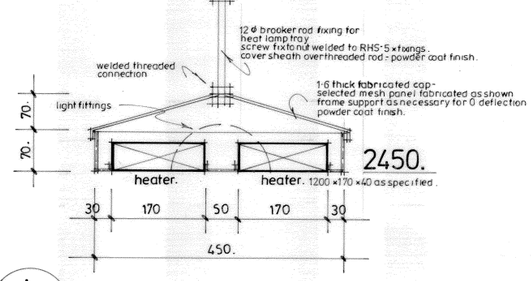


L. 3. SECTION - LIGHTING & HEATING TRAY.
SCALE:1:5.

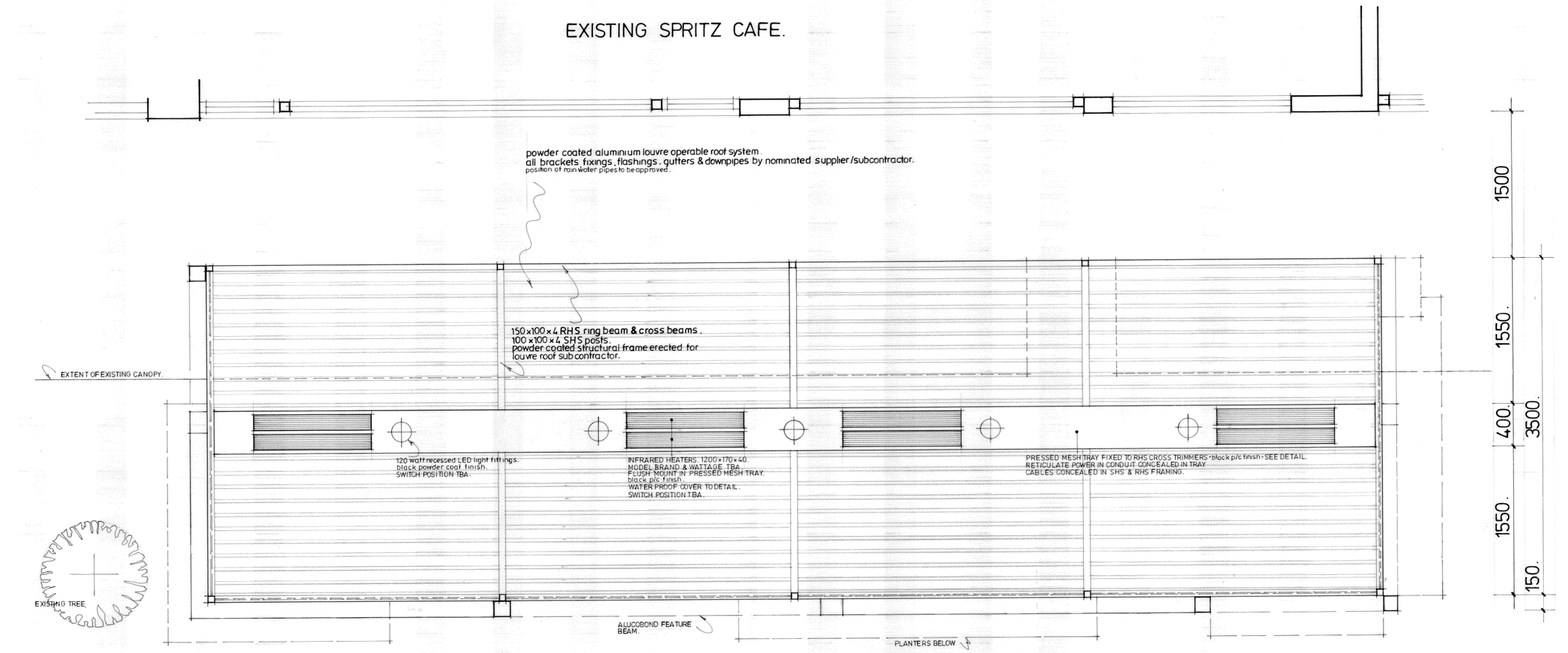
Amendments Date Item No.

MCARTNEY & ASSOCIATES PTY LTD
Reg. Builders: 100779
m: 0419 864 117
e: mcartney@iinet.net.au
16 Angelico St, Woodlands 6018
mcartneyandassociates.net

PROJECT
SPRITZ.
148 SCARBOROUGH BEACH ROAD MT HAWTHORN

Date: DEC 18 Job No. Drawing No. 3.
Scale: 1:5 1:20.
Check all dimensions on site prior to commencement

modus compliance pty ltd
Building Surveying Contractor - BSC7
C19-0027 C19-0027
Building Surveyor - Stephen Jones
Accreditation - Level 1 Registration No - BSP223
This Plan Has Been Assessed And Approved In Conjunction With The Certificate of Design Compliance



P. 4. CEILING & LIGHTING PLAN.
SCALE : 1:20.

Item No.

SPRITZ.
148 SCARBOROUGH BEACH ROAD. MT HAWTHORN.

MCARTNEY & ASSOCIATES PTY LTD
Reg. Builders: 100779
m: 0419 864 117
e: mcartney@iinet.net.au
16 Angelico St, Woodlands 6018
mcartneyandassociates.net

Date: DEC 2018 | Job No. | Drawing No 4
Scale: 1:20.
Check all dimensions on site prior to commencement

6 INFRASTRUCTURE & ENVIRONMENT

6.1 RESPONSE TO PETITION - CORNER SCARBOROUGH BEACH ROAD AND KILLARNEY STREET - MAINTENANCE AND INFRASTRUCTURE

Attachments: **1. Petition - Crn Scarborough Beach Rd & Killarney Str. - Maintenance & Infrastructure - Confidential**

RECOMMENDATION:

That in response to a petition received by the Council on 21 November 2023 in relation to maintenance and infrastructure issues on the corner of Scarborough Beach Road and Killarney Street, Mount Hawthorn, Council:

1. **NOTES that Administration is required to liaise with Main Roads WA to explore options regarding improved signage, line marking around and approaching the corner of Scarborough Beach Road and Killarney Street; and**

2. **REQUESTS administration to complete a review of the location of Scarborough Beach Road and Killarney Street for improved and additional signage and if warranted, provide a concept design on road infrastructure improvements to address road safety concerns which will be included in the wider precinct wide traffic modelling for the Mount Hawtorn area.**

PURPOSE OF REPORT:

To provide Council with a response to a petition received on 21 November 2023 in relation to cars driving the wrong way up Killarney Street, Mount Hawthorn.

BACKGROUND:

On the 21 November 2023 Council received one petition as follows –

A petition with 23 signatures was submitted by Andre Rampono of Mount Hawthorn, requesting that Council explore options for improved signage, line marking and road infrastructure, around and approaching the corner of Scarborough Beach Road and Killarney Street.

The petition is attached in **Confidential Attachment 1.**

DETAILS:

Killarney Street is a one-way Local Access Road running East to West from Matlock Street onto Scarborough Beach Road. It is adjacent to the Mount Hawthorn Primary School and has children drop off points *"kiss and ride"* and 45 degree on street parking. It services Local residents to the north and intersects with Scarborough Beach Road which is a Distributor A Road to the west.

Traffic data in June 2019 confirms that the traffic volume is 704 vehicles per day, average speed is 29.1 km/h, 85% speed is 39.2 km/h and percentage of heavy vehicles is 3.3%.

ROAD	CLASS	DATE		LOCATION	AWT 5 day	Ave Speed	85% Speed	% Heavy	Peak Vehicle/hr	
		START	FINISH						AM	PM
KILLARNEY ST	AR	19-Jun-19	26-Jun-19	MATLOCK-SBR	704	29.1	39.2	3.3	213.4	92.2

Within the last five years there has been one crash recorded at the intersection of Scarborough beach Road and Killarney Street and another mid-block on Killarney Street.

Right and left turn line marking is installed towards the end of the intersection approaching Scarborough Beach Road with "give Way" line markings and "*No Entry"* signs visible to north and south bound approaches to the intersection along Scarborough Beach Road. A banned right turn sign is also installed on the median visible to north bound traffic approaching the intersection. There is a guarded crossing near the intersection and green painted cycle lane which runs across the intersection.

The signage and marking provides satisfactory information identifying this as a no-entry road section (below plan and street view aerial from google maps) however improved and additional signage may aid driver awareness of the turn prohibition.

CONSULTATION/ADVERTISING:

Community consultation on road infrastructure improvements will be required as part of the wider precinct wide traffic modelling of the Mount Hawthorn area.

LEGAL/POLICY:

Road Traffic Act 1974

RISK MANAGEMENT IMPLICATIONS

Low: It is low risk for Council to implement Local Area Traffic Management project which warrant intervention due to road safety concerns.

STRATEGIC IMPLICATIONS:

This is in keeping with the City's *Strategic Community Plan 2022-2032*:

Accessible City

We have better integrated all modes of transport and increased services through the City.

Thriving Places

Our town centres and gathering spaces are safe, easy to use and attractive places where pedestrians have priority.

Innovative and Accountable

Our decision-making process is consistent and transparent, and decisions are aligned to our strategic direction.

SUSTAINABILITY IMPLICATIONS:

This does not contribute to any environmental sustainability outcomes. This action/activity is environmentally neutral.

This action/activity is environmentally neutral, it relates to road safety.

PUBLIC HEALTH IMPLICATIONS:

This is in keeping with the following priority health outcomes of the City's *Public Health Plan 2020-2025*:

FINANCIAL/BUDGET IMPLICATIONS:

Minor Traffic Management Improvements has a budget of $125,000 per year, if warranted the treatment to the intersection would come out of this budget account.

COMMENTS:

It should be noted from current traffic data there is low traffic volumes on Killarney Street, low speeds, and few accidents therefore typically this street would not warrant any road safety intervention. Administration will need to take into consideration the wider precinct wide traffic modelling for the Mount Hawthorn area regarding any possible treatment for the intersection.

Improved and additional signage may mitigate the occurrence of drivers turning into Killarney Street and Administration will liaise with Main Roads WA on the possibility of these low-cost interventions being permitted. It is noted that the lane width on the exit approach exceeds 6.0m and there may be opportunity for the width to be reduced which could restrict/deter traffic from entering Killarney Street from Scarborough Beach Road. This will also reduce crossing length for pedestrians. The radius of the kerb line on the northern side of the intersection can also be reduced, removing turning capability for left turns from Scarborough Beach Road.

6.2 RESPONSE TO PETITION - ELLESMERE STREET, NORTH PERTH PARKING

Attachments: **1. Petition - Parking on Ellesmere Street, North Perth - Confidential**

RECOMMENDATION:

That in response to a petition received by the Council on 21 November 2023 in relation to parking issues on Ellesmere Street, North Perth, Council:

1. **NOTES the specific requests of the residents of Ellesmere Street and Highlands Road, between London Street and Charles Street, North Perth, as presented by the lead petitioners; and**

2. **NOTES Administration's comments in respect to the residents list of requests; and**

3. **REQUESTS Administration to investigate further traffic related issues along Ellesmere Street from Charles Street to London Street in conjuntion with the new developement proposal on the Charles Hotel site; and**

4. **CONSULTS with the residents on the potential 'No Right Turn' sign at the Charles Street intersection; and**

5. **RECEIVES a further report at the conclusion of the collection of traffic data and public consultation.**

PURPOSE OF REPORT:

To provide Council with a response to a petition received on 4 November 2023 in relation to parking issues on Ellesmere Street, North Perth.

BACKGROUND:

On 4 November 2023 Council received a 12 signatory petition from residents of Ellesmere Street and Highlands Road, North Perth, stating as follows:

We the undersigned respectfully request that the Council remove the parking signpost on street verge of 18 Ellesmere Street, North Perth for the following reasons:
1. There is no need for it since people very rarely park there;
2. People usually park on Les Lilleyman Reserve because it is safer;
3. The signpost erected is dangerously close to Highlands Rd side street; and
4. More than 50 cars per day are now using Ellesmere Street to avoid Green Street and travel at high speed over the hill down to London Street. We recommend a No Right turn sign in Charles Street would reduce the traffic on Ellesmere Street.

The petition is provided in **Confidential Attachment 1.**

DETAILS:

Council, at its 18 May 2021 Ordinary Meeting adopted the *Accessible City Strategy (ACS).* One of the actions to be implemented from this Strategy was action item 3.3.4:

Better manage the supply of on street parking through the implementation of various restrictions by:

- *Limiting roadside residential parking, confining parking to the property;*
- *Restricting parking to 3P or less within 2 blocks of train stations or transit nodes, with residential permit exemptions;*
- *Restricting parking to 3P or less within 1 block of high frequency transit corridors, with residential permit exemptions; and*
- *Restricting parking to 2P or less within 2 blocks of town centres or mixed-used areas, with residential permit exemptions.*

The restrictions attempt to solve the immediate need to address commuter parking on residential streets and considers the potential future implications of commuter parking. Whilst an issue may not currently exist on a particular street, the City has implemented restrictions in accordance with the ACS so as to not move the commuter parking from one section to another.

On 20 February 2023, all residents who were due to have restrictions implemented on their street were notified by letter of the proposed imposition of restrictions and providing guidance to obtaining a residential parking e-permit.

Signage was installed by the City's approved contractor, with all signage installed in compliance with Australian Standard AS 2890.5-2020, meeting the required safety distances.

Administration does not support removing the parking restrictions at this location (and the required parking signpost), as it aligns with the overall objectives of the ACS.

In respect to traffic management, Ellesmere Street from Charles Street to London Street is a Local Distributor Road. Traffic data below shows that average daily traffic volumes taken in June 2023 is 1457 per day, average speed is 47.8km/h and the 85% speed is 44.3 km/h.

ROAD	CLAS	DATE		LOCATION	AWT - day	Ave Spe	85% Spee	% Hea
		START	FINISH					
Ellesmere St	LD	22-Jun-23	28-Jun-23	Eton St - Charles St	1456.8	37.8	44.28	2.2%

There are currently plans to develop the Charles Hotel site which is adjacent to Ellesmere Street. The concept sketch of the proposal is below. This proposed development will likely influence future traffic behaviour and the requirement for traffic management intervention.

CONSULTATION/ADVERTISING:

The engagement process for the ACS was built on the broad community engagement undertaken as part of the development of Imagine Vincent – the Strategic Community Plan 2018-2028 (SCP). The consultation process for Imagine Vincent included an online community survey containing broad questions about transport.

Community consultation consisted of a workshop and an online survey. In both instances, an initial snapshot of Vincent was produced detailing the strengths, weaknesses, opportunities and threats for the Vincent transport network. The workshop was help at the North Perth Town Hall on Saturday, 30 March 2019.

This focused on individuals' transport experiences and concerns and was designed to be a free form discussion with comments received on any transport mode and/or land use topic. Approximately 40 local residents and community stakeholders attended. The online survey was held from 18 March to 13 April 2019 and was taken by 60 people. The surveys collected a combination of ratings regarding different modes as well as mode specific comments.

The draft ACS was advertised from 3 December 2020 to 19 February 2021. With the purpose of this being to gain feedback on whether the vision and objectives of the draft ACS align with community expectations, the level of importance the community place on each action and whether anything has been omitted.

Consultation included an online survey, workshop and engagement with key stakeholders.

The results of the consultation period were:

- Unique page views – 396
- Document downloads – 172
- Survey participants – 43
- Email submissions – 10

Responses were generally supportive of the intent of the draft ACS, with many suggestions on how to make the document clearer, which actions to prioritise and which actions are less important. These comments were incorporated into the final version of the ACS.

Community consultation will be required for any proposed traffic calming projects on Ellesmere Street and neighbouring streets.

LEGAL/POLICY:

Road Traffic Act 1974 and the *City of Vincent Parking Local Law 2023,* which regulates the parking or standing of vehicles in all specified throughfares and reserves under the care, control and management of the City and provides for the management and operation of parking facilities.

RISK MANAGEMENT IMPLICATIONS

Low: It is low risk for Council to retain the parking restrictions and investigate the implementation of the 'no right turn' restriction in Charles Street.

STRATEGIC IMPLICATIONS:

This is in keeping with the City's *Strategic Community Plan 2022-2032*:

Accessible City

We have better integrated all modes of transport and increased services through the City.

Innovative and Accountable

We engage with our community so they are involved in what we are doing and how we are meeting our goals.

SUSTAINABILITY IMPLICATIONS:

This does not contribute to any environmental sustainability outcomes.

PUBLIC HEALTH IMPLICATIONS:

This does not contribute to any public health outcomes in the *City's Public Health Plan 2020-2025.*

FINANCIAL/BUDGET IMPLICATIONS:

If traffic calming is warranted the treatment would be funded from the 2023/2024 Minor Traffic Management Improvements budget ($125,000).

COMMENTS:

It should be noted from current traffic data there is low traffic volumes on Ellesmere Street, low speeds, and few accidents therefore typically this street would not warrant any road safety intervention. Administration will need to take into consideration the new development of the Charles Hotel site into any Traffic Calming treatments and will require Main Roads WA approval for additional signage and line marking improvements.

6.3 OUTCOME OF ADVERTISING AND ADOPTION OF AMENDMENTS TO ASSET MANAGEMENT POLICY

Attachments:
1. **DRAFT - Asset Management Policy review 2023** ⇩
2. **Policy 2.2.12 - Asset Management** ⇩

RECOMMENDATION:

That Council:

1. **NOTES that at the conclusion of the local public notice period, no public submissions were received in relation to the Asset Management Policy, at Attachment 1;**

2. **ADOPTS the Asset Management Policy at Attachment 1; and**

3. **REPEALS Policy 2.2.12 Asset Management Policy at Attachment 2.**

PURPOSE OF REPORT:

To present the outcome of community consultation and seek approval of the proposed Asset Management Policy at **Attachment 1** and repeal of Policy 2.2.12 'Asset Management Policy' at **Attachment 2.**

BACKGROUND:

At its 22nd August 2023 Meeting, Council approved conducting community consultation of its intention to amend the Asset Management Policy.

In accordance with the City's Community and Stakeholder Engagement Policy, community consultation was undertaken between 31st August 2023 to Friday 22nd September 2023, which is in excess of the 21 days required.

The policy was advertised on the City of Vincent website, social media and through the following public notices:

- Perth Now Central – 31st August 2023; and
- notice exhibited on the notice board at the City's Administration and Library and Local History Centre.

No public submissions were received.

DETAILS:

The amended policy aims to have clear objectives guiding the development of an Asset Management Framework for the City to apply its management of infrastructure assets, to ensure:

- Infrastructure asset management practices and decisions align with the outcomes of the Strategic Community Plan.
- Community infrastructure assets are maintained and are performing at a service level that meets the needs of our community.
- Infrastructure assets are appropriately planned, acquired and managed considering whole of life costs.

CONSULTATION/ADVERTISING:

No further consultation is required.

LEGAL/POLICY:

Section 2.7(2)(b) of the Act provides Council with the power to determine policies.

The City's Policy Development and Review Policy sets out the process for repealing and adopting policies.

RISK MANAGEMENT IMPLICATIONS

Low: Adopting the proposed policy is low risk

STRATEGIC IMPLICATIONS:

This is in keeping with the City's *Strategic Community Plan 2022-2032*:

Enhanced Environment

Our parks and reserves are maintained, enhanced and accessible for all members of the community.

Accessible City

Our pedestrian and cyclist networks are well designed, connected, accessible and encourage increased use.

Connected and Healthy Community

Our community facilities and spaces are well known and well used.

Thriving Places

Efficiently managed and maintained City assets in the public realm.

Sensitive Design

Our built form is attractive and diverse, in line with our growing and changing community.

Innovative and Accountable

We deliver our services, projects and programs in the most inclusive, efficient, effective and sustainable way possible

SUSTAINABILITY IMPLICATIONS:

This is in keeping with the following key sustainability outcomes of the *City's Sustainable Environment Strategy 2019-2024.*

Sustainable Energy Use/Greenhouse Gas Emission Reduction

PUBLIC HEALTH IMPLICATIONS:

This is in keeping with the following priority health outcomes of the City's *Public Health Plan 2020-2025*:

Reduced injuries and a safer community

FINANCIAL/BUDGET IMPLICATIONS:

The policy ensures asset investment decisions are based on an evaluation of alternatives that consider the "whole of life" of an asset through acquisition, operations, maintenance, renewal and disposal. All long-term asset maintenance and renewal costs will be detailed in the asset management plans and projected in the long term financial plan.

COMMENTS:

The revised policy follows the same principles of the original policy, however further aligns to the outcomes of the Strategic Community Plan, and includes policy definitions and guidance on asset capital planning processes.

The City is committed to making informed decisions in relation to its assets. The revised policy initiates the development of an Asset Management Framework that guides the implementation of asset management business processes and principles within the organisation.

The core intent of the Asset Management Policy is to implement a life-cycle approach to the management of infrastructure assets by evaluating asset planning decisions considering not only the whole of life costs but also current and future environmental, economic and social outcomes.

Asset Management Policy

Legislation / local law requirements	Local Government Act 1995 - Section 5.56 (1) and (2) Local Government (Administration) Regulations 1996 - Regulation 19DA(3)(c) Local Government (Financial Management) Regulation 1996 - Regulation 17A
Relevant delegations	2.2.15 Tenders for goods and services 2.2.17 Disposing of property
Related policies, procedures and supporting documentation	City of Vincent Strategic Community Plan City of Vincent Corporate Business Plan City of Vincent Asset Management Sustainability Strategy ISO 55000, 55001 & 55002 Integrated Planning & Reporting Framework IPWEA Asset Management guidelines International Infrastructure Management Manual (IIMM)

PRELIMINARY

INTRODUCTION

The City of Vincent is custodian of infrastructure assets that provide services to a growing and diverse community. The challenge for the City is to appropriately manage its assets so they provide a level of service that meets the community's needs and expectations, in a financially sustainable manner.

PURPOSE

The purpose of this policy is to ensure the City has an effective framework in place to sustainably manage the City's assets and deliver services to the community for current and future generations.

OBJECTIVE

The objective of the Asset Management Policy is to ensure that services delivered by the City are provided in a sustainable manner through the appropriate management of its infrastructure assets. The policy guides the Infrastructure Asset Management principles and framework that the City will apply to ensure:

- Infrastructure asset management practices and decisions align with the outcomes of the Strategic Community Plan.
- Community Infrastructure assets are maintained and are performing at a service level that meets the needs of our community.
- Infrastructure assets are appropriately planned, acquired and managed considering whole of life costs.

Asset Management Policy

SCOPE

This Policy applies to Council, City employees, relevant contractors and other stakeholders involved in development of new City owned and controlled infrastructure assets and operation, maintenance, refurbishment, renewal, upgrading and disposal of existing City infrastructure assets.

POLICY PROVISIONS

DEFINITIONS

Asset - an item, thing or entity that has potential or actual value to the organisation (International Infrastructure Management Manual 2015 (IIMM)).

Asset Management - the systematic and coordinated activities and practices to optimally and sustainably deliver on its objectives through the cost-effective lifecycle management of assets (IIMM).

Asset Management System - the set of inter-acting elements of an organisation to establish asset management policies and objectives and the processes to achieve those objectives (ISO 55000).

Infrastructure – the physical structures and facilities needed for the operations or to service community needs

Infrastructure Asset Management - the integrated, multidisciplinary set of strategies in sustaining public infrastructure assets. A systematic approach to managing assets over entire life cycles and within a broad asset portfolio.

Level of Service - The parameters or combination of parameters that reflect social, political, economic and environmental outcomes that the City delivers. Levels of service statements describe the outputs or objectives the City or activity intends to deliver to customers (IIMM).

Lifecycle - the time interval that commences with the identification of the need for an asset and terminates with the decommissioning of the asset or any liabilities thereafter (IIMM).

Renewal - works to replace existing assets or facilities with assets of facilities of equivalent capacity or performance capability (IIMM).

Sustainability - the capacity to endure; in the context of asset management, it is about meeting the needs of the future by balancing social, economic, cultural and environmental outcomes or needs when making decisions today (IIMM).

Upgrade - Enhancements to an existing asset to provide higher levels of service, e.g. widen a sealed road (Australian Infrastructure Financial Management Manual).

POLICY

The City is committed to implementing an effective asset management system in line with the ISO55000 suite of standards and the International Infrastructure Management Manual (IIMM) which will result in strong governance and accountability; effective and sustainable decision making; enhanced customer service and the effective management of risk. Asset Management is an organisation wide responsibility ensuring the sustainable delivery of services to current and future generations.

Asset Management Policy

Infrastructure Asset Management Framework

The City's Infrastructure Asset Management Framework consists of the following key outputs:

- Council Policy - reviewed every four years.
- Asset Management Sustainability Strategy - aligned with this Policy specifying the long-term objectives and implementation plan for managing the City's assets, adopted by Council and reviewed every four years.
- Asset Management Plan/s – for each Asset Category describing how assets will be managed to meet defined levels of service. Reviewed annually and updated with asset condition rating information, deterioration modelling, financial projections and performance indicators.
- Informing Strategies – Infrastructure related planning strategies that address future community needs for services provided by infrastructure assets. These strategies address the standard of infrastructure provision and future decisions on asset expansion, upgrade, new or asset rationalisation or disposal.
- Four Year Capital Works Programs - Prioritised capital renewal and expansion requirements meeting agreed levels of services and ranking criteria for inclusion and annual review through the City's Corporate Business Plan
- Long Term Financial Plan – The Asset Management Policy supports the Strategic Community Plan, Corporate Business Plan, Long Term Financial Plan and Capital Works Program. The Capital Works Program (4 years) and Long Term Financial Plan are updated annually and integrated with the Corporate Business Plan and Budget Process.

OFFICE USE ONLY	
Responsible Officer	Manager City Buildings & Asset Management
Initial Council Adoption	MARCH 2009
Previous Title	N/A
Reviewed / Amended	APRIL 2023
Next Review Date	APRIL 2027

POLICY NO: 2.2.12

ASSET MANAGEMENT

OBJECTIVES

The purpose of this policy is to assist the Council in managing the infrastructure assets of the City to meet its vision of *a sustainable and caring community built with vibrancy and diversity* as outlined in its strategic plan. To achieve the vision the Council has 5 strategic objectives with key result areas for each outcome. This policy relates to all of the strategic outcomes and provides an integrated and multidisciplinary environment for undertaking infrastructure asset management in such a way as to:

- Ensure that assets service the community for current and future generations;
- Ensure that assets provide a level of service and risk the community is willing to support;
- Ensure the sustainable management of assets;
- Encourage and support the economic and social wellbeing of our community; and
- Allow informed decision making, incorporating life cycle costing principles.

POLICY STATEMENT

To appropriately manage its assets so they provide the desired level of service to meet the community's needs and expectations in a financially sustainable manner and to make the City of Vincent a *sustainable and caring community built with vibrancy and diversity*.

To achieve this the Council recognises that assets must be planned, provided, maintained and refurbished to ensure they continue to meet the service delivery needs of the community within the context of providing best value to the community

This policy aims to achieve the following:

- Support the City's vision and strategic objectives through a dynamic infrastructure asset management framework that will enable Infrastructure Asset Management (IAM) to be undertaken in a structured, integrated, coordinated, cost effective and financially sustainable manner with consideration to full lifecycle costing and assessment of the feasibility and cost of future replacement.
- To assess continued asset ownership, responsibility and management of risk.
- Provide an essential framework and rationale for best practice IAM decision making and informing the organisation on how it will maintain its infrastructure asset to meet service delivery requirements.
- Complement and build on the City's Plan for the Future - Strategic Plan, and provide a more formalised approach to IAM principles and methodologies.

- Provide the framework for the preparation of IAM strategies and plans for infrastructure assets.

- Identify and set levels of service to meet the needs and expectations of the community.

This policy also outlines the importance of IAM and what needs to be considered to ensure that:

- Financial, social and environmental sustainability issues are clearly understood and recognised by Council (i.e. the Council Members) and its community while providing for present needs and sustaining resources for future generations enabling consistency of decision making

- A Life Cycle approach is incorporated into IAM processes, enabling informed decision making to meet service needs over the life of an infrastructure asset form planning, creation, operations, maintenance, and renewal through to disposal.

- Level of service needs form the basis of the IAM.

- Management of infrastructure assets is undertaken in a structured and integrated way.

- Corporate responsibility and resources are identified and established for infrastructure assets inventory, condition, use and performance.

- Risk management is considered as part of IAM.

- Legislative and regulatory requirements are achieved.

- New innovative ways of meeting level of service requirements are sought through continuous improvement.

- All infrastructure asset registers are kept up to date and relevant to enable accurate reporting and effective decision-making.

- Compliance to the Asset Management Policy will be included in the Council adopted four year internal audit program

Date Adopted:	**10 March 2009**
Date Amended:	**-**
Date Reviewed:	**-**
Date of Next Review:	**March 2014**

GUIDELINES AND POLICY PROCEDURE FOR ASSET MANAGEMENT POLICY NO. 2.2.12

1. Infrastructure Asset Management

The City will, as part of its considerations of Infrastructure Asset Management utilise the following:

- Involve and consult with the community and key stakeholders on determining service standards when developing level of service for each infrastructure asset function;

- Act as custodians of infrastructure assets on behalf of the community and as a part of providing quality infrastructure and community facilities, undertake to develop industry standard, affordable and financially sustainable Infrastructure Asset Management plans that include defined level of service for each infrastructure asset function;

- In accordance with the City's Plan for the Future - Strategic Plan and associated Financial Management Plan, provide quality infrastructure assets that support services that are appropriate, accessible, responsive and sustainable in accordance with the defined needs of the community;

- Manage infrastructure assets in a systematic and sustainable manner;

- Ensure infrastructure asset information is accurate and up to date allowing for appropriate planning, both in the long and short term, and for informed decision making to occur;

- Allocate appropriate resources to ensure Infrastructure Asset Management practices are undertaken effectively, including timely maintenance and renewal to ensure that lifecycle costs are optimised for both existing and new infrastructure assets;

- Prior to the consideration of any major works/renewal or improvement to an Infrastructure Asset, undertake critical review of the need and whole life cost of that Infrastructure Asset, including capital, maintenance, operating, renewal, refurbishment, upgrade and disposal costs;

- Adopts with annual Infrastructure Works Budget that reflects the objectives of Infrastructure Asset Management, with adequate funding allocated for maintenance, Capital Renewal and Capital upgrade of existing infrastructure assets;

- Continually seek opportunities for multiple uses of infrastructure assets;

- Ensure that the roles and responsibilities for all infrastructure assets are well defined, understood and assigned appropriately;

- Develop and implement a framework for the evaluation and prioritisation of infrastructure related projects based on a demonstrated need for the infrastructure assets; and

- Develop and apply consistent construction and maintenance standards to infrastructure assets built by the City.

2. Custodianship

As custodians of the City's infrastructure assets, the Council is required to represent the community as the infrastructure asset owner to ensure that infrastructure assets and services are maintained for present and future generations at an equitable cost.

The Council:

- Be a steward of infrastructure assets
- Adopt Asset Management Policy and vision
- Adopt an appropriate level of service

3. Technical and Professional

Administration has a responsibility to provide technical and professional advice to Council so that it is in the position to make the best decisions on behalf of the community.

3.1 Chief Executive Officer, Directors, Managers:

- Implement the Asset Management Policy and Plans
- Implement the Asset Management Strategy
- Ensure appropriate staffing levels and resources are available
- Recommend to the Council appropriate level of service, risk, standards etc
- Ensure levels of service are met
- Monitor staff and recourses performance in achieving the required outcomes.

3.2 Asset Management Task Team
(Directorates– internal and external service delivery)

- Prepare Asset Management Plans
- Implement approved Asset Management Plans
- Ensure services are delivered to levels set
- Develop and implement procedures to ensure Asset Management Policy and Plans is being met
- Develop service level agreements.

3.4 Section (Operational) Managers

- Responsible for day to day delivery of service
- Ensure that service level agreements are met
- Ensure that assets are fit for purpose
- Carryout inspections undertake appropriate maintenance

3.5 Asset Management Officer

- Collate Asset information provided
- Monitor and update Asset Management Plans in liaison with Asset Management Task Team and Operational Managers/Service Providers
- Provide input and take ownership for updating asset registers.

4. POLICY APPLICATION

This policy applies to the Council, Executive Management, Staff, the Community and land developers involved in development of new infrastructure assets and operation, maintenance, refurbishment, renewal, upgrading and disposal of existing infrastructure assets.

4.1 Principles

- Asset Management Plans
  Prepare review and audit Asset management Plans in accordance with best practice guidelines. The Asset Management Plan should be a simple, easily understood plan that is achievable and is consistent with normally available resources.

- Renew before New
  Adopt a principle of "Renew before New" of City owned assets, with an emphasis on integrating services while maintaining/upgrading/replacing existing assets rather than adding new assets to the City's inventory, unless cost benefit analysis justifies otherwise.

- Allocation of Financial Resources
  Develop and implement guidelines for the allocation of financial resources, both Capital and Operational to meet new development over short and long-term timelines.

- Ownership and User roles and Responsibilities
  Roles and responsibilities for asset "ownership" and "user" to be in accordance with the following principles:

  - "Asset Management Task Team" - as a cross functional team with representation from all facets of the City's administration to coordinate the management of City owned assets (including maintenance standards and levels of service) in the most efficient and effective manner, using best practice Asset Management principles

- Maintenance Standards and levels of service are detailed via a service level agreement developed in conjunction with the service area responsible for the service delivery (Operational Manager), the Asset Management Task Team and user stakeholders
- "Day to day" management or risk is the responsibility of the service area responsible for service delivery (Operational Manager) and as identified in any service level agreement

- Capital Works Evaluation Framework
  A Capital Works Evaluation framework to assist in prioritising projects for consideration within Council's long-term financial plan and annual budget process which takes into consideration:

  - Demonstrated need and asset function
  - Level of service
  - Community benefits
  - Community "goodwill"
  - Historical ownership and social fabric
  - "Overall community value" of asset ownership
  - Risk Assessments
  - Statutory Obligations

- "Whole of Life" Funding
  When considering assets "whole of life" funds are to be allocated for the complete lifecycle of the asset(s), including the operation, maintenance and replacement cost associated with the asset(s).

- Specified Maintenance Programs
  Proactive specified maintenance programs will be implemented, and included as part of any service agreement.

- Risk Management
  Manage assets in accordance with City's Risk Management of Occupational Safety and Health Policy.

- Levels of Service, Maintenance Standards and Asset Needs
  Where appropriate, the community and key stakeholders will be involved and consulted to determine levels of service, maintenance standards and asset needs.

- Delivery of Services and the Function and Ownership of Assets
  The Asset Management Task Team, Service Delivery Managers will continually review and consider alternative options for the delivery of services and the function and ownership of assets.

- Assets Funding
  Funding of infrastructure not owned or controlled by the City is to be external to Council's Capital Works and Asset Management funding. Funding for specified maintenance and capital works to be based on level of service.

- "Strategic Asset Management
  Strategic is to be adopted by directorates and sections and progressed by the Asset Management Task Team.

5. RESPONSIBILITIY

5.1 Council Members

- To act as stewards for infrastructure assets
- Adopt the Asset Management Plan and monitor its outcomes
- To set corporate Asset Management policy and vision
- To adopt the annual plan and in accordance with Council policy
- Promote and raise awareness of Asset Management to the Community.

5.2 Chief Executive, Directors & Managers

- To set corporate Asset Management policy and vision
- To ensure appropriate resources and funding for Asset Management activities are made available to integrate Asset Management policies, strategies and Asset Management Plans into the corporate governance framework
- To continue to refine the "overarching" Asset Management Policy with linkage to the Asset Management Plan
- To implement the corporate Asset Management strategy within agreed resources
- To monitor and review performance of staff in achieving the Asset Management strategy
- To ensure that accurate and reliable information is presented to Council for decision-making
- To foster and support the multi discipline Asset Management Task Team
- To ensure the community and key stakeholders inputs are integrated into the Asset Management Plan
- Promote and raise awareness of asset management to the Council, staff, users and community
- Provide recommendation to Council on levels of service, risk and cost standards and to ensure assets are managed to the approved levels.

5.3 Asset Management Task Team

- To develop Asset Management plans for individual asset groups
- To implement improvement plans for individual asset groups as detailed in the Asset Management Plan
- To ensure appropriate community consultation is undertaken
- To deliver levels of service to agreed risk and cost standards and report to Council on service delivery versus service level standard
- To present information to the Council and Chief Executive in terms of lifecycle risks, costs and service levels
- To develop and implement (operational plans) maintenance refurbishment and capital works (refurbishment/renewal) programs in accordance with Asset Management Plans, Strategic Resource Plan and Annual Plan and reports to Chief Executive Officer, Directors and Managers

- To develop and implement procedures with a goal of ensuring that the asset database is maintained and updated and provide required reports to Council to meet their statutory and legal responsibilities
- Promote and raise awareness of asset management to the Council, staff, users and community.

5.4 Section (Operational) Managers

- To ensure day-to-day maintenance of the Assets they are responsible for, is delivered to service levels specified in the Service Agreement
- Meet requirements as specified in the Service Agreement
- Ensure assets are utilised to maximise community benefit and are fit for purpose
- Ensure assets are maintained, renewed and upgrade as and when required to meet the needs of the community
- To carry out routine inspections as specified in Service Agreement
- To report on maintenance actions versus levels of service as specified in the Service Agreement
- Promote and raise awareness of Asset Management to staff
- Provide recommendations to Asset Management Task Team on upgrades or renewals for assets they are responsible for
- Provide input into the Service Agreement
- Recommend any changes of service levels to Asset Management Task Team.

5.5 Asset Management Officer

- Liaise with the Asset Management Task Team
- Assist with the review the Asset Management Policy and Strategy implementation within agreed resources
- Provide accurate and reliable information.
- Ensure that the asset database is maintained and updated.

6.4 KYILLA COMMUNITY FARMERS MARKET - WAIVER OF FEES

Attachments: **Nil**

RECOMMENDATION:

That Council:

1. **ACKNOWLEDGES the success of the Kyilla Community Farmers Market, and the efforts of the Kyilla Primary and Pre Primary Parents and Citizens Association Inc. to operate the Market over the last ten year period; and**

2. **APPROVES BY ABSOLUTE MAJORITY a waiver of the following fees and charges: and**

   2.1 Reserve hire fees of $8,788 per annum totalling $43,940 over a five (5) year period;

   2.2 Waste service fees of $1,971 per annum totalling $9,855 over a five (5) year period

PURPOSE OF REPORT:

To obtain Council approval to waive the reserve hire and waste fees associated with the hire of Kyilla Park, North Perth for the Kyilla Community Farmers Market (Farmers Market) operated by the Kyilla Primary and Pre-Primary Parents and Citizens Association Inc.

BACKGROUND:

The Kyilla P&C is a not-for-profit organisation aimed at engaging and supporting the local community and providing numerous benefits to the school and its students. They have operated the Farmers Market for the past ten years following approval at the Ordinary Meetings of Council on 26 March 2013 and 16 October 2018:

The Council resolution on the 16 October 2018:

- Acknowledged the success of the Farmers Markets,
- Approved a permit to operate for a further five (5) year period subject to a range of conditions,
- Authorised up to four (4) Extraordinary Markets per calendar year that fall outside the normal timeframe subject to CEO approval; and
- Approved by absolute majority the waiving of reserve hire and waste fees for a further five-year period to the value of $65,060.

DETAILS:

The Farmers Market operates on Saturday's between 8.00am and 11.30am with approximately 800-1000 visitors each week although some themed or special events attract between 2,000 and 2,500 visitors. Over the last ten years the Farmers Market has provided a way for the local community to engage and connect with each other and consistent feedback from attendees has demonstrated that people enjoy the family friendly environment and access to quality food and fresh produce.

Stallholders

Stallholders pay a fee to the Kyilla P&C to be able to operate their stall and the stallholder retains any profit. Commercial stallholders are charged $55.00 per market for a 3-metre x 3 metre space. Community focused stall holders are charged a reduced fee of $27.50 and charitable/local community stalls do not pay a fee. The funds raised from stallholder fees enables the Kyilla P&C to meet costs associated with Farmers Market operations including a Market Manager, equipment, and infrastructure. The funds raised also enable Kyilla P&C to contribute to the educational resources and learning resources for students at Kyilla Primary School. Recent purchases for the school include smartboards, iPads, classroom air filters and library furniture.

The existing Permit conditions enable the Farmers Market to accommodate up to 50 stallholders although not all stallholders are there each week. Stalls vary each week with a variety of offerings including fruit and vegetables, bakery and baked goods, coffee and juice vans, groceries including meats/cheeses/preserves, craft and homewares, plants, food vans and community/children's activities.

Community Initiatives

Local entertainers including school choirs, musicians and dance troupes regularly perform at the Farmers Market which provides opportunities for them to gain performance experience while adding to the atmosphere.
The City of Vincent has on a number of occasions had a stall to facilitate community discussions around various topics. The Waste team has been in attendance to promote and encourage FOGO, as well as increasing the amount of recycling bins at the markets. The Market encourages no plastic by selling reusable tote bags and stallholders sell sustainable products e.g., refillable, and sustainable cleaning products as well as honey and olive oil refills.
Themed markets are held to enable collaboration with other community events and organisations. Special themed markets are held for events such a Book Week, Halloween, Mother's Day, Father's Day, Easter, and Chinese New Year. The annual twilight Christmas Market is well received by the community with visitation up to 2,500.

Community Feedback

The Kyilla P&C regularly receives positive feedback from Farmers Market attendees and the broader North Perth community. The Kyilla P&C has not received any written complaints from the public, although they have received minor verbal complaints about the busker volume which they have immediately dealt with. The City received two written complaints regarding parking (2019, 2022). The Rangers team is aware of these and available to assist when needed.

The Kyilla P&C has established a contact phone for any complaints to be reported and the Farmers Market Manager deals with these issues immediately.

Farmers Market Operating Budget

The Farmers Market generates revenue from stallholder fees as well as sales from the Kyilla P&C stall. The funds raised enable Kyilla P&C to contribute to the educational resources and learning resources for students at Kyilla Primary School.

As per Council's previous resolutions, the reserve hire fees, and waste management fees associated with Kyilla Park were waived for the Kyilla P&C.

The waiver of these costs has proven essential for the Kyilla P&C to deliver the Farmers Market in a financially sustainable manner, and they have acknowledged the invaluable support and assistance provided by the City of Vincent.

Hire fees:

- Annually $8,788
- Five-year period $43,940

Waste fees:

- Annually $1,971
- Five-year period $9,855

CONSULTATION/ADVERTISING:

The City has held discussions with Kyilla P&C who indicated their desire to continue operating the Farmers Market. Administration will now deal with this as a hire permit application under normal business operations and delegated authority to the CEO.

Administration is not aware of any significant concerns or issues associated with the continued operation of the Farmers Market. Further community consultation is not required.

LEGAL/POLICY:

The following Policy is relevant to the Farmers Market fee waiver approval:

Council Policy – Community Funding Policy

The Community Funding Policy enables the waiving or reduction of fees for community groups, organisations, and individuals this is limited to an amount up to $2,000 as per Council's Delegated Authority Register. Given that the proposed waiver for the Kyilla P&C totals $10,759 per annum and $53,795 over the five-year period Council decision making is required.

RISK MANAGEMENT IMPLICATIONS

Low: It is low risk for Council to support The Farmers Market as it has been in operation for ten years and demonstrated robust management processes during that time. The Kyilla P&C is required to hold adequate Public Liability Insurance and adhere to all relevant environmental health and reserve hire conditions.

STRATEGIC IMPLICATIONS:

This is in keeping with the City's *Strategic Community Plan 2022-2032*:

Connected and Healthy Community

We have enhanced opportunities for our community to build relationships and connections with each other and the City.

Thriving Places

We are recognised as a City that supports local and small business.

SUSTAINABILITY IMPLICATIONS:

This does not contribute to any specific sustainability outcomes of the *City's Sustainable Environment Strategy 2019-2024,* however Kyilla P&C aims to promote environmental, economic and social sustainability through the Farmers Market by providing local businesses with the opportunity to generate revenue and awareness, by providing fresh food and produce to local residents, by introducing organic waste bins and composting of market waste and by connecting the community through a locally focussed event.

PUBLIC HEALTH IMPLICATIONS:

This is in keeping with the following priority health outcomes of the City's *Public Health Plan 2020-2025*:

Increased healthy eating

By increasing the access to fresh fruit and vegetable options in a local environment

FINANCIAL/BUDGET IMPLICATIONS:

The proposed waiver of reserve hire and waste fees for the Farmers Market totals $10,759 per annum and $53,795 over the five-year period

COMMENTS:

Over the past ten years the Farmers Market has proven to be a successful and popular community event for the North Perth and broader Vincent community. The Farmers Market has enjoyed good attendances, received positive feedback from ongoing engagement with local community groups and businesses and has delivered important social benefits to the local community.

The Kyilla P&C has met all approval conditions and operated the Farmers Market in a responsible and sustainable manner. The funds raised have enabled Kyilla P&C to contribute to the educational resources and learning resources for students at Kyilla Primary School. Recent purchases for the school include smartboards, iPads, classroom air filters and library furniture.

It is recommended that Council approve the waiving of reserve hire fees and waste fees, allowing the Kyilla P&C to operate the Farmers Market for a further five years. The waiver of fees is essential for maintaining the market’s financial sustainability, promoting community engagement, and contributing to the better resourcing of the school. Attendee feedback consistently highlights the appeal of the family-friendly atmosphere, reinforcing the market's positive impact on local connections.

7 COMMUNITY & BUSINESS SERVICES

7.1 FINANCIAL STATEMENTS AS AT 31 OCTOBER 2023

Attachments: **1. Financial Statements as at 31 October 2023**

RECOMMENDATION:

That Council RECEIVES the Financial Statements for the month ended 31 October 2023 as shown in Attachment 1.

That Council BY ABSOLUTE MAJORITY APPROVES the purchase of a rubbish truck for $520,000 to be funded from the 2024/2025 annual budget.

PURPOSE OF REPORT:

To present the statement of financial activity for the period ended 31 October 2023.

BACKGROUND:

Regulation 34 (1) of the *Local Government (Financial Management) Regulations 1996* requires a local government to prepare each month a statement of financial activity including the sources and applications of funds, as compared to the budget.

DETAILS:

The following documents, included as **Attachment 1**, comprise the statement of financial activity for the period ending **31 August2023:**

Note	Description	Page
1.	Statement of Financial Activity by Nature or Type Report	1
2.	Net Current Funding Position	2
3.	Summary of Income and Expenditure by Service Areas	3-5
4.	Capital Expenditure including Funding graph and Capital Works Schedule	6-12
5.	Cash Backed Reserves	13
6.	Receivables: Rates and Other Debtors	14
7.	Beatty Park Leisure Centre Financial Position	15-16

Explanation of Material Variances

The materiality thresholds used for reporting variances are 10% and $20,000, respectively. This means that variances will be analysed and separately reported when they are more than 10% (+/-) of the year-to-date budget and where that variance exceeds $20,000 (+/-). This threshold was adopted by Council as part of the budget adoption for 2022/2023 and is used in the preparation of the statements of financial activity when highlighting material variance in accordance with *Financial Management Regulation 34(1) (d)*.

In accordance with the above, all material variances as at 31 October 2023 have been detailed in the variance comments report in **Attachment 1**.

Comments on the Statement of Financial Activity by Nature or Type (as at Attachment 1).

Revenue by Nature or Type (on page 1) is tracking higher than the YTD budgeted revenue by $672,427 (1.3%). The following items materially contributed to this position:

- A favourable variance of $787,775 in Fees and Charges mostly due to timing variances for:
  - $373,306 favourable Beatty Park admission, enrolment fee, membership and merchandise income,
  - $184,186 favourable car parking revenue $296k partially offset by unfavourable infringement revenue ($143k),
  - $86,920 favourable statutory planning services mostly due to development application fees,
  - $78,475 favourable waste service rubbish charges,

  - $32,793 favourable swimming pool inspection fees.
- A favourable variance in Interest earnings of $263,396 mostly due to higher-than-expected interest rates.
- A favourable variance in Rates of $65,970 due to a timing variance.
- An unfavourable variance in Operating grants, subsidies, and contributions of $402,080 due to timing a variance in financial assistance grants.
- An unfavourable variance in Other revenue of $42,634 due to a timing variance in insurance recoups.

Expenditure by Nature or Type (on page 1) is favourable, attributed by an under-spend of $6,467,386 (28.3%). The following items materially contributed to this position:

- $4,202,384 favourable Depreciation expense due to timing variances.
- $1,740,648 favourable Materials and Contracts mainly due to timing variances.
- $250,992 favourable Employee related costs mostly due to timing variances.
- $184,978 favourable Utility charges due to timing variances.
- $52,337 favourable Interest expenses due to timing variances on loan payments.

Surplus Position – Year End 2022/23

The surplus position brought forward to 2023/24 is $8,004,126 compared to the adopted budget amount of $4,098,614. The actual opening surplus figure will be adjusted after the year audit has been finalised in December 2023.

The favourable opening surplus position also includes a higher brought forward payment of $1,410,464 in Federal Grant Funding. An adjustment will be required at First Quarter Budget Review 2023/24 to reduce the budgeted grant revenue in lieu of the higher brought forward payment.

Content of Statement of Financial Activity

An explanation of each report in the Statement of Financial Activity (**Attachment 1**), along with some commentary, is below:

1. Statement of Financial Activity by Nature or Type Report (Note 1 Page 1)
   This statement of financial activity shows revenue and expenditure classified by Nature or Type.

2. Net Current Funding Position (Note 2 Page 2)
   'Net current assets' is the difference between the current assets and current liabilities, less committed and restricted assets.

3. Summary of Income and Expenditure by Service Areas (Note 3 Page 3-5)
   This statement shows a summary of operating revenue and expenditure by service unit including variance commentary.

4. Capital Expenditure and Funding Summary (Note 4 Page 6-12)
   The full capital works program is listed in detail in Note 4 in **Attachment 1**. The attachment includes a summary of the year-to-date expenditure of each asset category and the funding source associated to the delivery of capital works.

5. Cash Backed Reserves (Note 5 Page 13)
   The cash backed reserves schedule provides a detailed summary of the movements in the reserve portfolio, including transfers to and from the reserve. The balance as at 31 October 2023 is $18,918,273.

6. Receivables**:** Rating Information (Note 6 Page 14)

   The notices for rates and charges levied for 2023/24 were issued on 26 July 2023. *The Local Government Act 1995* provides for ratepayers to pay rates by four instalments. The due dates for each instalment are:

	Due Date
First Instalment	1 September 2023
Second Instalment	3 November 2023
Third Instalment	5 January 2024

Fourth Instalment	8 March 2024

The outstanding rates debtors balance at 31 October 2023 was $15,912,555, excluding deferred rates of $141,838. The outstanding rates percentage at 31 October 2023 was 33.58% compared to 31.37% for the same period last year.

7. Receivables: Other Debtors (Note 6 Page 14)

Total trade and other receivables at 31 October 2023 were $4,817,535.

Below is a summary of the significant items with an outstanding balance over 90 days:

- $864,011 relates to unpaid infringements (plus costs) over 90 days. Infringements that remain unpaid for more than two months are referred to the Fines Enforcement Registry (FER), which then collects the outstanding balance on behalf of the City for a fee.

- $192,308 relates to cash-in-lieu of car parking debtors. In accordance with the *City's Policy 7.7.1 Non-residential parking*, Administration has entered into special payment arrangements with long outstanding cash in lieu parking debtors to enable them to pay their debt over a fixed term of five years.

8. Beatty Park Leisure Centre – Financial Position report (Note 7 Page 15-16)

As at 31 October 2023, the Centre's operating surplus position was $789,711 (excluding depreciation) compared to the prior YTD surplus amount of $431,934. The surplus is predominantly driven by Health and Fitness memberships.

REPLACEMENT OF RUBBISH TRUCK (PLANT 3524)

A rubbish truck is scheduled for replacement in FY2024/25 of the current 4-year capital works plan.

Due to supply chain issues and long lead times required to purchase the truck, the City needs to raise a commitment and place an order 12 months in advance.

Administration is seeking approval from Council to procure the rubbish truck for $520,000 to be funded from 2024/2025 annual budget.

CONSULTATION/ADVERTISING:

Not applicable.

LEGAL/POLICY:

Section 6.4 of the Local Government Act 1995 requires a local government to prepare an annual financial report for the preceding year and other financial reports as prescribed.

Regulation 34 (1) of the Local Government (Financial Management) Regulations 1996 requires the local government to prepare a statement of financial activity each month, reporting on the source and application of funds as set out in the adopted annual budget.

A statement of financial activity and any accompanying documents are to be presented at an Ordinary Meeting of the Council within two months after the end of the month to which the statement relates. *Section 6.8 of the Local Government Act 1995* specifies that a local government is not to incur expenditure from its Municipal Fund for an additional purpose except where the expenditure is authorised in advance by an absolute majority decision of Council.

RISK MANAGEMENT IMPLICATIONS:

Low: Provision of monthly financial reports to Council fulfils relevant statutory requirements and is consistent with good financial governance.

STRATEGIC IMPLICATIONS:

Reporting on the City's financial position is aligned with the City's *Strategic Community Plan 2022-2032*:

Innovative and Accountable

Our resources and assets are planned and managed in an efficient and sustainable manner.

Our community is aware of what we are doing and how we are meeting our goals.

Our community is satisfied with the service we provide.

We are open and accountable to an engaged community.

SUSTAINABILITY IMPLICATIONS:

Expenditure within this report facilitates various projects, programs, services and initiatives that contribute to protecting/enhancing the City's built and natural environment and to improving resource efficiency.

PUBLIC HEALTH IMPLICATIONS:

Expenditure within this report facilitates various projects, programs and services that contribute to the priority health outcomes within the City's *Public Health Plan 2020-2025*.

FINANCIAL/BUDGET IMPLICATIONS:

As contained in this report.

CITY OF VINCENT
NOTE 1 - STATEMENT OF FINANCIAL ACTIVITY
BY NATURE OR TYPE
FOR THE PERIOD ENDED 31 OCTOBER 2023

CITY OF VINCENT

	Note	Adopted Budget 2023/24 $	YTD Budget 31/10/2023 $	YTD Actual 31/10/2023 $	YTD Variance $	YTD Variance %
Opening Funding Surplus(Deficit)		**4,098,614**	**4,098,614**	**8,004,126**	**3,905,512**	**95.3%**
Revenue from operating activities						
Rates		42,302,811	42,182,811	42,248,781	65,970	0.2%
Operating Grants, Subsidies and Contributions		1,498,420	464,476	62,396	(402,080)	-86.6%
Fees and Charges		22,143,204	7,405,584	8,193,359	787,775	10.6%
Interest Earnings		1,103,000	756,000	1,019,396	263,396	34.8%
Other Revenue		1,385,434	564,749	522,115	(42,634)	-7.5%
Profit on Disposal of Assets		2,370,775	0	0	0	0.0%
		70,803,644	51,373,620	52,046,047	672,427	1.3%
Expenditure from operating activities						
Employee Costs		(31,198,096)	(9,702,307)	(9,451,315)	250,992	-2.6%
Materials and Contracts		(23,046,382)	(7,581,143)	(5,839,655)	1,741,488	-23.0%
Utility Charges		(1,860,315)	(626,120)	(441,142)	184,978	-29.5%
Depreciation on Non-Current Assets		(12,607,088)	(4,202,384)	0	4,202,384	-100.0%
Interest Expenses		(495,449)	(146,962)	(94,625)	52,337	-35.6%
Insurance Expenses		(804,195)	(268,064)	(268,064)	0	0.0%
Other Expenditure		(752,098)	(349,200)	(313,993)	35,207	-10.1%
Loss on Disposal of Assets		(47,335)	0	0	0	0.0%
		(70,810,958)	(22,876,180)	(16,408,794)	6,467,386	-28.3%
Operating activities excluded from budget						
Add Deferred Rates Adjustment		0	0	(26,444)	(26,444)	0.0%
Add Back Depreciation		12,607,088	4,202,384	0	(4,202,384)	-100.0%
Adjust (Profit)Loss on Asset Disposal		(2,323,440)	0	0	0	0.0%
		10,283,648	4,202,384	(26,444)	(4,228,828)	-100.6%
Amount attributable to operating activities		**10,276,334**	**32,699,824**	**35,610,809**	**2,910,985**	**8.9%**
Investing Activities						
Non-operating Grants, Subsidies and Contributions		3,703,747	979,590	806,335	(173,255)	-17.7%
Purchase Property, Plant and Equipment	4	(9,185,484)	(1,558,699)	(1,440,710)	117,989	-7.6%
Purchase Infrastructure Assets	4	(9,946,016)	(1,135,611)	(1,107,034)	28,577	-2.5%
Proceeds from Joint Venture Operations		1,666,666	0	0	0	0.0%
Proceeds from Disposal of Assets		1,713,000	571,000	793,824	222,824	39.0%
Amount attributable to investing activities		**(12,048,087)**	**(1,143,720)**	**(947,585)**	**196,135**	**-17.1%**
Financing Activities						
Principal elements of finance lease payments		(95,000)	(48,000)	(29,224)	18,776	(39.1%)
Repayment of Loans		(1,585,417)	(630,123)	(630,123)	0	0.0%
Transfer to Reserves	5	(6,535,355)	(2,178,444)	(2,911,037)	(732,593)	33.6%
Transfer from Reserves	5	5,934,019	1,978,008	1,231,485	(746,523)	-37.7%
Amount attributable to financing activities		**(2,281,753)**	**(878,559)**	**(2,338,899)**	**(1,460,340)**	**166.2%**
Closing Funding Surplus(Deficit)		**45,109**	**34,776,159**	**40,328,451**	**5,552,292**	**16.0%**

CITY OF VINCENT

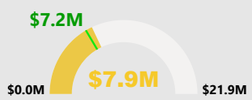
CITY OF VINCENT
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
NOTE 2 - NET CURRENT FUNDING POSITION
FOR THE PERIOD ENDED 31 OCTOBER 2023

	Note	YTD Actual	PY Actual
		31/10/2023	31/10/2022
		$	$
Current Assets			
Cash Unrestricted		35,125,179	28,108,026
Cash Restricted		18,918,273	12,349,121
Receivables - Rates	6	15,912,555	12,724,083
Receivables - Other	6	4,817,535	3,368,779
Inventories		1,459,526	233,969
		76,233,068	56,783,978
Less: Current Liabilities			
Payables		(12,897,029)	(10,667,542)
Provisions - employee		(5,766,563)	(4,836,871)
		(18,663,592)	(15,504,413)
Unadjusted Net Current Assets		**57,569,476**	**41,279,565**
Adjustments and exclusions permitted by FM Reg 32			
Less: Reserves - restricted cash	5	(18,918,273)	(12,349,121)
Less: Land held for sale		(1,204,276)	0
Add: Current portion of long term borrowings		1,528,143	1,236,841
Add: Infringement Debtors transferred to non current asset		1,293,417	1,225,718
		(17,241,025)	(9,886,562)
Adjusted Net Current Assets		**40,328,451**	**31,393,003**

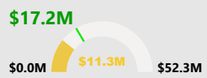
CITY OF VINCENT
NOTE 3 - SUMMARY OF INCOME AND EXPENDITURE
INFRASTRUCTURE AND ENVIRONMENT DIRECTORATE
AS AT 31 OCTOBER 2023

CITY OF VINCENT

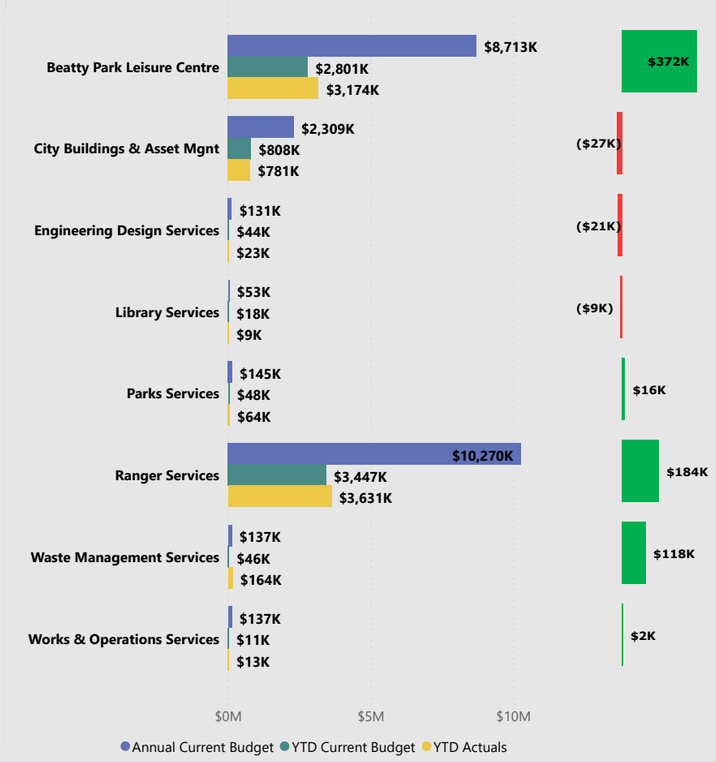
INCOME BUDGET VS ACTUAL



EXPENDITURE BUDGET VS ACTUAL



INCOME BY SERVICE LINE: Annual and YTD Budget vs YTD Actuals



KEY VARIANCE COMMENTARY

($20,000 and 10%)

Beatty Park Leisure Centre
$372k favourable income mostly due to higher admission $175k, membership $89k, enrolment $81k and other fees $20k.
$697k favourable expenditure mostly due to timing variance for depreciation $482k, contractors $65k, consultants $45k, materials purchased $42k and utilities $35k.

City Buildings & Asset Management
$1,519k favourable expenditure mostly due to timing variances in depreciation $1,226k, cleaning and maintenance $233k and rates and levies $67k.

I&E Directorate
$55k favourable expenditure mainly due to timing variances in employee costs $33k and consultant fees $15k.

Engineering Design Services
$21k unfavourable income due to timing variance in grants ($11k) and fees and charges from bus shelter advertising ($10k). $191k favourable expenditure mostly due to timing variances in utilities $116k, depreciation $51k, materials and contracts $71k and employee costs $21k, partially offset by agency labour cost $49k.

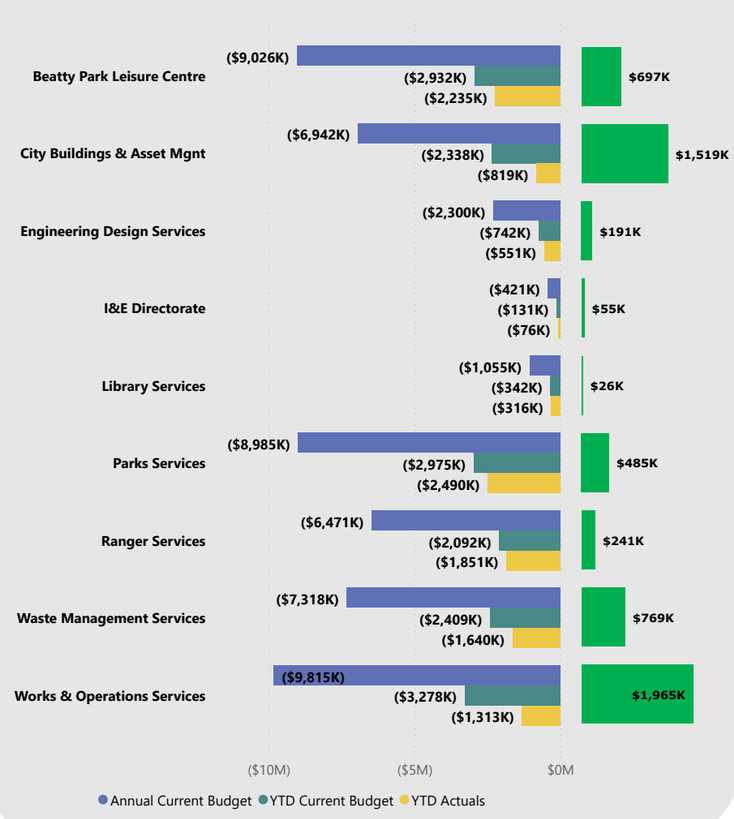
Parks Services
$485k favourable expenditure due to timing variance for depreciation $451k, and materials and contracts $29k.

Ranger Services
$184k favourable income mostly due to higher car park revenue.
$241k favourable expenditure mostly due to timing variance for depreciation $196k and employee costs $46k.

Waste Management Services
$118k favourable income mostly due to fees and charges for Waste service charges.
$769k favourable expenditure mostly due to timing variances for materials and contracts $685k and employee costs $45k .

Works and Operations Services
$1,965k favourable expenditure mostly due to timing variances of depreciation expense $1,782k and materials and contracts $128k.

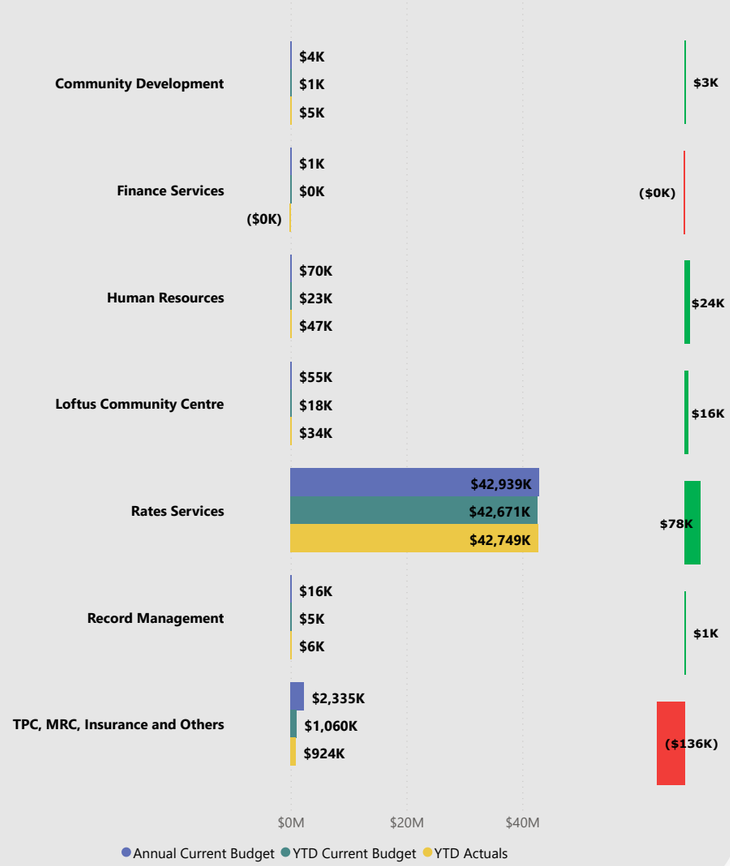
EXPENDITURE BY SERVICE LINE: Annual and YTD Budget vs YTD Actuals



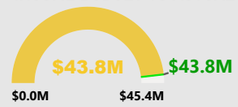
CITY OF VINCENT
NOTE 3 - SUMMARY OF INCOME AND EXPENDITURE
COMMUNITY & BUSINESS SERVICES DIRECTORATE
OFFICE OF THE CEO
AS AT 31 OCTOBER 2023

CITY OF VINCENT

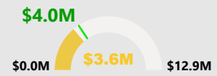
INCOME BY SERVICE LINE: Annual and YTD Budget vs YTD Actuals



INCOME BUDGET VS ACTUAL



EXPENDITURE BUDGET VS ACTUAL



KEY VARIANCE COMMENTARY
($20,000 and 10%)

CBS Directorate
$36k favourable expenditure due to timing variances in employee costs.

Community Development
$95k unfavourable expenditure due to timing variances in employee costs $66k and donations $40k.

Customer Relations
$64k favourable expenditure mostly due to timing variances in employee costs.

Finance Services
$204k favourable expenditure due to timing variances in professional fees $91k, other expenses $53k and employee costs $49k.

Human Resources
$24k favourable income due to higher than anticipated parental leave revenue.
$138k favourable expenditure mostly due to timing variance for employee costs.

Information Communication and Technology
$190k favourable expenditure mostly due to timing variances in software license fees $93k, furniture and equipment purchases $55k and employee costs $49k.

Marketing and Communications
$67k favourable expenditure mostly due to timing variance in programmes and events $38k and employee costs $26k.

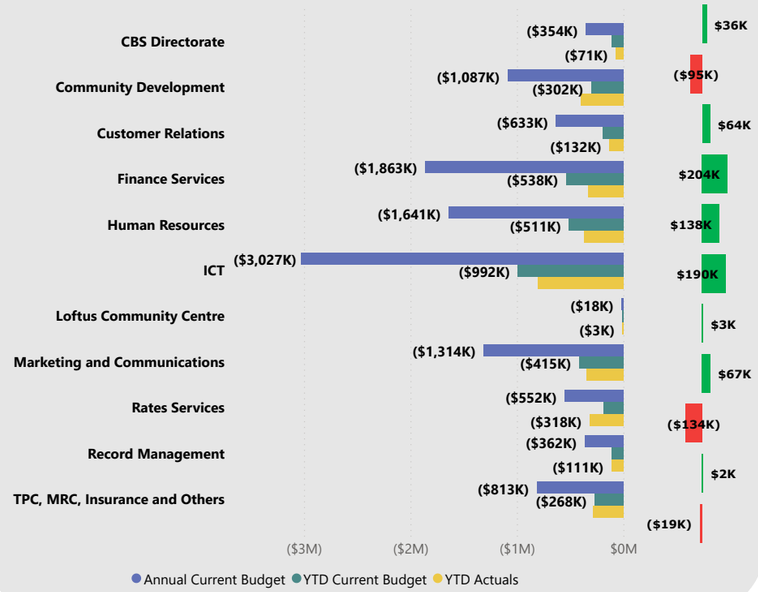
Rates Services
$78k favourable income due to timing variances. $134k unfavourable expenditure mostly due to timing variance for rates waivers.

TPC, MRC, Insurance and other
$136k unfavourable income mostly due to timing variance of the financial assistance grants.

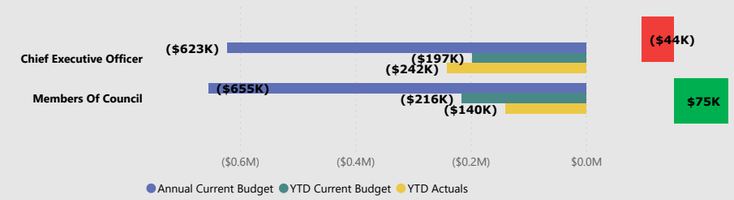
Chief Executive Officer
$44k unfavourable expenditure mostly due to timing variance for materials and contracts.

Members of Council
$75k favourable expenditure mostly due to timing variance in materials and contracts.

COMMUNITY AND BUSINESS SERVICES DIRECTORATE
EXPENDITURE BY SERVICE LINE: Annual and YTD Budget vs YTD Actuals



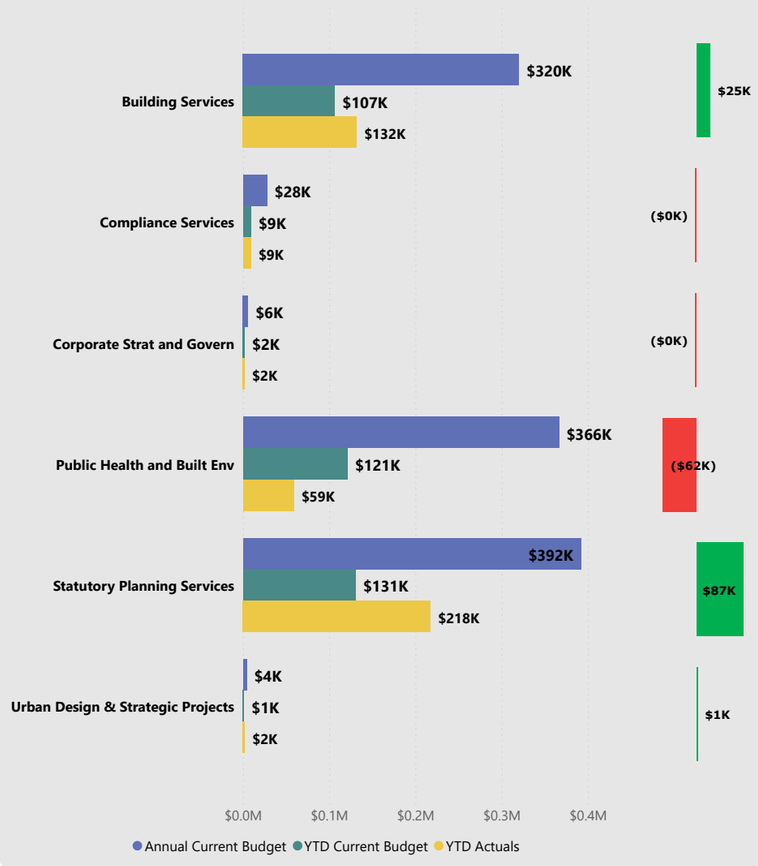
OFFICE OF THE CEO
EXPENDITURE BY SERVICE LINE: Annual and YTD Budget vs YTD Actuals



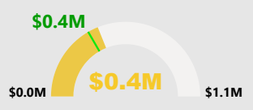
CITY OF VINCENT
NOTE 3 - SUMMARY OF INCOME AND EXPENDITURE
STRATEGY AND DEVELOPMENT DIRECTORATE
AS AT 31 OCTOBER 2023

CITY OF VINCENT

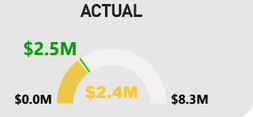
INCOME BY SERVICE LINE: Annual and YTD Budget vs YTD Actuals



INCOME BUDGET VS ACTUAL



EXPENDITURE BUDGET VS ACTUAL



KEY VARIANCE COMMENTARY
($20,000 and 10%)

Building Services
$25k favourable income mostly due to timing variances in swimming pool inspection fees.
$32k favourable expenditure mostly due to timing variance in employee costs.

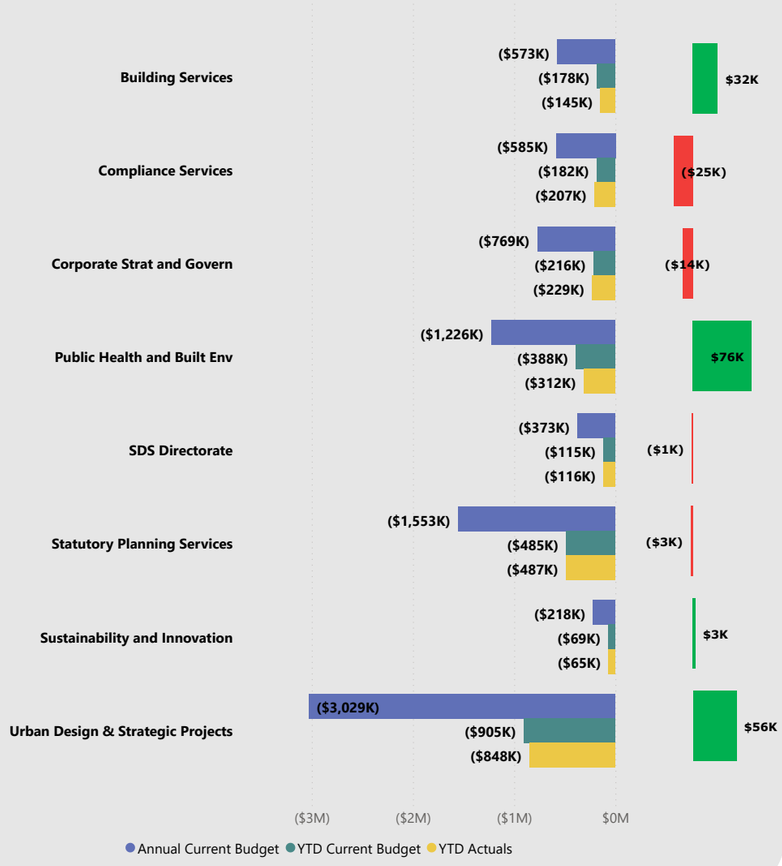
Compliance Services
$25k unfavourable expenditure due to higher than anticipated long service leave expenses of $19k.

Public Health and Built Environment
$62k unfavourable income mostly due to timing variances in fees and charges $45k and state grants and subsidies $17k.
$76k favourable expenditure due to timing variance in employee costs $46k and programmes and events $17k.

Statutory Planning Services
$87k favourable income mostly due to timing difference in income received from development application fees $70k and development application panel fees $17k.

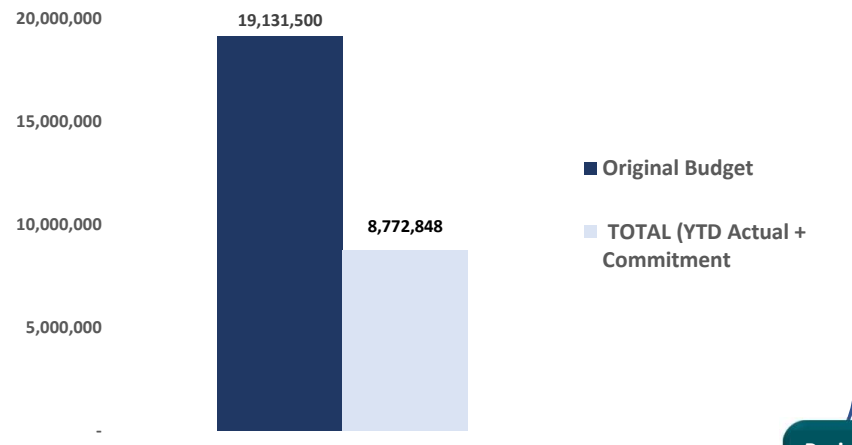
Urban Design & Strategic Projects
$56k favourable expenditure mostly due to timing variance for various programmes and events $88k, operating Initiatives $17k, partially offset by $41k unfavourable expenditure in employee costs.

EXPENDITURE BY SERVICE LINE: Annual and YTD Budget vs YTD Actuals

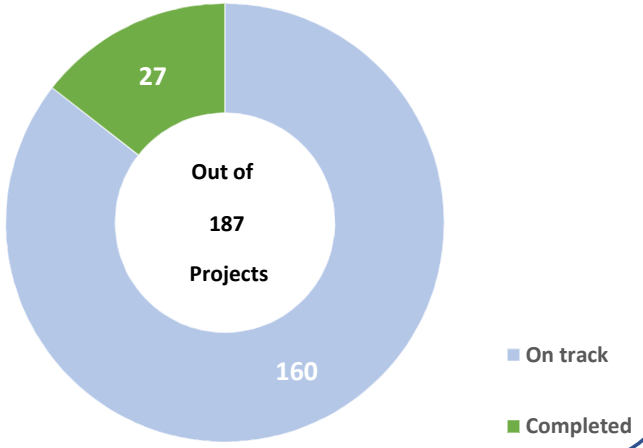


Note 4 - City Of Vincent - Capex Report As At 30 September 2023

Budget vs Total funds spent & committed

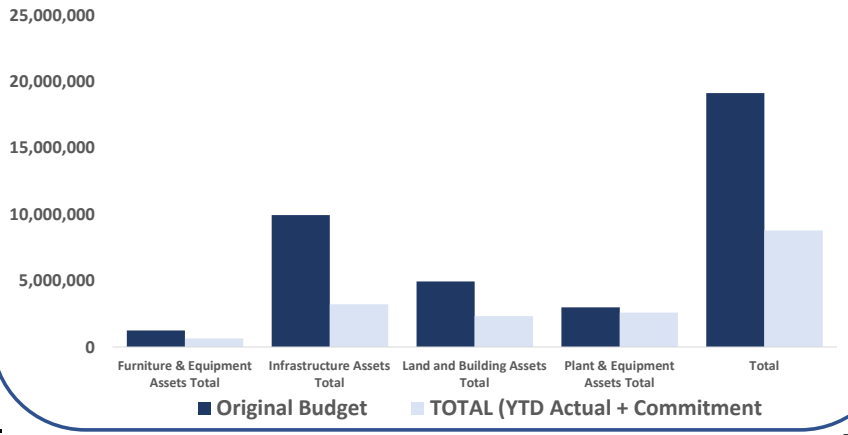


Summary of Project Status

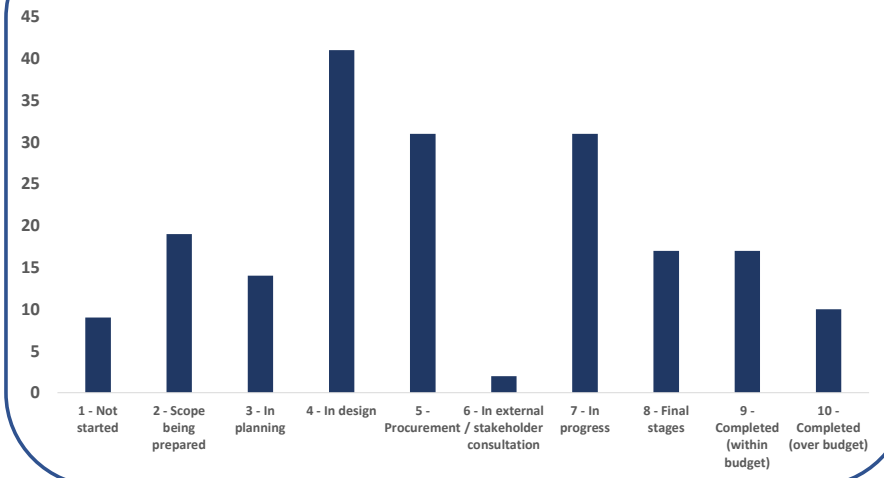


Project Count
187

Summary of Projects Budget vs Total funds spent & committed By Asset Class



Summary of Project Stages



CITY OF VINCENT

CITY OF VINCENT
NOTE 4 - CAPITAL WORKS SCHEDULE 2023/24
AS AT 31 OCTOBER 2023

WO Name	Original Budget 2024FY	YTD Budget	YTD Actual	YTD Variance	Commitment	TOTAL (YTD Actual + Commitment	Status	Stage	Commentary
Land and Building Assets									
Air Conditioning & HVAC Renewal									
Air Con & HVAC Renew - Library & Local History Centre	12,301	-	-	-	6,220	6,220	On track	2 - Scope being prepared	Researching replacement/scope
Air Con & HVAC Renew - Miscellaneous	50,000	10,000	8,430	1,570	220	8,650	On track	2 - Scope being prepared	Developing replacement program
Air Conditioning & HVAC Renewal - Admin	50,000	-	-	-	200	200	On track	3 - In planning	Scope for timers installed upstairs; consultant for scope
Public Toilet Renewal Program									
Public Toilet Renewal - General Provision	25,000	25,000	-	25,000	22,727	22,727	On track	5 - Procurement	Painting contractor engaged.
Beatty Park Leisure Centre – Repair and maintain Heritage Grandstand									
Beatty Park Leisure Centre – Heritage Grandstand Renewal	200,000	-	0	(0)	-	0	Deferred	1 - Not started	Project deferred in FQBR
Beatty Park Leisure Centre – Repair and maintain Heritage Grandstand	22,629	-	-	-	-	-	Completed	9 - Completed (within budget)	Retention to be paid this FY
BPLC - Construction of Indoor Changerooms									
BPLC – Construct & Fit Out Indoor Pool Changerooms	650,000	120,000	2,330	117,670	34,936	37,266	On track	5 - Procurement	Tender report to OCM November
North Perth Bowling Club Toilet & changeroom refurbishment									
North Perth Bowling Club	165,000	145,000	109,886	35,114	30,390	140,276	Completed	9 - Completed (within budget)	Recently completed
Litis Stadium changeroom redevelopment									
Infrastructure Works - Litis Stadium	1,560,799	260,799	10,963	249,836	9,271	20,234	On track	7 - In progress	Tender report to OCM November
Beatty Park Leisure Centre - Facilities Infrastructure Renewal									
BPLC - Pool Tiling Works	800,000	360,000	198,054	161,946	630,994	829,048	On track	7 - In progress	New floor slab being poured and rendering
Plant room remedial works	100,000	-	1,941	(1,941)	93,564	95,504	On track	7 - In progress	Upper plant switchboard renewal underway
BPLC - Facilities Infrastructure Renewal	350,000	150,000	35,915	114,085	56,497	92,412	On track	7 - In progress	Creche renewal works complete
Miscellaneous Asset Renewal (City Buildings)									
Misc Asset Renewal - City buildings	50,000	10,000	-	10,000	47,736	47,736	On track	2 - Scope being prepared	Reactive building capital works being planned
North Perth Town Hall - Kitchen and Toilet Renewal - Lesser Hall	-	-	59,787	(59,787)	-	59,787	Completed	9 - Completed (within budget)	23FY carried forward project
North Perth Town Hall - Kitchen and Toilet Renewal - Main Hall	-	-	127,128	(127,128)	10,442	137,570	Completed	9 - Completed (within budget)	23FY carried forward project
Hyde Park West - Public Toilet Renewal	-	-	6,597	(6,597)	-	6,597	Completed	9 - Completed (within budget)	FQBR
Menzies Park Pavillion & Ablutions	-	-	6,390	(6,390)	4,950	11,340	Completed	9 - Completed (within budget)	FQBR
Solar Photovoltaic System Installation									
Solar Installation (Belgravia/Gymnastics WA)	109,400	109,400	-	109,400	-	-	Cancelled	1 - Not started	Solar project not progressing
Solar Installation - DLGSC Building	98,688	-	95,680	(95,680)	-	95,680	Completed	9 - Completed (within budget)	Complete
Water and Energy Efficiency Initiatives									
Water and Energy Efficiency Initiatives	75,000	-	-	-	17,173	17,173	On track	2 - Scope being prepared	Works program being prepared
Land and Building Asset Renewal Projects									
Admin Building - Additional Meeting Spaces	73,000	-	1,810	(1,810)	630	2,440	On track	7 - In progress	Meeting space complete - remaining funds to be allocated to accissible toilets and foyer space
Administration Centre Renewals	100,000	-	-	-	-	-	On track	2 - Scope being prepared	Design Completed, Specification development in progress
Leederville Oval Stad Fac Renewal (Leased)	316,629	50,000	121,638	(71,638)	404,012	525,651	On track	5 - Procurement	Awarding tender
Replace electrical distibution boards - multiple buildings - post asbestos removal	30,000	-	-	-	-	-	Cancelled	2 - Scope being prepared	Reallocate funding for projects within Miscellaneous asset renewals
Modifications to Litis Stadium Underpass	30,000	30,000	14,051	15,949	55,765	69,816	Completed	10 - Completed (over budget)	Currently in progress
Non Fixed Asset Renewals - Works Depot	20,000	-	5,570	(5,570)	13,856	19,426	On track	7 - In progress	Reactive works to box gutters
Lease Property Non Scheduled Renewal	50,000	20,000	18,960	1,040	34,200	53,160	On track	2 - Scope being prepared	Lease building renewals - program being developed
DLGSC HVAC, Plant & Fire Services Renewals	-	-	8,500	(8,500)	7,650	16,150	On track	8 - Final stages	C/F from 2023FY. Underspend in PY
Land and Building Assets Total	**4,938,446**	**1,290,199**	**833,631**	**456,568**	**1,481,432**	**2,315,063**			

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WO Name	Original Budget 2024FY	YTD Budget	YTD Actual	YTD Variance	Commitment	TOTAL (YTD Actual + Commitment	Status	Stage	Commentary
Furniture & Equipment Assets									
ICT Renewal Program									
ICT Infrastructure Renewal	45,000	-	49,184	(49,184)	18,240	67,424	On track	7 - In progress	
Enterprise Applications Upgrades									
Enterprise Applications Upgrade	100,000	-	19,082	(19,082)	18,468	37,550	On track	7 - In progress	
Beatty Park Leisure Centre - Furniture & Equipment									
BPLC Non-Infrastructure Fixed Asset Renewal	159,573	-	3,775	(3,775)	-	3,775	On track	7 - In progress	
BPLC - Non Fixed Assets Renewal	60,050	-	9,580	(9,580)	21,526	31,106	On track	2 - Scope being prepared	
Public Arts Projects									
COVID-19 Artwork relief project	172,000	80,500	-	80,500	172,000	172,000	On track	7 - In progress	
Accessible City Strategy Implementation Program									
Accessible City Strategy Implementation - Capex for future years subject to Cash-in Lieu Reserve Funds received	500,000	168,000	61,746	106,254	72,499	134,245	On track	7 - In progress	Link and Place Guidelines progressing
Parking Machines Asset Replacement Program									
Parking Infrastructure Renewal Program	212,575	-	180,385	(180,385)	26,012	206,397	Completed	9 - Completed (within budget)	In process - Project scoping ongoing
Furniture & Equipment Assets Total	**1,249,198**	**248,500**	**323,753**	**(75,253)**	**328,746**	**652,498**			
Plant & Equipment Assets									
Fleet Management Program									
P1276 - Toyota Corolla Hybrid Hatch	40,000	-	-	-	-	-	On track	3 - In planning	
P2187 - Fiat Doblo Van	50,000	-	-	-	-	-	On track	3 - In planning	
P2210 - Nissan Navara Dual Cab	40,000	-	-	-	35,880	35,880	On track	5 - Procurement	
P2207 - Nissan Navara Dual Cab	40,000	-	-	-	35,880	35,880	On track	5 - Procurement	
P2203 - Nissan Navara King Cab Ttop	45,000	-	-	-	42,033	42,033	On track	5 - Procurement	
P1264 - Toyota Camry	28,000	-	-	-	33,936	33,936	On track	5 - Procurement	
P1266 - Toyota Camry Hybrid	45,000	-	-	-	-	-	On track	3 - In planning	
P1275 - Toyota Corolla Hybrid Hatch	25,000	-	-	-	25,000	25,000	On track	5 - Procurement	
P1274 - Nissan Leaf BEV Hatch	25,000	-	-	-	-	-	On track	3 - In planning	
P1269 - Toyota Corolla Hybrid Hatch	25,000	-	-	-	25,000	25,000	On track	5 - Procurement	
P1277 - Toyota Corolla Hybrid Hatch	25,000	-	-	-	25,000	25,000	On track	5 - Procurement	
P1278 - Toyota Corolla Hybrid Sedan	25,000	-	-	-	25,000	25,000	On track	5 - Procurement	
P1263 - Toyota Corolla Hybrid	40,000	-	-	-	25,000	25,000	On track	5 - Procurement	
P2212 - Nissan Navara	25,000	-	-	-	-	-	On track	3 - In planning	
P2208 - Nissan Navara	40,000	-	-	-	64,558	64,558	On track	5 - Procurement	
P2206 - Nissan Navara King Cab Ttop	40,000	-	-	-	42,033	42,033	On track	5 - Procurement	
P2205 - Nissan Navara King Cab Ttop	40,000	-	-	-	42,033	42,033	On track	5 - Procurement	
P2204 - Nissan Navara King Cab Ttop	40,000	-	-	-	42,033	42,033	On track	5 - Procurement	
P2202 - Nissan Navara King Cab Ttop	40,000	-	-	-	42,033	42,033	On track	5 - Procurement	
P2201 - Nissan Navara King Cab Ttop	40,000	-	-	-	42,033	42,033	On track	5 - Procurement	
P1280 - Toyota Corolla Hybrid Sedan	25,000	-	27,789	(27,789)	-	27,789	Completed	10 - Completed (over budget)	
P1279 - Toyota Camry Hybrid SL	28,000	-	-	-	-	-	On track	3 - In planning	
P2200 - VOLKSWAGEN Caddy Maxi TDI250	45,000	-	-	-	-	-	On track	3 - In planning	
P1286 - Corolla Sedan Hybrid 1HKS151	50,000	-	-	-	-	-	On track	3 - In planning	
P2209 - VW Caddy Maxi TDI250	40,000	-	-	-	-	-	On track	3 - In planning	
P2171 - Toyota Corolla Hybrid Hatch	25,000	-	-	-	-	-	On track	3 - In planning	
P2170 - Toyota Corolla Hybrid Hatch	25,000	-	-	-	-	-	On track	3 - In planning	
P2168 - Toyota Corolla Hybrid Hatch	25,000	-	-	-	25,000	25,000	On track	5 - Procurement	
P1258 - Toyota Corolla Hybrid Hatch	23,500	-	-	-	34,430	34,430	On track	5 - Procurement	
P2199 - Nissan Navara King Cab Ttop	40,000	-	35,880	(35,880)	-	35,880	Completed	9 - Completed (within budget)	
P2190 - Mitsubishi Triton Ttop	40,000	-	-	-	42,033	42,033	On track	5 - Procurement	
P2196 - Nissan Navara King Cab Ttop	40,000	-	-	-	42,033	42,033	On track	5 - Procurement	
P2195 - Nissan Navara King Cab Ttop	40,000	-	-	-	42,033	42,033	On track	5 - Procurement	
P2194 - Nissan Navara King Cab Ttop	40,000	-	-	-	42,033	42,033	On track	5 - Procurement	

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P2198 - Nissan Navara King Cab Ttop	40,000	-	-	-	64,558	64,558	On track	5 - Procurement	
Major Plant Replacement Program									
Heavy Fleet Replacement Program	1,396,340	-	207,658	(207,658)	1,129,662	1,337,320	On track	5 - Procurement	
5 Tonne Rubbish Compactor Small Rear Loader	337,000	-	-	-	336,040	336,040	On track	8 - Final stages	Ordered ETA December 2023
Artlets									
Artlets - Public Art - Sculpture	20,000	20,000	12,000	8,000	2,400	14,400	On track	7 - In progress	Finalising approvals for installation
Parks Irrigation Upgrade &Renewal Program									
Weather Stations and Soil Moisture Probes							On track	7 - In progress	FQBR
Plant & Equipment Assets Total	**2,997,840**	**20,000**	**283,327**	**(263,327)**	**2,307,675**	**2,591,002**			
Infrastructure Assets									
Robertson Park Development Plan - Stage 1									
Preliminaries	70,000	-	-	-	-	-	On track	2 - Scope being prepared	
Tennis Centre - Multisport Courts resurfacing, fencing, floodlighting, entry zone, signage, and supporting landscape and drainage works	868,000	-	-	-	-	-	On track	2 - Scope being prepared	
Parks Fencing Renewal Program									
Multicultural Gardens - renew perimeter fencing	20,000	20,000	-	20,000	-	-	On track	8 - Final stages	Fencing completed with minor gate latch & paving reinstatement works to occur
Royal Park - renew volleyball court fencing	30,000	30,000	-	30,000	-	-	On track	5 - Procurement	Quote being revised inline with allocated budget
Parks Irrigation Upgrade &Renewal Program									
Sutherland St - renew irrigation, groundwater bore and electrical cabinet	75,000	-	-	-	27,192	27,192	On track	4 - In design	P/o issued for cabinet replacement. P/o for design issued
Axford Park - renew in-ground irrigation system and electrical cabinet	80,000	-	-	-	30,749	30,749	On track	4 - In design	P/o issued for cabinet replacement. P/o for design issued
Keith Frame Res - renew ground irrigation system and electrical cubicle and bore renewal	145,000	-	-	-	24,769	24,769	On track	4 - In design	P/o issued for cabinet replacement. P/o for design issued
Charles Veryard - renew in-ground irrigation system and electrical cabinet	250,000	150,000	3,950	146,050	274,727	278,677	On track	7 - In progress	Works commencing 25/10/23
Forrest Park - renew groundwater bore	45,000	-	-	-	-	-	On track	1 - Not started	Works not required - budget to be reallocated MYBR
Britannia Reserve - renew groundwater bore (south) No 40	45,000	-	-	-	-	-	On track	1 - Not started	DWER licence required
Menzies Park - Replace Irrigation System	-	-	14,825	(14,825)	-	14,825	On track	8 - Final stages	C/F from 2023FY. Underspend in PY.
Les Lilleyman - upgrade in-ground irrigation system and electrical cabinet	-	-	42,065	(42,065)	-	42,065	On track	8 - Final stages	C/F from 2023FY. Underspend in PY.
Road Maintenance Programs – MRRG									
Annual MRRG Program - bgt to be split	119,963	-	-	-	18,774	18,774	On track	2 - Scope being prepared	
MRRG - ANZAC Road (Sasse Av RAB)	63,136	-	1,158	(1,158)	30,730	31,888	On track	7 - In progress	
MRRG - Brady St (A) - Powis St to Tasman	200,049	-	11,066	(11,066)	205,324	216,389	On track	7 - In progress	
MRRG - Loftus St NB (A) - Leederville Pde to Vincent St	247,921	-	51,204	(51,204)	36,320	87,524	On track	8 - Final stages	
MRRG - Loftus St SB (B) - Leederville Pde to Vincent St	310,500	-	70,460	(70,460)	48,332	118,792	On track	8 - Final stages	
MRRG - Lord St - Harold St to Walcott St	168,431	-	25,706	(25,706)	72,697	98,403	On track	8 - Final stages	
Fitzgerald St (2) - Newcastle to Carr	-	-	3,405	(3,405)	5,979	9,384	Completed	9 - Completed (within budget)	23FY carried forward project
Beaufort St (2) - Bulwer to Lincoln	-	-	9,555	(9,555)	8,472	18,026	Completed	10 - Completed (over budget)	23FY carried forward project
Beaufort St (1) Fore to Brisbane	-	-	5,787	(5,787)	9,555	15,342	Completed	10 - Completed (over budget)	23FY carried forward project
Road Maintenance Programs – Local Road Program									
Annual Local Roads Program - bgt to be split	1,633,933	-	9,821	(9,821)	5,800	15,621	On track	4 - In design	

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LRP - Albert Street – Barnet Street to Charles Street	-	-	-	-	-	-	On track	4 - In design	
LRP - Amy Street - Lake Street to End	-	-	-	-	-	-	On track	4 - In design	
LRP - Barnert Street - Bourke Street to Barnet Place	-	-	-	-	-	-	On track	4 - In design	
LRP - Barnet Place - Barnet Street to Cul-De-Sac	-	-	2,893	(2,893)	-	2,893	On track	4 - In design	
LRP - Blake Street - Norham Street to Walcott Street	-	-	5,398	(5,398)	-	5,398	On track	4 - In design	
LRP - Bondi Street - Cul-De-Sac to Matlock Street	-	-	-	-	-	-	On track	4 - In design	
LRP - Chamberlain Street - Loftus Street to Pennant Street	-	-	-	-	-	-	On track	4 - In design	
LRP - Dunedin Street - Woodstock Street to Scarborough Beach Road	-	-	-	-	-	-	On track	4 - In design	
LRP - Haley Avenue - Bruce Street to Richmond Street	-	-	-	-	-	-	On track	4 - In design	
LRP - Hardy Street - Howlett Street to Scarborough Beach Road	-	-	-	-	-	-	On track	4 - In design	
LRP - Howlett Street - Pennant Street to Charles Street	-	-	-	-	-	-	On track	4 - In design	
LRP - Kadina Street - Barnet Place to Charles Street	-	-	-	-	-	-	On track	4 - In design	
LRP - Macedonia Place - Albert Street to Cul-De-Sac	-	-	3,208	(3,208)	740	3,948	On track	4 - In design	
LRP - Melrose Street - Oxford Street to End	-	-	-	-	15,000	15,000	On track	4 - In design	
LRP - Pennant Street - Kadina Street to Scarborough Beach Road	-	-	-	-	-	-	On track	4 - In design	
LRP - Richmond Street - Oxford Street to Leicester Street	-	-	2,214	(2,214)	26,595	28,809	On track	4 - In design	
LRP - Stuart Street - Fitzgerald Street to Lake Street	-	-	-	-	-	-	On track	4 - In design	
LRP - Tay Place - Albert Street to Kadina Street	-	-	260	(260)	740	1,000	On track	4 - In design	
LRP - The Boulevard - Britannia Road to Anzac Road	-	-	-	-	-	-	On track	4 - In design	
LRP - View Street to Alma Road	-	-	-	-	11,000	11,000	On track	4 - In design	
LRP - Stamford Street – Melrose Street to Freeway off Ramp	-	-	-	-	-	-	On track	4 - In design	
Guildford Rd - Walcott to East Parade	-	-	11,506	(11,506)	19,132	30,637	Completed	9 - Completed (within budget)	23FY carried forward project
Parks Greening Plan Program									
Greening program - Robertson Park	50,000	-	-	-	-	-	On track	7 - In progress	
Greening plan	261,550	60,000	43,603	16,397	36,311	79,914	On track	4 - In design	Litis Stadium underpass landscaping completed.
Traffic Management Improvements						-			
Britannia Road Improvements	40,000	-	-	-	-	-	On track	4 - In design	
Minor Traffic Management Improvements	124,339	-	3,010	(3,010)	12,715	15,725	On track	7 - In progress	
Harold and Lord St Intersection	22,850	-	-	-	-	-	On track	1 - Not started	
Alma/Claverton Local Area Traffic Management	-	-	421	(421)	50,532	50,953	Completed	10 - Completed (over budget)	23FY carried forward project
Parks Playground / Exercise Equipment Upgrade & Renewal Program									
Weld Square - replace basketball backboards	10,000	-	6,800	(6,800)	-	6,800	On track	7 - In progress	Installation October
Kyilla Park - soft fall replacement	60,000	30,000	-	30,000	59,200	59,200	On track	7 - In progress	Installation late October/early November
Braithwaite Park - playground and soft fall replac (south)	150,000	-	1,250	(1,250)	-	1,250	On track	5 - Procurement	RFQ evaluation completed. Selection form to be approved
Ellesmere/Matlock St Res - repl playground soft fall	10,000	10,000	-	10,000	-	-	On track	2 - Scope being prepared	Scope to be revised
Menzies Park - replace playground soft fall	50,000	20,000	-	20,000	55,700	55,700	On track	7 - In progress	Installation November
Ellesmere Street Reserve - replace playground soft fall	80,000	40,000	-	40,000	68,540	68,540	On track	7 - In progress	Installation late October/early November
Ellesmere Street Reserve - replace playground shade sails	18,000	18,000	-	18,000	13,875	13,875	On track	7 - In progress	Installation November
Cricket Wicket Renewal Program	25,000	25,000	23,140	1,860	-	23,140	Completed	9 - Completed (within budget)	Completed - Asset addition form TBC
Parks Infrastructure Upgrade & Renewal Program									
Smith`s Lake - resurfacing of boardwalk	25,000	25,000	-	25,000	4,300	4,300	On track	7 - In progress	Additional budget required MYBR due to unforseen structual issues
Street / POS furniture renewal - Town Centres	5,000	-	1,744	(1,744)	2,093	3,837	On track	1 - Not started	-
Hyde Street Reserve - replace Gazebo	10,000	10,000	-	10,000	4,920	4,920	On track	7 - In progress	Works in progress
Parks Infrastructure Upgrade & Renewal - BBQ provision	45,000	40,000	33,872	6,128	-	33,872	Completed	9 - Completed (within budget)	Completed
Hyde Park - Renewal of path lighting poles	-	-	75,910	(75,910)	-	75,910	Completed	9 - Completed (within budget)	Completed
Accessible City Strategy Implementation Program									
Wayfinding Implementation Plan - Stage 1	198,000	70,000	28,700	41,300	42,720	71,420	On track	5 - Procurement	
Gully Soak-well and Minor Drainage Improvement Program									
Mt Hawthorn West Drain Improv – Stage 1	40,000	-	-	-	40,000	40,000	On track	7 - In progress	
Gully Soak Well Program	134,710	-	8,527	(8,527)	1,415	9,943	On track	7 - In progress	
Minor Drainage Improvement Program	639,838	-	21,819	(21,819)	335,314	357,133	On track	7 - In progress	Drainage study to be conducted - approximately 6 months

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Road Maintenance Programs – State Black Spot									
State Black Spot Programs scheduled annually	-	-	-	-	-	-	On track	4 - In design	
Blackspot - Fitzgerald/Lawley, West Perth	74,940	-	9,576	(9,576)	2,756	12,332	On track	8 - Final stages	Conditional delivery in December 2023
Blackspot - Fitzgerald/Forrest, North Perth	36,690	-	-	-	1,734	1,734	On track	6 - In external / stakeholder consultation	Conditional delivery in December 2023
Blackspot - Broome/Wright, Highgate	248,400	-	-	-	19,784	19,784	On track	4 - In design	Extension received from Main Roads due to Western Power
Blackspot - Intersection of Beaufort and Harold Street	150,000	-	-	-	-	-	Cancelled		Project not going ahead after community consultation
Blackspot - Brady Street & Tasman Street	80,000	-	-	-	-	-	On track	4 - In design	
William/Forrest - instal traffic island on eastern leg of Forrest St and provide additional STOP sign	-	-	854	(854)	-	854	Completed	9 - Completed (within budget)	23FY carried forward project
Road Maintenance Programs – Roads to Recovery									
Annual Roads to Recovery Program - bgt to be split	233,740	-	-	-	-	-	On track	4 - In design	
R2R - Brentham Street - Egina and Raglan	-	-	-	-	-	-	On track	4 - In design	
R2R - Egina Street - Scarborough Beach Road to Berryman Street	-	-	-	-	710	710	On track	4 - In design	
Car Parking Upgrade/RenewalProgram									
Accessibility audits and proposed project implementation	50,000	-	-	-	-	-	On track	2 - Scope being prepared	
Macedonia Place Car Park	50,000	-	39,695	(39,695)	-	39,695	On track	8 - Final stages	
ASeTTS Car Park - 286 Beaufort Street	20,000	-	-	-	-	-	On track	4 - In design	
Access and Inclusion (DAIP) – ACROD Parking Improve Program	60,000	-	-	-	-	-	On track	7 - In progress	Audit has been completed. Preparing for analysis of the audit and costings to implement
Minor Capital Improv of City Car Parks (General Provision)	37,000	-	6,435	(6,435)	8,251	14,687	On track	4 - In design	
Public Open Space Strategy Implementation Plan									
Birdwood Square - Public Toilets	294,000	-	-	-	-	-	On track	2 - Scope being prepared	
Public Open Space Strategy Implementation	30,000	10,000	1,750	8,250	-	1,750	On track	7 - In progress	Park furniture being purchased
Parks Lighting Renewal Program									
Lighting Renewal Program - General Provision	50,000	20,000	15,036	4,964	2,673	17,709	On track	2 - Scope being prepared	Projects being prioritised to seek quotes
Community Safety Initiatives									
Laneway Lighting Program	120,000	-	7,950	(7,950)	15,930	23,880	On track	5 - Procurement	Laneways have been identified and quotes being sought
Banks Reserve Master Plan Implementation									
Walter`s Brook Crossing	200,000	-	6,879	(6,879)	2,921	9,800	On track	2 - Scope being prepared	
Footpath Upgrade and Renewal Program									
Footpath Upgrade and Renewal Program	269,682	-	7	(7)	-	7	On track	4 - In design	
Haynes Street Reserve Development Plan Implementation									
Haynes St Reserve Development Plan 1 & 2	147,841	47,841	130	47,711	15,669	15,800	On track	7 - In progress	
Rights of Way Rehabilitation Program									
Rights of Way Rehab Program	173,000	-	208,982	(208,982)	55,591	264,574	On track	8 - Final stages	Ongoing works
Parks Eco-Zoning Program									
Jack Marks Reserve - Eco-zoning	10,000	-	-	-	-	-	On track	4 - In design	Designs to be developed for consultation.
Blackford Street Reserve - Eco-zoning	10,000	-	-	-	-	-	On track	4 - In design	Designs to be developed for consultation.
Monmouth Street	8,136	-	-	-	-	-	On track	6 - In external / stakeholder consultation	On hold pending review of POS options in area
Charles Veryard Reserve - Eco-zoning	-	-	1,404	(1,404)	4,441	5,845	Completed	10 - Completed (over budget)	23FY carried forward project - Completed.

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WO Name	Original Budget 2024FY	YTD Budget	YTD Actual	YTD Variance	Commitment	TOTAL (YTD Actual + Commitment	Status	Stage	Commentary
Parks Pathways Renewal Program									
Redfern/Norham St Res - re-asphalt existing bitumen pathways	5,000	-	-	-	-	-	On track	1 - Not started	To commence
Tony Di Scerni Pathway - re-asphalt existing bitumen pathways	100,000	100,000	29,117	70,883	52,110	81,227	On track	8 - Final stages	Awaiting final invoices
Car Parking Upgrade/Renewal Program									
HBF Stadium Car Park	49,250	-	-	-	-	-	On track	4 - In design	Overlay will be done after FIFA Women's World Cup.
Bus Shelter Replacement and Renewal Program									
Bus Shelters - Replace & Upgrade	86,651	-	19,552	(19,552)	-	19,552	On track	4 - In design	To refer to Bus Shelter Program. Various Works
Parks Playground / Exercise Equipment Upgrade & Renewal Program									
Ivy Park - upgrade/repl playground equipment	89,934	89,934	90,187	(253)	-	90,187	Completed	10 - Completed (over budget)	
Lynton St Res - Renew/rep playground equipment	79,932	79,932	80,000	(68)	-	80,000	Completed	10 - Completed (over budget)	
Charles Veryard Res - Replacl playground	59,904	59,904	60,000	(96)	-	60,000	Completed	10 - Completed (over budget)	
Street Lighting Renewal Program									
Beaufort St - Art Deco Median Lighting Renewal	127,000	-	-	-	-	-	On track	1 - Not started	Lights audit to be conducted
Street Lighting Upgrade Program	91,843	-	-	-	1,208	1,208	On track	1 - Not started	Lights audit to be conducted
Skate Space at Britannia Reserve									
Mt Hawt Skate Park - Youth Skate Facility (Election Commitment)	311,353	180,000	6,200	173,800	319,226	325,426	On track	5 - Procurement	Procurement completed. In design phase
North Perth Town Centre Place Plan									
Tree Up Lighting	60,000	-	-	-	-	-	On track	3 - In planning	RAC grant unsuccessful. Developing project scope
Bicycle Network									
Bicycle Network - Travel Smart Actions	10,500	-	-	-	-	-	On track	2 - Scope being prepared	
Bicycle Network	150,000	-	-	-	3,990	3,990	On track	4 - In design	Scope and modelling to be conducted
Infrastructure Assets Total	**9,946,016**	**1,135,611**	**1,107,034**	**28,577**	**2,107,252**	**3,214,285**			
Grand Total	**19,131,500**	**2,694,310**	**2,547,744**	**146,566**	**6,225,104**	**8,772,848**			

Summary	Original Budget	YTD Budget	YTD Actual	Remaining Budget
	$	$	$	%
Land and Buildings	4,938,446	1,290,199	833,631	83.12%
Furniture and Equipment	1,249,198	248,500	323,753	74.08%
Plant and Equipment	2,997,840	20,000	283,327	90.55%
Infrastructure Assets	9,946,016	1,135,611	1,107,034	88.87%
Total	**19,131,500**	**2,694,310**	**2,547,744**	**86.68%**

Funding	Original Budget	YTD Budget	YTD Actual	Remaining Budget
	$	$	$	%
Own Source Funding - Municipal	8,562,929	716,302	1,338,100	84.4%
Cash Backed Reserves	5,934,019	1,978,008	1,003,309	83.1%
Capital Grants, Contributions and Loans	3,703,747	-	206,335	94.4%
Other (Disposals/Trade In)	930,805	-	-	100.0%
Total	**19,131,500**	**2,694,310**	**2,547,744**	**86.68%**

CITY OF VINCENT

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NOTE 5 - CASH BACKED RESERVES
AS AT 31 OCTOBER 2023

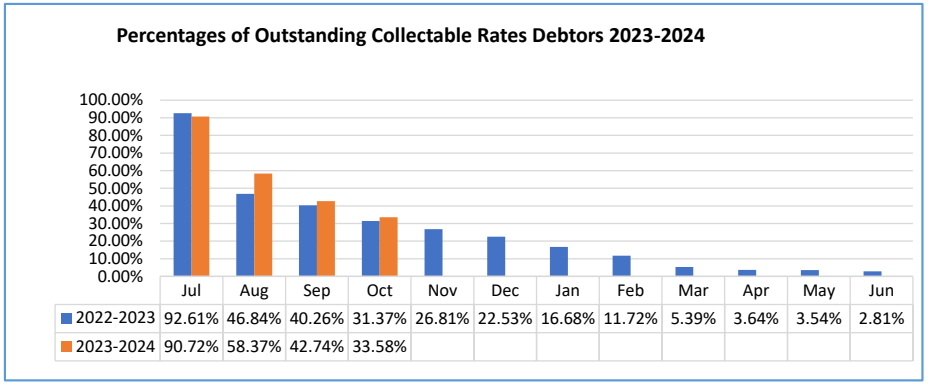
Reserve Particulars	Budget Opening Balance 01/07/2023	Actual Opening Balance 01/07/2023	Budget Transfers to Reserve 31/10/2023	YTD Actual Transfers to Reserve 31/10/2023	Budget Interest Earned 31/10/2023	YTD Actual Interest Earned 31/10/2023	Budget Transfers from Reserve 31/10/2023	YTD Actual Transfers from Reserve 31/10/2023	Budget Closing Balance 31/10/2023	Actual Closing Balance 31/10/2023
	$	$	$	$	$	$	$	$	$	$
Asset Sustainability Reserve	7,368,624	7,263,661	1,118,112	1,591,054	41,692	96,223	(1,490,836)	(881,440)	7,037,592	8,069,498
Beatty Park Leisure Centre Reserve	308,340	251,425	0	0	1,488	3,434	(28,332)	(3,775)	281,496	251,084
Cash in Lieu Parking Reserve	1,200,761	1,278,592	5,260	0	2,920	6,739	(259,500)	(90,446)	949,441	1,194,885
Hyde Park Lake Reserve	165,950	165,950	0	0	1,108	2,557	0	0	167,058	168,507
Land and Building Acquisition Reserve	307,816	307,816	0	0	2,052	4,736	0	0	309,868	312,552
Leederville Oval Reserve	71,705	71,705	0	0	480	1,108	0	0	72,185	72,813
Loftus Community Centre Reserve	141,125	142,550	0	0	940	2,169	0	0	142,065	144,719
Loftus Recreation Centre Reserve	232,511	244,631	21,680	22,530	1,984	4,579	0	0	256,175	271,741
Office Building Reserve - 246 Vincent Street	212,455	205,855	0	0	1,416	3,268	0	0	213,871	209,123
Parking Facility Reserve	109,375	109,375	0	0	728	1,680	0	0	110,103	111,055
Percentage For Public Art Reserve	268,947	284,947	0	0	312	720	(74,000)	(27,518)	195,259	258,149
Plant and Equipment Reserve	131	131	0	0	0	0	0	0	131	131
POS reserve - General	652,650	744,726	266,664	782,195	9,372	21,630	(15,948)	0	912,738	1,548,552
POS reserve - Haynes Street	88,049	88,604	13,504	13,506	192	443	(33,332)	(130)	68,413	102,423
State Gymnastics Centre Reserve	129,617	115,922	4,300	4,331	952	2,197	0	0	134,869	122,450
Strategic Waste Management Reserve	30,089	30,089	76,708	228,176	1,736	4,007	0	0	108,533	262,272
Tamala Park Land Sales Reserve	3,273,250	3,271,415	555,556	0	32,952	76,052	0	0	3,861,758	3,347,467
Underground Power Reserve	2,448,925	2,433,151	0	0	16,336	37,703	0	0	2,465,261	2,470,853
Waste Management Plant and Equipment Reserve	228,176	228,176	0	0	0	0	(76,060)	(228,176)	152,116	0
	17,238,497	**17,238,721**	**2,061,784**	**2,641,792**	**116,660**	**269,246**	**(1,978,008)**	**(1,231,485)**	**17,438,933**	**18,918,273**

CITY OF VINCENT
NOTE 6 - RECEIVABLES (RATING & OTHER DEBTORS)
FOR THE MONTH ENDED 31 OCTOBER 2023

CITY OF VINCENT

Rates Outstanding

	Total
Balance from Previous Year	623,048
Rates Levied - Initial	42,045,635
Rates Levied - Interims	203,147
Rates Waived	(119,626)
Non Payment Penalties	440,704
Other Rates Revenue	178,463
Total Rates Collectable	**43,371,371**
Outstanding Rates	14,997,901
ESL Debtors	593,783
Pensioner Rebates Not Yet Claimed	443,547
ESL Rebates Not Yet Claimed	19,162
Deferred Rates Debtors	(141,838)
Current Rates Outstanding	**15,912,555**



	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
2022-2023	92.61%	46.84%	40.26%	31.37%	26.81%	22.53%	16.68%	11.72%	5.39%	3.64%	3.54%	2.81%
2023-2024	90.72%	58.37%	42.74%	33.58%								

Receivable - Other Debtors

DESCRIPTION	30 Days	60 Days	90 Days	OVER 90 DAYS	BALANCE
	$	$	$	$	$
DEBTOR CONTROL - HEALTH LICENCES	(753)	495	1,018	137,927	138,687
DEBTOR CONTROL - CASH IN LIEU CAR PARKING	0	0	0	192,308	192,308
DEBTOR CONTROL - PROPERTY INCOME	8,719	4,663	6,319	3,832	23,533
DEBTOR CONTROL - RECOVERABLE WORKS	1,325	0	0	(395)	930
DEBTOR CONTROL - OTHER	1,155	25,573	776	680,142	707,646
DEBTOR CONTROL - PLANNING SERVICES FEES	44	46	0	255	345
DEBTOR CONTROL - GST	0	(30,963)	12,779	18,181	(3)
DEBTOR CONTROL - INFRINGEMENT	183,570	90,856	83,220	864,011	1,221,656
PROVISION FOR DOUBTFUL DEBT (CURRENT)	0	0	0	(219,546)	(219,546)
IMPAIRMENT OF RECEIVABLES	0	0	0	(218,023)	(218,023)
TOTAL DEBTORS OUTSTANDING AS AT 31/10/2023	**194,060**	**90,670**	**104,113**	**1,458,691**	**1,847,534**
	10.5%	**4.9%**	**5.6%**	**79.0%**	**100.0%**
ACCRUED INCOME					128,130
ACCRUED INTEREST					832,901
PREPAYMENTS					2,008,971
TOTAL TRADE AND OTHER RECEIVABLES					**4,817,535**

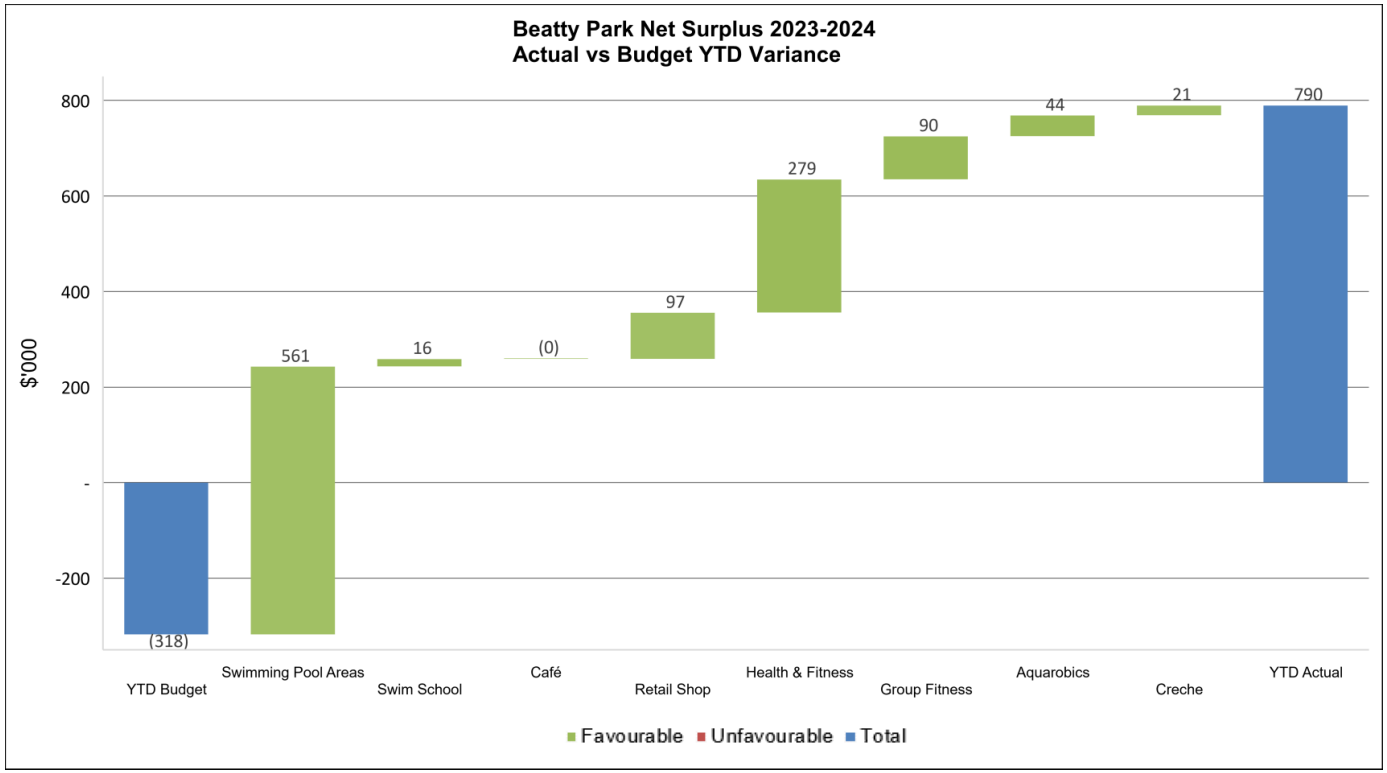
CITY OF VINCENT

CITY OF VINCENT
NOTE 7 - BEATTY PARK LEISURE CENTRE FINANCIAL POSITION
AS AT 31 OCTOBER 2023

	Original Budget 2023/24 $	YTD Budget Oct-23 $	YTD Actuals Oct-23 $	YTD Actuals Oct-22 $	Month Actuals Oct-23 $	Month Actuals Oct-22 $
ADMINISTRATION						
Revenue	0	0	(0)	(231,000)	(92,808)	(80,804)
Expenditure	0	0	0	230,799	92,808	80,604
Surplus/(Deficit)	**0**	**0**	**(0)**	**(200)**	**0**	**(200)**
SWIMMING POOLS AREA						
Revenue	2,550,517	729,575	957,477	803,026	290,806	240,617
Expenditure	(4,669,839)	(1,534,390)	(1,201,286)	(1,437,049)	(349,883)	(626,539)
Surplus/(Deficit)	**(2,119,322)**	**(804,815)**	**(243,809)**	**(634,023)**	**(59,076)**	**(385,922)**
SWIM SCHOOL						
Revenue	2,038,129	759,399	841,625	737,947	204,451	181,970
Expenditure	(1,464,155)	(455,302)	(521,623)	(412,857)	(131,998)	(120,727)
Surplus/(Deficit)	**573,974**	**304,097**	**320,001**	**325,090**	**72,453**	**61,243**
CAFÉ						
Revenue	0	0	0	0	0	0
Expenditure	0	0	(0)	(0)	(0)	0
Surplus/(Deficit)	**0**	**0**	**(0)**	**(0)**	**(0)**	**0**
RETAIL SHOP						
Revenue	726,402	197,458	213,792	194,949	67,407	67,646
Expenditure	(588,477)	(181,308)	(100,616)	(140,520)	(28,062)	(55,652)
Surplus/(Deficit)	**137,925**	**16,150**	**113,176**	**54,429**	**39,345**	**11,995**
HEALTH & FITNESS						
Revenue	2,109,626	690,295	917,740	754,297	256,304	212,759
Expenditure	(1,408,461)	(461,705)	(410,094)	(426,060)	(108,659)	(149,918)
Surplus/(Deficit)	**701,165**	**228,590**	**507,646**	**328,237**	**147,644**	**62,841**
GROUP FITNESS						
Revenue	746,431	245,924	314,418	266,973	86,872	76,887
Expenditure	(726,034)	(241,217)	(219,395)	(244,482)	(66,878)	(100,656)
Surplus/(Deficit)	**20,397**	**4,707**	**95,023**	**22,491**	**19,994**	**(23,768)**
AQUAROBICS						
Revenue	300,112	98,178	125,531	110,211	34,997	33,908
Expenditure	(222,042)	(71,377)	(55,224)	(62,441)	(15,312)	(22,888)
Surplus/(Deficit)	**78,070**	**26,801**	**70,307**	**47,770**	**19,685**	**11,020**
CRECHE						
Revenue	79,938	26,585	35,473	28,289	9,855	8,323
Expenditure	(377,494)	(120,298)	(108,107)	(89,201)	(29,835)	(30,867)
Surplus/(Deficit)	**(297,556)**	**(93,713)**	**(72,633)**	**(60,913)**	(19,980)	(22,544)
Net Surplus/(Deficit)	**(905,347)**	**(318,183)**	**789,711**	**82,880**	**220,065**	**(285,335)**
Less: Depreciation	(1,446,544)	(482,180)	0	(349,053)	**0**	(349,053)
Surplus/(Deficit)	**541,197**	**163,997**	**789,711**	**431,934**	**220,065**	**63,719**

CITY OF VINCENT
NOTE 7 - STATEMENT OF FINANCIAL ACTIVITY
BY SERVICE - GRAPH
AS AT 31 OCTOBER 2023

CITY OF VINCENT



7.2 AUTHORISATION OF EXPENDITURE FOR THE PERIOD 01 OCTOBER 2023 TO 31 OCTOBER 2023

Attachments:
1. **October 2023 Payments by EFT and Payroll**
2. **October 2023 Payments by Direct Debit**
3. **October 2023 Payments by Cheques**

RECOMMENDATION:

That Council RECEIVES the list of accounts paid under delegated authority for the period 1 October 2023 to 31 October 2023 as detailed in Attachments 1, 2 and 3 as summarised below:

EFT payments, including payroll	$5,513,607.25
Cheques	$689.55
Direct debits, including credit cards	$139,208.30
Total payments for August 2023	**$5,653,505.10**

PURPOSE OF REPORT:

To present to Council the list of expenditure and accounts paid for the period 1 October 2023 to 31 October 2023.

BACKGROUND:

Council has delegated to the Chief Executive Officer (Delegation No. 2.2.18) the power to make payments from the City's Municipal and Trust funds.

In accordance with *Regulation 13(1)* of the *Local Government (Financial Management) Regulations 1996* a list of accounts paid by the Chief Executive Officer is to be provided to Council, where such delegation is made.

The list of accounts paid must be recorded in the minutes of the Council Meeting.

DETAILS:

The Schedule of Accounts paid for the period 1 October 2023 to 31 October 2023, covers the following:

FUND	CHEQUE NUMBERS/ BATCH NUMBER	AMOUNT
Municipal Account (Attachment 1, 2 and 3)		
EFT Payments	**2988-2998**	**$4,055,399.14**
Payroll by Direct Credit	**October 2023**	**$1,458,208.11**
Sub Total		**$5,513,607.25**
Cheques		
Cheques		$689.55
Sub Total		**$689.55**

Direct Debits (including Credit Cards)

Lease Fees	$21,243.37
Loan Repayments	$78,434.41
Bank Charges – CBA	$24,357.67
Credit Cards	$15,172.85
Sub Total	**$139,208.30**
Total Payments	**$5,653,505.10**

CONSULTATION/ADVERTISING:

Not applicable.

LEGAL/POLICY:

Regulation 12(1) and (2) of the *Local Government (Financial Management) Regulations 1996:*

"12. Payments from municipal fund or trust fund, restrictions on making

(1) A payment may only be made from the municipal fund or the trust fund —

- *if the local government has delegated to the CEO the exercise of its power to make payments from those funds — by the CEO; or*
- *otherwise, if the payment is authorised in advance by a resolution of Council.*

(2) Council must not authorise a payment from those funds until a list prepared under regulation 13(2) containing details of the accounts to be paid has been presented to Council."

Regulation 13(1) and (3) of the *Local Government (Financial Management) Regulations 1996:*

"13. Lists of Accounts

(1) If the local government has delegated to the CEO the exercise of its power to make payments from the municipal fund or the trust fund, a list of accounts paid by the CEO is to be prepared each month showing for each account paid since the last such list was prepared –

- *the payee's name;*
- *the amount of the payment;*
- *the date of the payment; and*
- *sufficient information to identify the transaction.*

(2) A list prepared under sub regulation (1) is to be —

- *presented to Council at the next ordinary meeting of Council after the list is prepared; and*
- *recorded in the minutes of that meeting."*

RISK MANAGEMENT IMPLICATIONS

Low: Management systems are in place that establish satisfactory controls, supported by the internal and external audit functions. Financial reporting to Council increases transparency and accountability.

STRATEGIC IMPLICATIONS:

This is in keeping with the City's *Strategic Community Plan 2022-2032*:

Innovative and Accountable

Our resources and assets are planned and managed in an efficient and sustainable manner.

Our community is aware of what we are doing and how we are meeting our goals.

Our community is satisfied with the service we provide.

We are open and accountable to an engaged community.

SUSTAINABILITY IMPLICATIONS:

Expenditure covered in this report includes various projects, programs, services and initiatives that contribute to protecting/enhancing the City's built and natural environment and to improving resource efficiency.

PUBLIC HEALTH IMPLICATIONS:

Expenditure covered in this report includes various projects, programs and services that contribute to the priority health outcomes within the City's *Public Health Plan 2020-2025*.

FINANCIAL/BUDGET IMPLICATIONS:

All municipal fund expenditure included in the list of payments is in accordance with Council's annual budget.

Authorisation of Expenditure for the Period
01/10/2023 to 31/10/2023

Date	Payee	Description	Amount
06/10/2023	1010 Performers	Donation to 1010 Performers	$ 125.00
20/10/2023	22 Enterprises	Hire of venue - Garden Comp Awards Night Booking	$ 4,050.00
20/10/2023	4Park Pty Ltd t/as Forpark Australia	Supply & install new playground equipment IvyPark	$ 99,000.00
06/10/2023	A Austin	Fitness instructor fee	$ 841.00
20/10/2023	A Blundell	Partial refund of dog registration	$ 75.00
06/10/2023	A Fink	Fitness instructor fee	$ 530.55
06/10/2023	A J Klobas	Partial refund of dog registration	$ 150.00
06/10/2023	A Kolkova	Partial refund of dog registration	$ 30.00
20/10/2023	A Mander	Refund part membership fee - BPLC	$ 141.70
20/10/2023	A T Kirkwood	Refund of infrastructure bond	$ 3,500.00
06/10/2023	A Team Printing	Printing services - Health & Fitness	$ 1,855.70
20/10/2023	A Team Printing	Printing services - Swim School Pads	$ 1,135.20
20/10/2023	A Thorpe	Part refund of Beatty Park Leisure Centre fees	$ 83.98
06/10/2023	A V ChaiO F Wasse	Partial refund of dog registration	$ 150.00
03/10/2023	A&E Wilmot Superfund	Superannuation	$ 103.03
06/10/2023	ABC Distributors WA	Interleaved Hand Towel	$ 2,065.14
06/10/2023	Abel Property	Rates Refund	$ 1,446.58
20/10/2023	Access Icon Pty Ltd	Supply of trafficable covers	$ 23,064.91
20/10/2023	Adam Cruickshank	Transportation of public artwork to Titan storage, Arts rebound for CDP Leederville, Leederville Public Artwork storage Titan Storage	$ 3,735.93
06/10/2023	Addstyle Constructions Pty Ltd	Refund of infrastructure bond	$ 6,000.00
20/10/2023	Addstyle Constructions Pty Ltd	Refund of infrastructure bond	$ 3,000.00
06/10/2023	Agserv	Purchase anti coagulants pest control	$ 335.50
20/10/2023	Air Roofing Co Pty Ltd	Refund of infrastructure bond	$ 1,000.00
20/10/2023	Alchemy Saunas Pty Ltd	Sauna monthly rental - September 23	$ 2,860.00
20/10/2023	Alinta Energy	Gas charges - Mt Hawthorn Community centre	$ 177.75
20/10/2023	Allstate Kerbing and Concrete	Kerbing services - Agnov st, Vine st, Albert st , Charles st	$ 40,946.68
06/10/2023	Allstate Kerbing and Concrete	Kerbing Services - 24 Burt St, 183 Scarborough rd	$ 4,015.33
20/10/2023	Alsco Pty Ltd	Door mats - BPLC	$ 1,508.90
20/10/2023	Ampol Australia Petroleum Pty Ltd	Fuel & Oils	$ 29,883.65
06/10/2023	AMS Technology Group Pty Ltd	Programmed preventative maintenance BPLC	$ 5,063.66
20/10/2023	Anna Cappelletta	Fitness instructor fee	$ 2,965.00

20/10/2023	APARC	CMS licence fee - 21 meters and Ticketor Mobile LPR	$	5,407.71
06/10/2023	APARC	Credit card test transactions - August 23	$	8.10
06/10/2023	Aqua Lung Australia Pty Ltd	Merchandise for resale- BPLC	$	1,281.43
20/10/2023	Aqueo Import & Distribution Pty Ltd	Merchandise for resale- BPLC	$	925.98
06/10/2023	Aranmore Catholic College	Donation Student citizenship award	$	250.00
06/10/2023	ARMA Group Holdings Pty Ltd	Debt collection recovery- Health Service June 23	$	155.68
20/10/2023	ARMA Group Holdings Pty Ltd	Debt collection recovery- Health Service - September 23	$	11.28
20/10/2023	Arts Hub Australia Pty Ltd	Organisation membership September 2023 to September 2024	$	385.00
20/10/2023	Asphaltech Pty Ltd	Asphalt supplies - various locations	$	24,912.49
06/10/2023	Assure Property Group	Rates Refund	$	1,809.00
06/10/2023	ATI-Mirage	Training course -Micorsoft365 Staff 14 September 2023	$	422.10
06/10/2023	Atom Supply	Supply of small and large cable ties	$	1,994.52
06/10/2023	Auslan Inspired	Training facilitation deaf awareness 21 October 2023	$	270.00
06/10/2023	Australia Post	Postage charges August 23	$	6,101.79
06/10/2023	Australian HVAC Services Pty Ltd	Air-conditioning maintenance- Various Locations	$	3,371.51
10/10/2023	Australian Services Union	Payroll Deduction	$	185.50
25/10/2023	Australian Services Union	Payroll Deduction	$	185.50
06/10/2023	Australian Swim Schools Association	Yearly Swim School membership 8 June 2023 to 8 June 2024	$	549.00
25/10/2023	Australian Taxation Office	Payroll Deduction	$	232,460.00
10/10/2023	Australian Taxation Office	Payroll Deduction	$	225,755.00
06/10/2023	Award Contracting	Locating services Britannian Reseve & Forrest Park	$	836.00
20/10/2023	Award Contracting	Locating services - Charles Veryard Rese	$	418.00
20/10/2023	B A Worrall	Rebate for purchase of reusable sanitary products	$	31.45
06/10/2023	B Williams	Refund of infrastructure bond	$	3,000.00
06/10/2023	BCITF Building & Construction Industry Training	Levy collection September 23	$	5,913.90
06/10/2023	Beatty Park Physiotherapy Pty Ltd	Pilates classes - September 23	$	720.00
20/10/2023	Benara Nurseries	Supply of plants	$	1,383.25
20/10/2023	Blackburne Property Group	Rates Refund	$	858.47
06/10/2023	Blackwoods	Gloves supplies	$	3,321.66
20/10/2023	Blackwoods	Hardware supplies	$	157.08
20/10/2023	BOC Limited	Medical Oxygen Supplies	$	850.89
06/10/2023	Boral Construction Materials Group Limited	Supply of Concrete	$	1,639.18
06/10/2023	Boyan Electrical Services	Electrical services - Thompson Street	$	8,745.00
20/10/2023	Bridgestone Australia Ltd	Tyre services	$	547.36
20/10/2023	Briskleen Supplies Pty Ltd	Toiletry and cleaning products - BPLC	$	2,600.75
06/10/2023	Briskleen Supplies Pty Ltd	Toiletry and cleaning products - BPLC	$	1,095.45

20/10/2023	Bronze Penny Pty Ltd	Refund of infrastructure bond	$	5,000.00
20/10/2023	Bucher Municipal Pty Ltd	Plant repairs and maintenance	$	2,010.44
06/10/2023	Bucher Municipal Pty Ltd	Plant repairs and maintenance	$	1,510.69
02/10/2023	Budo Group Pty Ltd	Refurbishment - North Perth Town Hall Claim 4	$	159,567.16
06/10/2023	Bug Busters	Treatment for Bees in street tree on Cowle street	$	198.00
06/10/2023	Building Development Group Constructions Pty Ltd	Refund of infrastructure bond	$	5,000.00
20/10/2023	Building Surveying Solutions Pty Ltd	CBC site inspection picnic shelter- Banks reserve	$	990.00
20/10/2023	Bunnings Trade	Dewlt batteries and charge - Parks	$	820.03
06/10/2023	Bunnings Trade	Hardware supplies	$	714.87
20/10/2023	C Beasley	Fitness instructor fee	$	315.00
06/10/2023	C Beasley	Fitness instructor fee	$	248.00
06/10/2023	C De Souza	Refund of grounds bond	$	500.00
20/10/2023	C Donkin	Rebate for purchase of reusable sanitary products	$	48.00
20/10/2023	C Kosick	Reimburement for milk and other expenses	$	117.79
06/10/2023	C M Roe	Refund of infrastructure bond	$	3,000.00
06/10/2023	C M Roe	Refund of infrastructure bond	$	275.00
20/10/2023	C Pendlebury	Crossover subsidy payment	$	490.00
20/10/2023	Caprice Constructions WA	Refund of infrastructure bond	$	2,000.00
06/10/2023	Casson Homes Inc	Refund of overpaid invoice 50146 - Health dept	$	30,987.00
20/10/2023	Catalina Regional Council	Account for GST payable and receivable Sept 23	$	16,512.22
20/10/2023	Choiceone Pty Ltd	Temporary staff - Senior administration Officer	$	43,422.01
06/10/2023	Choiceone Pty Ltd	Temporary staff - Parks	$	20,073.48
20/10/2023	City Of Perth	Building Archive Retrievals September 2023	$	98.16
06/10/2023	City of South Perth	Animal Care Facility Occupancy Cost FY 2023-24, Cat impound fee , Dog impound fee	$	6,517.50
06/10/2023	City of Stirling	Meals on Wheels - Sept 23 & Green waste tipping - September 23	$	964.68
25/10/2023	City of Vincent	Payroll Deduction	$	798.90
10/10/2023	City of Vincent	Payroll Deduction	$	692.38
25/10/2023	City of Vincent Staff Social Club	Payroll Deduction	$	463.00
10/10/2023	City of Vincent Staff Social Club	Payroll Deduction	$	454.00
06/10/2023	City Of Wanneroo	Tamala Park rates share FY 2023-2024	$	17,340.81
20/10/2023	Civica Pty Limited	Consulting services - Rates on demand -September23	$	346.50
06/10/2023	Civil Engineering Assignments	Design and Drafting assistance for Projects	$	1,331.00
20/10/2023	Civil Engineering Assignments	Assist with drafting projects	$	220.00
06/10/2023	Cleanaway	240L Residential recycling collection Aug23	$	40,177.51

06/10/2023	Cleanaway	Residential waste bin collection August 2023	$	39,537.78
06/10/2023	Cleanaway	Residential recycling collection August 2023	$	38,973.23
06/10/2023	Cleanaway	Customer Services reconcilliation August 2023	$	2,099.26
06/10/2023	Cleanaway	Customer Services reconciliations January 2023 & Febuary 2023	$	533.32
06/10/2023	Club 55 Travel	Bus hire - Seniors outing 20 September 2023	$	1,768.00
06/10/2023	Coates Hire Operations Pty Ltd	Hire of breaker	$	979.59
20/10/2023	Coates Hire Operations Pty Ltd	Hire of breaker	$	406.38
20/10/2023	Cobblestone Concrete Pty Ltd	Concrete path repairs - Berryman and Federation, The boulevard pram	$	28,491.91
06/10/2023	Cobblestone Concrete Pty Ltd	Concrete path repairs - Cnr Fitzerald & Newcastle	$	15,727.14
20/10/2023	Cockburn Cement Limited	Cement & Pallets	$	1,347.37
20/10/2023	Cohera-Tech Pty Ltd	People counting software Beatty Park and Library	$	11,806.60
06/10/2023	Commercial Aquatics Australia	Electrician to attend site and investigate BPLC, Supply and install wiper kit indoor pool , Replacement Chambers for Spa UV. Replacement Diaphragm and O Rings	$	4,642.00
20/10/2023	Commercial Aquatics Australia	Replacement Circulation pump for Spa - BPLC	$	2,593.80
06/10/2023	Compu-Stor	Off-site Storage and Digitisation	$	687.47
20/10/2023	Connect Call Centre Services	After hours calls service - September 2023	$	2,398.88
20/10/2023	Contraflow Pty Ltd	Traffic Management Loftus St MRRG rehabilitation 2	$	46,019.91
06/10/2023	Contraflow Pty Ltd	Traffic Management services - various	$	35,792.78
20/10/2023	Contraflow Pty Ltd	Concrete path repairs - Loftus street	$	30,623.79
20/10/2023	Contraflow Pty Ltd	Traffic Management various locations	$	22,384.07
06/10/2023	Contraflow Pty Ltd	Traffic Management services - Right way of closure	$	9,735.44
20/10/2023	Corsign WA Pty Ltd	Sign supplies - various	$	264.55
13/10/2023	Cr A Castle	Council meeting fee - October 23	$	3,264.17
13/10/2023	Cr Ashley Wallace	Council meeting fee - October 23	$	1,364.44
13/10/2023	Cr D Loden	Council meeting fee - October 23	$	1,364.44
13/10/2023	Cr J Hallett	Council meeting fee - October 23	$	3,264.17
13/10/2023	Cr Ron Alexander	Council meeting fee October 23	$	3,264.17
13/10/2023	Cr Ross Ioppolo	Council meeting fee - October 23	$	1,364.44
13/10/2023	Cr S Gontaszewski	Deputy Mayor meeting fees - October 23	$	2,294.69
13/10/2023	Cr Suzanne Worner	Council meeting fee - October 23	$	1,364.44
06/10/2023	CSE Crosscom Pty Ltd	Remove and install two way radio in new sweeper	$	939.93
20/10/2023	Cygnet West	The avenue & Frame Court Carpark -Stage 2 works	$	12,870.00
20/10/2023	D Dama	Fitness instructor fee	$	58.00
20/10/2023	D Gerrard	Reimbursement for staff leaving expenses	$	167.12
06/10/2023	Dalin Electrical Controls	Repairs to geothermal system - BPLC	$	2,134.69

20/10/2023	Daniel Bullen	Fitness instructor fee	$	2,866.00
06/10/2023	Department of Mines, Industry Regulation and Safety	Building services levy collection September 2023	$	9,585.36
10/10/2023	Department of Social Services	Payroll Deduction	$	849.16
25/10/2023	Department of Social Services	Payroll Deduction	$	849.16
06/10/2023	Devco Builders	Manitenance and repairs - various locations	$	41,628.90
20/10/2023	Devco Builders	Maintenance and repairs - various locations	$	33,704.32
20/10/2023	Donegan Enterprises Pty Ltd	Playground repairs & maintenance various location	$	14,399.00
06/10/2023	Donegan Enterprises Pty Ltd	Playground repairs & maintenance various location	$	3,209.80
20/10/2023	E Campbell	Interpreter for the Deaf Awareness Event	$	242.00
06/10/2023	E Campbell	Interpreter for the Deaf Awareness Event	$	220.00
20/10/2023	E M Pokoney	Partial refund of dog registration	$	150.00
25/10/2023	Easi Group	Payroll Deduction	$	4,973.66
10/10/2023	Easi Group	Payroll Deduction	$	4,418.35
20/10/2023	Eclipse Soils Pty Ltd	Supply of Mulch	$	17,869.50
20/10/2023	Edison Property	Rates Refund	$	522.34
20/10/2023	Electek	Repairs and maintenance - Gym display TV- BPLC	$	484.00
20/10/2023	Elite Electronics Online	Replacement for broken scale in fitness	$	719.00
20/10/2023	Ellenby Tree Farm Pty Ltd	Supply of plants and trees	$	6,400.80
20/10/2023	Elyse Amy Johnstone	Fitness instructor fee	$	628.40
20/10/2023	Enviroblast Cannington	Pressure cleaning services -September 2023	$	1,663.50
20/10/2023	EOS Electrical	Electrical Services - Depot	$	32,214.20
06/10/2023	EOS Electrical	Electrical Services - Depot	$	14,998.84
20/10/2023	FE Technologies Pty Ltd	Annual Maintenance - October 2023 to September 2024	$	1,346.40
20/10/2023	Felton Industries	Park setting and delivery	$	6,393.20
06/10/2023	Flex Fitness Equipment	Supply of fitness equipment - BPLC	$	186.03
06/10/2023	Flexi Staff Group Pty Ltd	Temporary staff various departments	$	20,906.34
20/10/2023	Flexi Staff Group Pty Ltd	Temporary staff various departments	$	12,897.62
20/10/2023	Flick Anticimex Pty Ltd	Pest control services - various location	$	1,413.82
20/10/2023	Focus Networks	Focus Networks - Network segmentation initiative	$	8,740.60
20/10/2023	Forestvale Trees Pty Ltd	Supply of trees	$	4,158.00
06/10/2023	Forpark Australia	Removal of existing & new equipment Charles Veryard	$	66,000.00
20/10/2023	Fort Amity Pty Ltd t/as Bent Logic	Membership Cards & Fobs - BPLC	$	5,203.00
20/10/2023	G Brunning	Partial refund of dog registration	$	30.00
06/10/2023	GHD Pty Ltd	TIA Peer Review - 367-373 Fitzgearld & Alma Rd	$	6,886.00
20/10/2023	GHD Pty Ltd	TIA Peer Review -463-507 Newcastle Street	$	4,051.30
20/10/2023	GMF Contractors PTY LTD	Refund of infrastructure bond	$	4,000.00

06/10/2023	Governance Institute of Australia	Certificate in Governance & Risk Mgmt	$	3,620.00
06/10/2023	Governance Institute of Australia	Workshop seminar half day	$	355.00
20/10/2023	Gymcare	Gym equipment repairs & maintenance - BPLC	$	1,537.65
06/10/2023	Gymcare	Gym equipment repairs & maintenance - BPLC	$	896.50
20/10/2023	H Britton	Partial refund of dog registration	$	150.00
20/10/2023	H Truong	Frame court parking permit refund	$	210.00
20/10/2023	Hames Sharley WA Pty Ltd	Consultancy serviceVincent Link & Place Guidelines	$	13,398.00
20/10/2023	HardHat Media Pty Ltd	Video Services wall Mural and filming	$	2,497.00
20/10/2023	Harvey Norman City West Supa Pty Ltd	Dyson Vaccum - BPLC	$	1,649.00
10/10/2023	Health Insurance Fund of WA	Payroll Deduction	$	192.60
25/10/2023	Health Insurance Fund of WA	Payroll Deduction	$	192.60
06/10/2023	Helene Pty Ltd t/as LO-GO Appointments	Temporary staff - customer service	$	10,848.79
20/10/2023	Helene Pty Ltd t/as LO-GO Appointments	Temporary staff - customer service	$	2,166.87
06/10/2023	Holcim (Australia) Pty Ltd	Concrete supplies	$	2,596.44
06/10/2023	I B Lobeto-Ortega	Rebate for purchase of reusable sanitary products	$	18.00
06/10/2023	ID Consulting Pty Ltd	Vincent Precinct Analysis - Economic profiles	$	3,300.00
20/10/2023	ID Consulting Pty Ltd	Vincent Precinct Analysis Final report	$	2,750.00
20/10/2023	Imagesource Digital Solutions	Printing services - lap lane sign inserts, 2 librabry windows descaled	$	2,112.00
06/10/2023	Institute of Public Administration Australia WA	Annual Report training course on 19 October 2023 and membership	$	1,160.20
20/10/2023	Integrated Power Pty Ltd	Supply and install 24W bollard lights	$	4,680.50
06/10/2023	iSUBSCRiBE Pty Ltd	Library magazine subscriptions	$	560.80
06/10/2023	J & K Hopkins	Office supplies	$	1,141.00
06/10/2023	J A WalshK Johnson	Partial refund of dog registration	$	150.00
20/10/2023	J Annett	Part refund of Beatty Park Leisure Centre fees	$	62.22
20/10/2023	J Chung	Fitness instructor fee	$	232.00
20/10/2023	J Hitch	Part refund of Beatty Park Leisure Centre fees	$	106.08
20/10/2023	J Hunt	Reimbursement Catering workshop QueerD&D	$	284.55
20/10/2023	J Lowden	Fitness instructor fee	$	176.84
06/10/2023	J Lowden	Fitness instructor fee	$	113.68
20/10/2023	J Pendlebury & A Stoichev	Crossover subsidy payment	$	490.00
20/10/2023	J R Wilson	Partial refund of dog registration	$	150.00
20/10/2023	J Rosa-Dzitkowski	Part refund of Beatty Park Leisure Centre fees	$	43.61
06/10/2023	Janet Verburg	Fitness instructor fee	$	1,107.00
20/10/2023	Jonathan Epps Arboriculturist	Annual inspection of Money Monger Tree Survey	$	1,500.00
20/10/2023	K Ballin	Partial refund of dog registration	$	51.66

20/10/2023	K M Allen	Reimbursement for workshops	$	268.21
06/10/2023	K M Dolan	Partial refund of dog registration	$	30.00
06/10/2023	K Ward	Design review panel meeting	$	400.00
20/10/2023	Kambarang Services Pty Ltd	Facilitation of Elders - Boordiyas Advisory Group	$	2,900.00
20/10/2023	Kennards Hire	Equipment hire - excavator	$	693.20
06/10/2023	Kestral Computing Pty Ltd	Phoenix Annual Licence & Support Fees FY 2023-24	$	30,431.50
20/10/2023	Kilmore Group Pty Ltd	Leederville Oval Grandstand Roof Repair -PC 01	$	129,958.87
06/10/2023	Kleen West Distributors	Cleaning supplies	$	1,729.20
06/10/2023	Kleenheat Gas	Forklift gas delivery - Depot	$	48.11
20/10/2023	Kone Elevators Pty Ltd	Service lift Beatty Park - Ground floor button	$	1,026.58
20/10/2023	KS Black Pty Ltd	Bore Development and Pump Service Menzies Park	$	16,307.50
06/10/2023	Kuditj Pty Ltd	Catering for Council Briefing 15 August 23	$	572.00
20/10/2023	L Engles	Partial refund of dog registration	$	150.00
06/10/2023	L J Sharp	Fitness instructor fee	$	232.00
06/10/2023	L McGuirk	Refund for membership fees	$	919.20
06/10/2023	L Swart	CANZ annual membership	$	350.83
06/10/2023	L Sze	Reimbursement for fuel	$	59.01
10/10/2023	L.G.R.C.E.U.	Payroll Deduction	$	22.00
25/10/2023	L.G.R.C.E.U.	Payroll Deduction	$	22.00
20/10/2023	Lalli Consulting Engineers	Site inspections - BPLC	$	2,860.00
20/10/2023	Landgate	GRV rentals valuations Sept 2023	$	7,777.18
06/10/2023	Landgate	Land inquiries - August 23	$	516.33
20/10/2023	Leederville Cameras	Printing services 1000x swim passes	$	230.00
06/10/2023	Leederville Cameras	Printing services - DL Flyer	$	180.25
20/10/2023	Leo Heaney Pty Ltd	Street tree watering & pruning services-various locations	$	17,292.00
20/10/2023	Leo Heaney Pty Ltd	Street tree watering & pruning services-various locations	$	12,837.00
20/10/2023	Leo Heaney Pty Ltd	Street tree watering & pruning services-various locations	$	9,075.00
06/10/2023	Leo Heaney Pty Ltd	Reticulation Flushing July 2023 - June 2024	$	528.00
20/10/2023	Leo Heaney Pty Ltd	Reticulation Flushing September 2023	$	528.00
06/10/2023	Les Mills Asia Pacific	Registration and music fees October 23	$	1,771.11
06/10/2023	Les Mills Asia Pacific Industries	Purchase of gym equipment - BPLC	$	5,161.38
06/10/2023	Local Geotechnics	Geotechnical investigation report - Britannia Reserve	$	6,820.00
06/10/2023	Local Government Professionals Australia WA	Commtelligence Forum 2023 - 30 October 2023	$	380.00
20/10/2023	Luke Riley Creative	Photography services at Mt Hawthorn Hawkers Markets	$	382.50
06/10/2023	M C Koong	Partial refund of dog registration	$	150.00
20/10/2023	M C Whyte	Rebate for purchase of reusable sanitary products	$	50.00

06/10/2023	M Colreavy	Partial refund of dog registration	$	150.00
20/10/2023	M EnglesY Lunney	Partial refund of dog registration	$	150.00
06/10/2023	M G Jajko	Fitness instructor fee	$	294.00
20/10/2023	M G Jajko	Fitness instructor fee	$	60.00
06/10/2023	M L Humich	Fitness instructor fee	$	638.00
06/10/2023	M Rinaldi	Refund of infringement notice	$	135.00
06/10/2023	M Slater	Fitness instructor fee	$	60.29
20/10/2023	M Von Karlowitz	Partial refund of dog registration	$	150.00
20/10/2023	M West	Part refund of Beatty Park Leisure Centre fees	$	402.85
20/10/2023	Majestic Plumbing Pty Ltd	Plumbing services - various locations	$	17,395.39
06/10/2023	Majestic Plumbing Pty Ltd	Plumbing services -various locations	$	2,294.33
20/10/2023	Manheim Pty Ltd	Relocation and sale of abandoned vehicle	$	709.50
06/10/2023	Marketforce Pty Ltd	Advertisement Public Notice Animal amendment	$	526.36
20/10/2023	Masterprint Pty Ltd	Supply of Photo cards	$	49.50
06/10/2023	Maxima Group Training	School based trainees - work experience students	$	751.49
20/10/2023	Maxima Group Training	School based trainees - work experience students	$	232.39
13/10/2023	Mayor E Cole	Mayoral allowance - October 23	$	5,550.61
20/10/2023	Mazami Pty Ltd	Speaker fee - Library talk 24 August 2023	$	700.00
06/10/2023	McLeods Barristers & Solicitors	Legal Services - 7 Grams Chicken	$	7,405.39
20/10/2023	McLeods Barristers & Solicitors	Legal service fees - amending building permit	$	4,136.55
30/10/2023	Mercer Spectrum	Superannuation	$	3,493.53
03/10/2023	Mercer Spectrum	Superannuation	$	3,434.44
06/10/2023	MessageMedia	SMS integrating for Phoenix	$	276.71
20/10/2023	MessageMedia	SMS integrating for Phoenix	$	228.97
20/10/2023	Messages on Hold	Provision of programming & equipment October 2023	$	456.06
20/10/2023	Metal Artwork Badges	Supply of staff name badges	$	247.67
06/10/2023	Metal Artwork Badges	Name badges	$	129.42
20/10/2023	Metal Works Perth	Shelter and picnic benches - Banks Reserve	$	7,452.50
20/10/2023	Miltom Pty Ltd t/as Classic Hire	Supply of chemical for toilets and additional clean up North Perth Bowling club	$	3,098.24
06/10/2023	Mindarie Regional Council	Processable and non-processable waste	$	49,451.32
06/10/2023	Miracle Recreation Equipment	Zipline repairs	$	2,937.00
20/10/2023	My Best Friend Veterinary Centre	Animal Sterilisations September 23	$	2,910.00
20/10/2023	My Media Intelligence Pty Ltd	Quarterly statement for press articles.	$	1,229.36
06/10/2023	N E Chai	Refund of planning application fee	$	171.00
20/10/2023	N E Hirsch	Rebate for purchase of reusable sanitary products	$	48.99

20/10/2023	Nao Williams	Fitness instructor fee	$	295.00
20/10/2023	National Association for the Visual Arts	Annual NAVA Premium Membership	$	96.00
06/10/2023	Natural Area Holdings Pty Ltd	Weed Control - Banks Reserve & Charles Veryyard	$	7,480.00
20/10/2023	Newground Water Services Pty Ltd	Robertson Park Redevelopment - Irrigation Design	$	1,045.00
06/10/2023	Nicholas Jolly & Associates	Fitness instructor fee	$	414.70
06/10/2023	Nightlife Music Pty Ltd	Crowd DJ October 2023 - BPLC	$	417.94
06/10/2023	North Perth Cricket Club	50% subsidy of Turf Curation for the 2022-2023	$	12,336.00
20/10/2023	North Perth United football Club	Refund for incorrect rate charges - Woodville Pavilion	$	509.00
20/10/2023	Northsands Resources	Sand paving	$	736.16
06/10/2023	Nutrien Ag Solutions Limited (formerly Landmark O perations Lim	Supply of weedkiller	$	10,120.00
20/10/2023	O'Brien Harrop Access	Disability access consultancy services BPLC	$	2,178.00
06/10/2023	Officeworks Ltd	Office supplies and consumables	$	763.13
20/10/2023	Officeworks Ltd	Office supplies and consumables	$	184.42
06/10/2023	Omnicom Media Group Australia Pty Ltd	Advertisment services - Various	$	3,942.59
20/10/2023	Omnicom Media Group Australia Pty Ltd	Advertisment services - Various	$	3,301.24
06/10/2023	Open Systems Technology Pty Ltd (T/A CouncilFirst)	Professional services - Various	$	66,176.00
06/10/2023	Orbic Construction Pty Ltd	Refund of infrastructure bond	$	5,000.00
20/10/2023	P A Somers	Rates Refund	$	813.79
20/10/2023	P Lee-Jones	Refund of infrastructure bond	$	1,000.00
06/10/2023	P Tran	Fitness instructor fee	$	290.00
06/10/2023	P W Kerr	Crossover subsidy payment	$	490.00
20/10/2023	Paint & Gather	Craft Workshop 2 October 23	$	480.00
06/10/2023	Paragon Construction Solutions Pty Ltd	30 mtr & 12 mtr pool tile Progress claim 3 Sept 23	$	132,186.16
20/10/2023	Paragon Construction Solutions Pty Ltd	Additional demolition of 30 meters pool floor BPLC	$	22,028.71
06/10/2023	Paragon Construction Solutions Pty Ltd	Urgent slab scanning of 30mtr pool structure	$	2,035.00
20/10/2023	Paxon Business & Financial Services	Regulation 17 - Preparation of internal audit review - part payment	$	3,960.00
20/10/2023	Paxon Business & Financial Services	Regulation 5 - Finanacial Management Review - part payment	$	3,960.00
06/10/2023	Paxon Business & Financial Services	Internal Audit - HR and Payroll	$	2,640.00
20/10/2023	PeopleSense by Altius	Consultancy service September 2023	$	2,307.25
06/10/2023	Perth Region Tourism Organisation Inc	Contribution to PICG destination Perth tourism	$	11,000.00
20/10/2023	Pixelcase Group Pty Ltd	Aero Ranger ALPR Hardware vehicle kits November 23	$	5,689.12
20/10/2023	PJA Holdings (Australia) Pty Ltd	Road Safety Audit - Beaufort Street from Walcott St	$	4,675.00
06/10/2023	Planning Institute Australia	Award submission for PIA	$	506.00
06/10/2023	Plantrite	Supply of plants	$	952.60
06/10/2023	PriceMark Pty Ltd	Supply of 26 boxes of wristbands and WAW Bands	$	1,665.50
06/10/2023	Print and Sign Co	Printing services - Hopscotch replacement	$	5,051.86

20/10/2023	Print and Sign Co	Printing services - Corflute	$	3,330.80
06/10/2023	Pro Turf Services	Plant repairs and maintenance- P5050 Par	$	1,298.99
06/10/2023	Professional Tree Surgeons	Tree pruning & removal services -various locations	$	12,170.13
20/10/2023	Professional Tree Surgeons	Tree pruning & removal services -various locations	$	10,239.35
06/10/2023	Profounder Turfmaster Pty Ltd	Turf Maintenance- Litis Stadium & Leederille Oval - August 2023	$	8,783.04
06/10/2023	Programmed Skilled Workforce Limited	Pay for the agency staff	$	4,507.25
20/10/2023	Programmed Skilled Workforce Limited	Pay for the agency staff	$	2,299.00
20/10/2023	Protector Fire Services Pty Ltd	Fire equipment maintenance - various location	$	10,881.20
20/10/2023	Public Libraries Western Australia Inc	Annual membership FY 2023-2024	$	350.00
06/10/2023	R Freitas	Fitness instructor fee	$	480.00
20/10/2023	R Freitas	Fitness instructor fee	$	420.00
06/10/2023	R Pierucci	Crossover subsidy payment	$	625.00
20/10/2023	R Ross	Reimbursement for purchase of waterproof speakers	$	94.00
20/10/2023	Rada & Neso Services	After hours cleaning of BPLC	$	9,600.00
20/10/2023	Rada & Neso Services	Carpet cleaning studios 1 and 2	$	770.00
06/10/2023	Regents Commercial	Rent Barlee St CP, Council rates, Water services	$	10,503.50
20/10/2023	Renew Property Maintenance	Clearing rights of way & tipping fees-Sept 23, Tipping fee - logistics and labour Victoria Street,Main arterial moving - August 23	$	31,031.00
20/10/2023	Repeat Plastics (WA)	Supply of wheel stop and spikes	$	7,218.20
06/10/2023	Repeat Plastics (WA)	Supply of bollards	$	922.46
20/10/2023	Richgro Garden Products	Supply of fertiliser	$	772.00
06/10/2023	Roberts on Oxford	Refund of infrastructure bond	$	6,000.00
20/10/2023	Rock 'n' Toddle	3 hours roving entertainment for Halloween	$	638.00
20/10/2023	Roksteady GRC Pty Ltd	Digital Governance Survey	$	1,485.00
06/10/2023	Rosevale Fire & Electrical	Electrical works at BPLC	$	4,970.90
20/10/2023	Rosevale Fire & Electrical	Electrical works at BPLC	$	4,917.10
06/10/2023	Rotary Club Of North Perth Inc.	Festival and event sponsorship - Hyde Park	$	13,200.00
20/10/2023	S Chong	Partial refund of dog registration	$	150.00
06/10/2023	S Patchett	Fitness instructor fee	$	585.00
20/10/2023	SafetyCulture Pty Ltd	Annual iAuditor subscription	$	1,542.38
20/10/2023	Sanderson's Outdoor Power Equipment	Plant repairs and maintenance	$	4,584.00
06/10/2023	Sanderson's Outdoor Power Equipment	Plant repairs and maintenance	$	395.00
20/10/2023	SAS Locksmiths	Key cutting and lock maintenance service	$	86.02
20/10/2023	Schindler Lifts Australia Pty Ltd	Interior wall finishes at DLGSC	$	9,350.00
06/10/2023	SEEK Limited	Job advertisement	$	1,397.88
20/10/2023	Shaaron Taylor	Fitness instructor fee	$	210.00

06/10/2023	Sharon Gregory	Final payment for Noongar language translation	$	1,000.00
06/10/2023	Shred-X Pty Ltd	Security bin exchange - August 23 - BPLC	$	39.01
20/10/2023	Sigma Chemicals	Supply pool chemicals for BPLC	$	8,699.46
20/10/2023	Skye Group Pty Ltd	Merchandise for resale- BPLC	$	662.20
20/10/2023	Slater-Gartrell Sports	Supply & install synthetic turf - various reserves	$	21,516.00
06/10/2023	Soundtown	Installation of existing sound system Yoga studio	$	1,584.00
20/10/2023	Soundtown	Installation of existing sound system Yoga studio	$	1,300.00
20/10/2023	SpacetoCo Pty Ltd	Facilities weekly reporting and financial handling	$	660.00
20/10/2023	Speedo Australia Pty Ltd	Merchandise for resale- BPLC	$	8,374.30
06/10/2023	Sports Turf Technology Pty Ltd	Annual groundwater monitoring report FY 2023-24	$	3,581.60
06/10/2023	Sports Turf Technology Pty Ltd	Biannual groundwater sampling April 2023	$	2,607.00
06/10/2023	Sportsworld Of WA	Merchandise for resale- BPLC	$	9,177.85
20/10/2023	Sportsworld Of WA	Merchandise for resale- BPLC	$	7,148.46
20/10/2023	St John Ambulance Western Australia Ltd	First aid kit supplier - BPLC	$	240.00
06/10/2023	State Law Publisher	Publishing Parking Local Law 2023	$	2,924.70
30/10/2023	Steeg Banham Superannuation Fund	Superannuation	$	508.69
03/10/2023	Steeg Banham Superannuation Fund	Superannuation	$	400.09
20/10/2023	Stott Hoare	Supply of computers and accessories	$	9,153.10
06/10/2023	StrataGreen	Garden equipment supplies - various	$	3,199.28
20/10/2023	StrataGreen	Garden equipment supplies	$	1,513.09
30/10/2023	SuperChoice Services Pty Ltd	Superannuation	$	299,867.66
03/10/2023	SuperChoice Services Pty Ltd	Superannuation	$	296,154.74
06/10/2023	Synergy	Electricity and gas charges - various locations	$	102,577.73
20/10/2023	Synergy	Electricity and gas charges - various locations	$	19,121.21
06/10/2023	Talis Consultants Pty Ltd - ATF Talis Unit Trust	Consultancy Services August 23	$	18,787.05
20/10/2023	TasteWright Pty Ltd t/as The Pudding People	100 x Single Serve puddings for Seniors Christmas	$	432.00
20/10/2023	Teena Smith	Fitness instructor fee	$	451.00
06/10/2023	Teena Smith	Fitness instructor fee	$	75.00
20/10/2023	Temptations Catering	Catering for Council Meeting 10 October 23	$	1,188.46
06/10/2023	Temptations Catering	Catering for Council Meeting 19 September 23	$	598.80
20/10/2023	The BBQ Man	BBQ cleaning - September 23	$	4,725.21
20/10/2023	The BBQ Man	Pressure cleaning Hyde Park and Oxford street	$	1,045.00
20/10/2023	The Chamber of Arts and Culture WA Inc	Annual membership 19 October 23 to 30 June 24	$	275.00
06/10/2023	The Royal Life Saving Society Western Australia Inc	Provide Staff Training - BPLC	$	1,511.00
20/10/2023	The Royal Life Saving Society Western Australia Inc	AIDS Memorial pond servicing - September 23	$	1,071.55
30/10/2023	The Trustee for Fergco Family Super Fund	Superannuation	$	2,423.01

03/10/2023	The Trustee for Fergco Family Super Fund	Superannuation	$	2,322.98
20/10/2023	The Wilson Family Trust t/a Storyline Designs	Administration Building - Foyer and Meeting spaces	$	4,719.00
20/10/2023	Tom Lawton - Bobcat Hire	Bobcat hire - various locations	$	19,206.00
06/10/2023	Tom Lawton - Bobcat Hire	Bobcat hire - various locations	$	2,104.30
06/10/2023	Toolmart Australia Pty Ltd	Hardware supplies - Depot	$	1,407.00
06/10/2023	Totally Workwear Mt Hawthorn	Uniform supplies - Depot	$	8,320.93
20/10/2023	Totally Workwear Mt Hawthorn	Uniform Supplies - Rangers	$	222.70
20/10/2023	Traffic Logistics Australia	Traffic survey - Vincent St & New Castle Street	$	4,851.00
06/10/2023	Traffic Systems West (Ennis Traffic Safety Solutions Pty Ltd)	Supply and Install 19m Separation kerb Fitzgearald st	$	4,183.96
20/10/2023	Tree Amigos	Street trees and parks pruning/removal - various locations	$	51,013.60
20/10/2023	Truck Centre (WA) Pty Ltd	Truck repairs and maintenance - P3526	$	7,494.15
06/10/2023	Truck Centre (WA) Pty Ltd	Truck repairs and maintenance	$	5,434.30
06/10/2023	Tyres4U Pty Ltd	Tyre replacements and maintenance	$	1,108.58
20/10/2023	Tyres4U Pty Ltd	Tyre replacements and maintenance	$	260.70
20/10/2023	Universal Bar	The Little Bar Cart - Service& Drinks End of term	$	2,172.50
06/10/2023	Universal Diggers	Plant Hire - Depot	$	19,704.85
20/10/2023	Universal Diggers	Plant Hire - Depot	$	10,311.95
20/10/2023	V Forbes	Fitness instructor fee	$	1,029.60
20/10/2023	VendorPanel Pty Ltd	Vendor Panel Service Renewal 30 November 2023 to 29 November 2024	$	5,438.22
20/10/2023	Vibe DJ Service	Corporate event DJ package	$	475.00
06/10/2023	W.A. Hino Sales & Service	Plant repairs and maintenance	$	8,892.75
20/10/2023	W.A. Hino Sales & Service	Plant repairs and maintenance	$	1,639.70
20/10/2023	WA Aids Council Inc	Donation - Pride campaign	$	1,000.00
06/10/2023	WA Library Supplies	Library supplies	$	128.65
06/10/2023	WA Timber Products Pty Ltd	Supply of tree stakes	$	4,400.00
06/10/2023	Walcott Industries	North Perth Bowling Club toilet renewals Payment 2	$	70,404.40
06/10/2023	Walcott Industries	North Perth Bowling Club toilet renewals Var 02	$	2,244.00
20/10/2023	WALGA	Association membership	$	57,307.31
20/10/2023	WALGA	Employee Relations Membership and Subscription	$	14,850.00
20/10/2023	WALGA	Legal Advice Contribution for tree retention	$	500.00
20/10/2023	WALGA	Courses attendance - Procurement in local government	$	242.00
20/10/2023	Water Corporation	Water charges - various locations	$	8,594.51
06/10/2023	Water Corporation	Water charges - various locations	$	91.98
20/10/2023	West Coast Profilers Pty Ltd	Profiling services - Lord St and Loftus Street	$	61,156.32

20/10/2023	Western Irrigation Pty Ltd	Rectic Parts	$	11,844.62
06/10/2023	Western Irrigation Pty Ltd	Retic Parts	$	1,112.24
06/10/2023	Western Metropolitan Regional Council	Processing of FOGO Material 16 August 2023 to 31 August 2023	$	38,300.86
20/10/2023	Western Metropolitan Regional Council	Verge waste collection and processing - August 2023	$	28,717.85
20/10/2023	Wilson Security	Security services - Depot	$	71.50
20/10/2023	Winc Australia Pty Ltd	Office supplies and consumables	$	1,928.99
06/10/2023	Winc Australia Pty Ltd	Office supplies and consumables	$	661.52
20/10/2023	Woodlands Distributors Pty Ltd	Supply of compostable dog waste bags	$	8,537.76
20/10/2023	Work Metrics Pty Ltd	Online Induction Platform - September 23	$	110.00
20/10/2023	Worldwide East Perth	Printing services - Business cards	$	946.00
06/10/2023	Worldwide East Perth	Printing services - Business Cards & Corflutes	$	880.00
06/10/2023	Wow Wipes	Supply anti-bacterial wipes - BPLC	$	1,265.00
20/10/2023	Y Plimbley	Reimbursement - Staff recognition event	$	333.00
06/10/2023	YogaNut	Fitness instructor fee	$	252.00
20/10/2023	Yolande Gomez	Fitness instructor fee	$	286.00
06/10/2023	Yolande Gomez	Fitness instructor fee	$	116.00
20/10/2023	Yonga Solutions Pty Ltd	Supply of calico bags	$	3,190.00
20/10/2023	Youth Affairs Council Of WA	Financial contribution - Youth week event	$	500.00
06/10/2023	Zenien	CCTV Wireless repairs to Leederville network	$	7,272.98
20/10/2023	Zenien	CCTV Consulting 11 September 2023 & 14 September 2023	$	577.50
20/10/2023	Zipform	Rates reminder notices FY 2023-24	$	10,353.43
06/10/2023	Zumba Fitness Patricia Rojo	Fitness instructor fee	$	325.00
			$	**4,055,399.14**
	Payroll			
	10/10/2023	Payroll Pay Period 9	$	727,346.69
	24/10/2023	Payroll Pay Period 10	$	730,861.42
	Total Payroll		**$**	**1,458,208.11**
	Total Payment		**$**	**5,513,607.25**

Creditors Report - Payments by Direct Debit

01/10/2023 to 31/10/2023

redit Card Transactions for the Period 07/09/2023 - 05/10/2023				
ard Holder	***Date***	***Payee***	***Description***	***Amount***
EO	07/09/2023	Mary Street Bakery	Catering City events - Staff event	$ 91.3(
	11/09/2023	CPP Roe Street	CEO Parking - Meeting with DPLH, 140 William St	$ 5.0!
	13/09/2023	CPP Convention centre	CEO Parking - Sustainability Forum Attendance	$ 19.6!
	22/09/2023	CBRE	CEO Parking - Regulation Seminar - 140 William St	$ 24.0(
	25/09/2023	WA News	WA newspaper subscription - digital and paper	$ 83.6(
	02/10/2023	IPAA	Registration for 2023 IPAA WA Achievement Awards	$ 1,305.0(
				$ 1,528.6!
irector Infrastructure & Environment				
	16/09/2023	Harvey Norman	Food Warmers for Function Room x 3	$ 294.0(
				$ 294.0(
anager Marketing and Partnerships				
	10/09/2023	Mailchimp	E-Newsletter	$ 757.9!
	13/09/2023	Harvey Norman online	Camera Bag	$ 45.9!
	13/09/2023	Harvey Norman online	Refund for camera bag	-$ 45.9!
	18/09/2023	Rosemount Hotel	Nov 2023 Citizenship Ceremony Deposit	$ 600.0(
	19/09/2023	Tickets	YACWA training	$ 118.3!
	21/09/2023	Wilson Parking	Parking for Destination Perth workshop	$ 6.0!
	23/09/2023	Asana.com	Marketing and Comms scheduling tool	$ 952.6!
	23/09/2023	International transaction fee	Marketing and Comms scheduling tool	$ 23.8!
	26/09/2023	Shutterstock	Stock photo subscription	$ 99.0(
	26/09/2023	SQ Chu	Service Unit Planning Day catering	$ 60.0!
	27/09/2023	SQ Bunn Mee	Service Unit Planning catering 1	$ 142.0(
	27/09/2023	Chu Bakery Pty Ltd	Service Unit Planning Day	$ 7.7(
	30/09/2023	Facebook	Facebook advertising	$ 268.6(
				$ 3,036.1!
ouncil Liaison Officer				
	08/09/2023	Ikea Perth	Frames for certificates for Elected Members	$ 60.0(

ard Holder	Date	Payee	Description	Amount
	08/09/2023	Ikea Perth	Frames for certificates for Elected Members	$ 33.00
	28/09/2023	Governance Institute	Women in leadership lunch	$ 240.00
	29/09/2023	Officeworks	Frames for certificates for Elected Members	$ 9.20
	02/10/2023	A1 Quality Laundromat	Cleaning of Table Cloths	$ 27.00
				$ 369.20
ranch Librarian				
	12/09/2023	MHA Products	Big trolley for Books on Wheels delivery	$ 484.42
	13/09/2023	Booktopia	Non Fiction books x 4	$ 173.75
	15/09/2023	Amazon Au Retail	Children's Book Purchase	$ 43.29
	15/09/2023	3MCFTSTBG2	VR Game Purchase: Tilt Brush	$ 27.32
	23/09/2023	Canva	Displays and Promotions: Canva Subscription	$ 164.99
	28/09/2023	QBD The Bookshop	QBD Book Purchase	$ 29.99
	04/10/2023	D-ID Studio	Displays and Promotions: AI Webinar Tools	$ 28.64
	04/10/2023	International transaction fee	Displays and Promotions: AI Webinar Tools	$ 0.72
				$ 953.12
anager ICT				
	07/09/2023	Twilio Sendgrid	Software API cost - email service BPLC booking system	$ 141.54
	07/09/2023	International transaction fee	Software API cost - email service BPLC booking system	$ 3.54
	09/09/2023	Intruder.io pro	External vulnerability testing	$ 394.01
	09/09/2023	International transaction fee	External vulnerability testing	$ 9.85
	09/09/2023	Deputy	Online timesheet software	$ 173.25
	10/09/2023	Assetsonar.com	ICT asset management	$ 439.82
	10/09/2023	International transaction fee	ICT asset management	$ 11.00
	11/09/2023	Microsoft Store	Fingerprint Reader for Timesheet Project	$ 289.95
	11/09/2023	JB HI-FI online	Multiple items purchased from JBHiFi	$ 218.74
	11/09/2023	Landis Technologies	Call centre for Customer service - Aug 2023	$ 1,382.50
	11/09/2023	International transaction fee	Call centre for Customer service - Aug 2023	$ 34.56
	11/09/2023	EziM2M One Pty Ltd	Sim card service - parks reticulation	$ 495.29
	14/09/2023	Node one	Fixed wireless internet - Beatty Park Sept 23	$ 109.00
	19/09/2023	Zoom	Video conferencing	$ 338.68
	20/09/2023	Chez Jean Claude	Delos Delta Lunch Meeting	$ 74.20
	24/09/2023	Amazon	ICT Hardware for timesheet solution	$ 882.64
	28/09/2023	Officeworks	Hardware Purchase, iPad Pro Keyboard	$ 397.65

ard Holder	Date	Payee	Description	Amount
	28/09/2023	Blueskys App	Zoom timer app	$ 19.64
	28/09/2023	International transaction fee	Zoom timer app	$ 0.49
	29/09/2023	Devolutions Inc	ICT secure accounts/Password manager	$ 947.91
	29/09/2023	International transaction fee	ICT secure accounts/Password manager	$ 23.70
	29/09/2023	Assetsonar.com	ICT asset management	$ 15.25
	29/09/2023	International transaction fee	ICT asset management	$ 0.38
	02/10/2023	Assetsonar.com	ICT asset management	$ 592.32
	02/10/2023	International transaction fee	ICT asset management	$ 14.81
	03/10/2023	Deputy	Online timesheet software	$ 165.00
	03/10/2023	Intruder.io pro	External vulnerability testing	$ 399.08
	03/10/2023	International transaction fee	External vulnerability testing	$ 9.98
	04/10/2023	Node one	Payment Reconciliation for Node1 Bill	$ 10.00
				$ 7,594.78
anager Engineering				
	08/09/2023	Fast courier	Tree lighting - Leederville	$ 576.50
	12/09/2023	Fast courier	Tree lighting - Leederville	$ 52.25
				$ 628.7
rocurement and Contracts Officer				
	12/09/2023	Datacamp inc	Business news subscription for staff	$ 233.93
	12/09/2023	International Transaction Fee	Business news subscription for staff	$ 5.85
	14/09/2023	Our Community Pty Ltd	Subscription for Strategic Planning Team	$ 400.00
	27/09/2023	Flexisim mobile	Optus Starter Kits for Field Worker iPads	$ 100.00
	28/09/2023	ALH Venues	Training seminar - Place planner - Arts	$ 28.40
				$ 768.18
otal Corporate Credit Cards				**$ 15,172.85**
irect Debits				
	03/10/2023	Alleasing		$ 20,847.54
	23/10/2023	PB Leasing		$ 395.83
			Total Leasing	**$ 21,243.37**

ard Holder	*Date*	*Payee*	*Description*	*Amount*
oan Repayments				
	03/10/2023	Treasury Corporation		$ 78,434.41
			Total Treasury Corporation	**$ 78,434.41**
ank Fees and Charges				
	30/10/2023	Commonwealth Bank		$ 24,357.67
			Bank fees	**$ 24,357.67**
otal Direct Debits including Credit Cards				**$ 139,208.30**

Creditors Report - Payments by Cheque

01/10/2023 to 31/10/2023

Creditor	*Date*	*Payee*	*Description*	*Amount*
82758	23/10/2023	Petty Cash	Petty cash recoup - Beatty Park October 23	$ 222.15
82759	23/10/2023	Petty Cash	Petty Cash Recoup - Finance October 23	$ 378.15
82760	26/10/2023	Petty Cash	Petty Cash Recoup October 23	$ 89.25
Total Net Cheque Payments				**$ 689.55**

7.3 INVESTMENT REPORT AS AT 31 OCTOBER 2023

Attachments: **1. Investment Statistics as at 31 October 2023**

RECOMMENDATION:

That Council NOTES the Investment Statistics for the month ended 31 October 2023 as detailed in Attachment 1.

PURPOSE OF REPORT:

To advise Council of the nature and value of the City's Investments as at 31 October 2023 and the interest amounts earned YTD.

BACKGROUND:

The City's surplus funds are invested in bank term deposits for various terms to facilitate maximum investment returns in accordance with the City's Investment Policy (No. 1.2.4).

Details of the investments are included in **Attachment 1** and outline the following information:

- Investment performance and policy compliance charts;
- Investment portfolio data;
- Investment interest earnings; and
- Current investment holdings.

DETAILS:

Summary of key investment decisions in this reporting period

There was one matured term deposit during the month of October 2023. No new investments were made during the month to maintain an optimum level of cash flow.

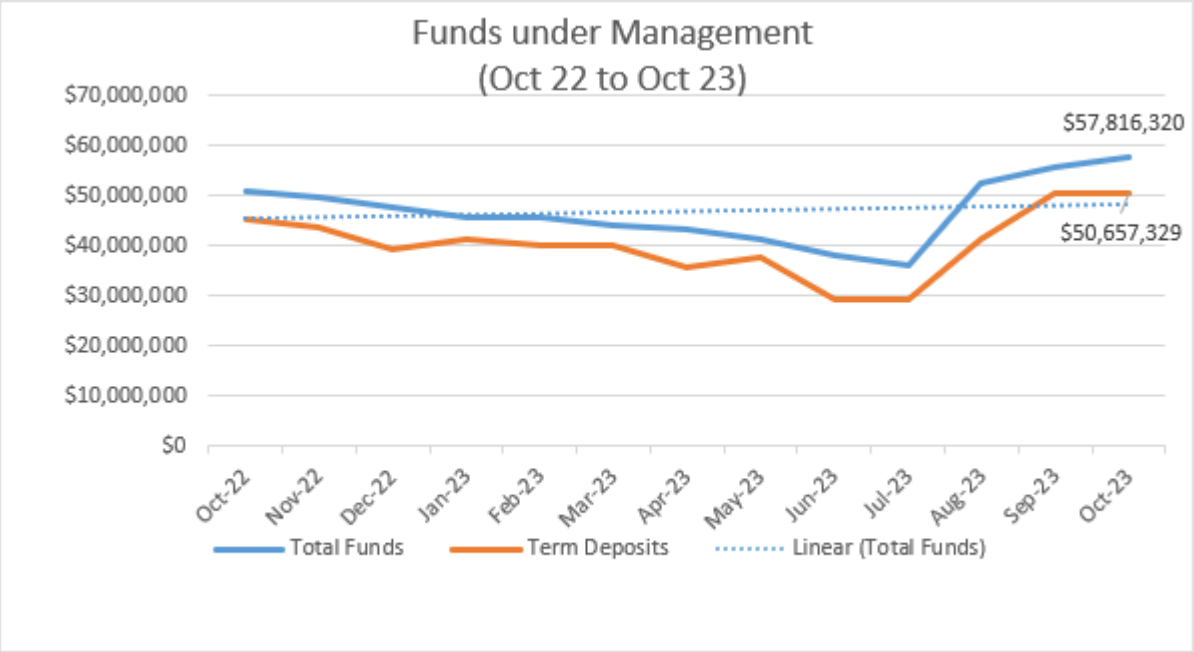
Investment Status

The City's investment portfolio is diversified across several accredited financial institutions.

As at 31 October 2023, the total funds held in the City's operating accounts (including on call) was $57,816,321 compared to $50,984,645 for the period ended 31 October 2022. All funds are interest bearing as at 31 October 2023.

The total term deposit investments for the period ended 31 October 2023 were $50,657,329 compared to $45,236,604 for the period ended 31 October 2022.

The following chart shows funds under management from October 2022 to October 2023:



Interest Status

Total accrued interest earned on investments as at 31 October 2023 is:

Total Accrued Interest Earned on Investment	Budget Adopted	Budget YTD	Actual YTD	% of YTD Budget
Municipal	$400,000	$240,000	$433,125	180.5%
Reserve	$350,000	$220,000	$269,246	122.4%
Subtotal	**$750,000**	**$460,000**	**$702,371**	**152.7%**
Leederville Gardens Inc Surplus Trust*	$0	$0	$63,811	N/A
Total	**$750,000**	**$460,000**	**$766,182**	**166.6%**

**Interest estimates for Leederville Gardens Inc. Surplus Trust were not included in the 2023/24 Budget as actual interest earned is restricted.*

The City has a weighted average interest rate of 4.90% for current investments compared to the Reserve Bank 90 day accepted bill rate for October 2023 of 4.21%.

Sustainable Investments

The City's investment policy requires that in the first instance, the City considers rate of return of the fund. All things being equal, the City then prioritises funds with no current record of funding fossil fuels. The City can increase the number of non-fossil fuel investments but will potentially result in a lower rate of return.

Administration utilises a platform called 'Yield Hub' to ascertain the level of exposure banks have in fossil fuel activities and to determine daily interest rates published by banks.

The investment guidelines which is the supplementary document to the Council Investment Policy sets the maximum exposure limits to financial institutions at 90% as reflected in the below table. The majority of financial institutions lie within A-2 and A-1+ categories.

Short Term Rating (Standard & Poor's) or Equivalent	Direct Investments Maximum %with any one institution		Maximum % of Total Portfolio	
	Guideline	Current position	Guideline	Current position
A1+	30%	33.6%	90%	54.4%
A-1	25%	0%	90%	0%
A-2	20%	12.1%	90%	45.6%

The direct investment for A1+ institute is higher than normal due to rates revenue received for the month in the municipal operating account (Commonwealth Bank). Administration will continuously explore options to ascertain if a balanced investment strategy can be developed where investments in divested banks can be increased with a minimal opportunity cost of loss in interest rate returns for instances when banks not divested in fossil fuel activities offer a higher rate of return.

RISK MANAGEMENT IMPLICATIONS

Low: Administration has developed effective controls to ensure funds are invested in accordance with the City's Investment Policy. This report enhances transparency and accountability for the City's investments.

STRATEGIC IMPLICATIONS:

This is in keeping with the City's *Strategic Community Plan 2022-2032*:

Innovative and Accountable

Our resources and assets are planned and managed in an efficient and sustainable manner.
Our community is aware of what we are doing and how we are meeting our goals.
Our community is satisfied with the service we provide.
We are open and accountable to an engaged community.

SUSTAINABILITY IMPLICATIONS:

This does not contribute to any specific sustainability outcomes of the *City's Sustainable Environment Strategy 2019-2024,* however focussing on non-fossil fuel investments contributes to a Sustainable Environment.
This does not contribute to any specific sustainability outcomes of the *City's Sustainable Environment*

PUBLIC HEALTH IMPLICATIONS:

This does not contribute to any public health outcomes of the City's Public Health Plan 2020-2025.

FINANCIAL/BUDGET IMPLICATIONS:

The financial implications of this report are as noted in the details section of the report. Administration is satisfied that appropriate and responsible measures are in place to protect the City's financial assets.

CITY OF VINCENT
CURRENT INVESTMENT HOLDING
AS AT 31 OCTOBER 2023

Funds	Institution	Investment Date	Maturity Date	Interest Rate	Principal $
OPERATING ACCOUNTS					
Municipal	Commonwealth Bank of Australia			3.85%	2,429,230
Municipal	Commonwealth Bank of Australia	Ongoing		4.10%	3,151,488
Reserve	Commonwealth Bank of Australia	Ongoing		4.10%	1,578,273
Total Operating Funds					**7,158,992**
TERM DEPOSITS					
Leederville Gardens Inc Surplus Trust	Beyond Bank	04/11/2022	03/11/2023	4.55%	850,117
Leederville Gardens Inc Surplus Trust	National Australia Bank	12/01/2023	11/01/2024	4.53%	908,677
Leederville Gardens Inc Surplus Trust	Commonwealth Bank of Australia	30/06/2023	28/06/2024	5.32%	2,058,536
Municipal	AMP Bank	29/03/2023	28/03/2024	4.90%	3,500,000
Municipal	Bank of Queensland	03/03/2023	05/03/2024	5.05%	1,000,000
Municipal	Bank of Queensland	24/08/2023	06/06/2024	4.95%	2,500,000
Municipal	Bank of Queensland	24/08/2023	19/06/2024	4.95%	2,500,000
Municipal	Commonwealth Bank of Australia	09/08/2023	08/04/2024	5.46%	2,500,000
Municipal	Commonwealth Bank of Australia	09/08/2023	08/07/2024	5.53%	2,500,000
Municipal	G&C Mutual	20/09/2023	22/04/2024	5.10%	2,500,000
Municipal	G&C Mutual	20/09/2023	06/05/2024	5.10%	4,500,000
Municipal	Hume Bank	20/09/2023	19/12/2023	4.85%	4,000,000
Municipal	National Australia Bank	20/02/2023	20/02/2024	4.83%	4,000,000
Reserve	Bendigo and Adelaide Bank	30/08/2023	29/04/2024	5.00%	2,500,000
Reserve	Commonwealth Bank of Australia	09/08/2023	08/08/2024	5.55%	5,200,000
Reserve	Hume Bank	29/03/2023	28/03/2024	4.78%	2,540,000
Reserve	National Australia Bank	12/01/2023	11/01/2024	4.53%	4,500,000
Reserve	National Australia Bank	24/05/2023	23/05/2024	4.87%	1,600,000
Reserve	National Australia Bank	24/08/2023	06/06/2024	5.12%	1,000,000
Total Term Deposits					**50,657,329**
Total Funds available					**57,816,320**

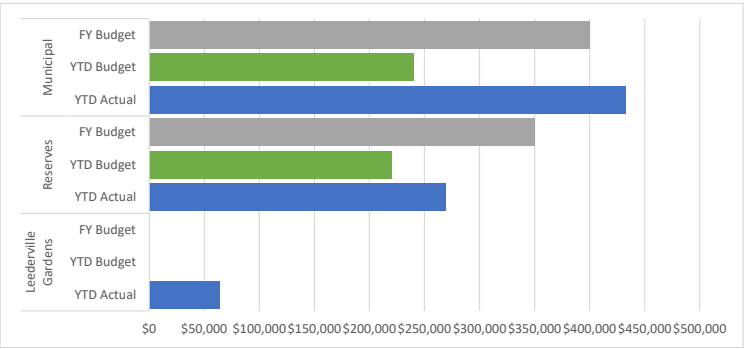
CITY OF VINCENT
INVESTMENT PORTFOLIO
AS AT 31 OCTOBER 2023

	Municipal	Reserve	Leederville Gardens Inc Surplus Trust	Total	Total
	$	$	$	$	%
BY INVESTMENT HOLDINGS					
Municipal Account	2,429,230	0	0	2,429,230	4.2%
Online Saver	3,151,488	1,578,273	0	4,729,761	8.2%
Term Deposits	29,500,000	17,340,000	3,817,329	50,657,329	87.6%
	35,080,718	**18,918,273**	**3,817,329**	**57,816,321**	**100.0%**
BY INSTITUTION					
Bank of Queensland	6,000,000	0	0	6,000,000	10.4%
Bendigo and Adelaide Bank	0	2,500,000	0	2,500,000	4.3%
Commonwealth Bank of Australia	10,580,718	6,778,273	2,058,536	19,417,527	33.6%
Beyond Bank	0	0	850,117	850,117	1.5%
National Australia Bank	4,000,000	7,100,000	908,677	12,008,677	20.8%
AMP Bank	3,500,000	0	0	3,500,000	6.1%
Hume Bank	4,000,000	2,540,000	0	6,540,000	11.3%
G&C Mutual	7,000,000	0	0	7,000,000	12.1%
	35,080,718	**18,918,273**	**3,817,329**	**57,816,321**	**100.00%**
BY CREDIT RATINGS (SHORT-TERM ISSUE)					
A-1+	14,580,718	13,878,273	2,967,212	31,426,204	54.4%
A-2	20,500,000	5,040,000	850,117	26,390,117	45.6%
	35,080,718	**18,918,273**	**3,817,329**	**57,816,321**	**100.0%**
BY TERMS					
0-30 days	5,580,718	1,578,273	0	7,158,992	12.4%
31-90 days	4,000,000	0	0	4,000,000	6.9%
181-270 days	9,500,000	2,500,000	0	12,000,000	20.8%
271-365 days	15,000,000	14,840,000	3,817,329	33,657,329	58.2%
> 1 year	1,000,000	0	0	1,000,000	1.7%
	35,080,718	**18,918,273**	**3,817,329**	**57,816,321**	**100.0%**
BY MATURITY					
0-30 days	5,580,718	1,578,273	850,116	8,009,108	13.9%
31-90 days	4,000,000	4,500,000	908,677	9,408,677	16.3%
91-180 days	13,500,000	2,540,000	0	16,040,000	27.7%
181-270 days	12,000,000	5,100,000	2,058,536	19,158,536	33.1%
271-365 days	0	5,200,000	0	5,200,000	9.0%
	35,080,718	**18,918,273**	**3,817,329**	**57,816,321**	**100.0%**
BY FOSSIL FUEL EXPOSURE					
Fossil Fuel Investments	22,080,718	16,418,273	2,967,212	41,466,204	71.7%
Non Fossil Fuel Investments	13,000,000	2,500,000	850,117	16,350,117	28.3%
	35,080,718	**18,918,273**	**3,817,329**	**57,816,321**	**100.0%**

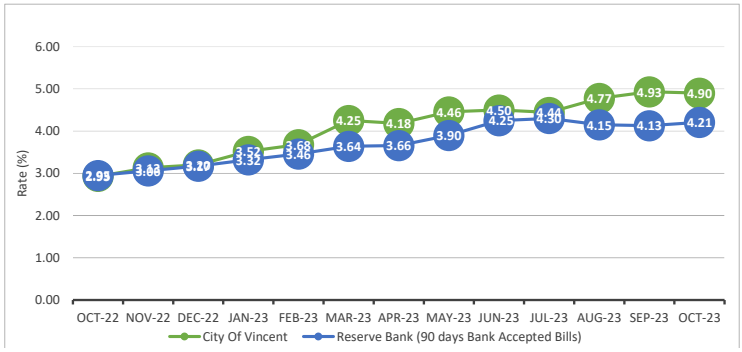
CITY OF VINCENT
INVESTMENT PERFORMANCE
AS AT 31 OCTOBER 2023

FUNDS INVESTED (TERM DEPOSITS ONLY)

INTEREST EARNINGS

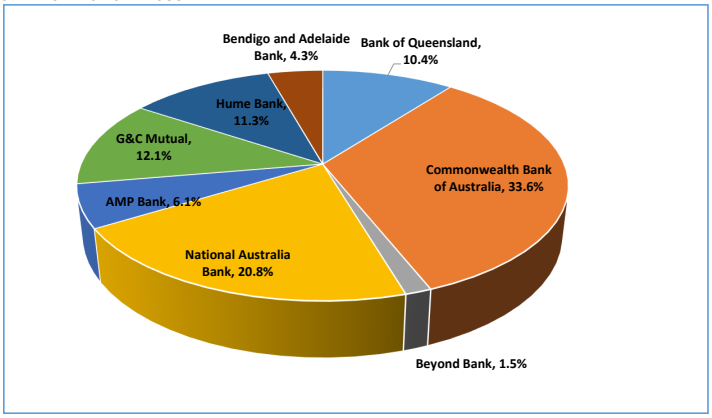


INTEREST RATE COMPARISON

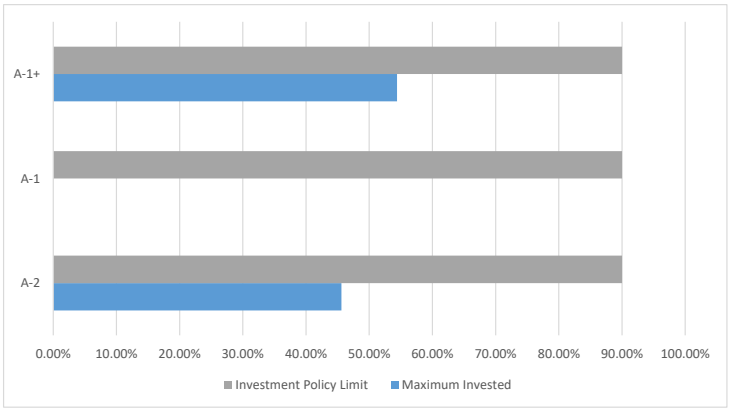


CITY OF VINCENT
INVESTMENT POLICY COMPLIANCE
AS AT 31 OCTOBER 2023

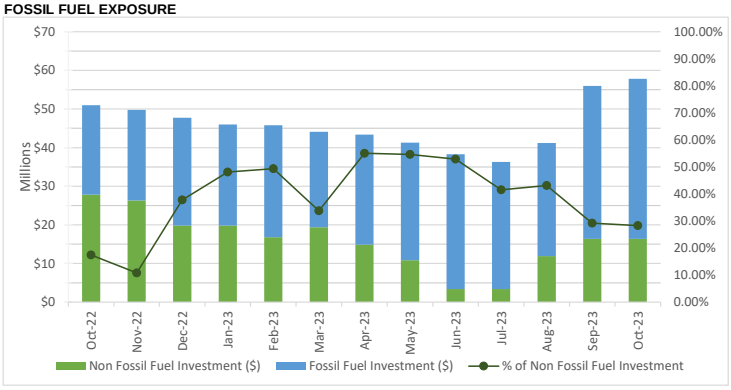
TOTAL PORTFOLIO EXPOSURE



TOATL CREDIT EXPOSURE



FOSSIL FUEL EXPOSURE



Selection of non fossil fuel investments is based on information provided by Yield Hub.

CITY OF VINCENT
INVESTMENT INTEREST EARNINGS
AS AT 31 OCTOBER 2023

	YTD 31/10/2023	PY YTD 31/10/2022	FY 2023/24	PY FY 2022/23
MUNICIPAL FUNDS	**$**	**$**	**$**	**$**
Budget	240,000	40,000	400,000	500,000
Interest Earnings	433,125	170,882	433,125	827,395
% Income to Budget	180.5%	427.2%	108.3%	165.5%
RESERVE FUNDS				
Budget	220,000	26,668	350,000	450,000
Interest Earnings	269,246	134,346	269,246	497,011
% Income to Budget	122.4%	503.8%	76.9%	110.5%
LEEDERVILLE GARDENS INC SURPLUS TRUST				
Budget	0	0	0	0
Interest Earnings	63,811	36,140	63,811	134,290
% Income to Budget	0.0%	0.0%	0.0%	0.0%
TOTAL				
Budget	460,000	66,668	750,000	950,000
Interest Earnings	766,182	341,368	766,182	1,458,696
% Income to Budget	166.6%	512.0%	102.2%	153.6%
Variance	306,182	274,700	16,182	508,696
% Variance to Budget	66.6%	412.0%	2.2%	53.6%
TOTAL (EXCL. LEEDERVILLE GARDENS INC SURPLUS TRUST)				
Budget	460,000	66,668	750,000	950,000
Interest Earnings	702,371	305,228	702,371	1,324,406
% Income to Budget	152.7%	457.8%	93.7%	139.4%
Variance	242,371	238,560	(47,629)	374,406
% Variance to Budget	52.7%	357.8%	(6.4%)	39.4%

7.4 OUTCOME OF ADVERTISING AND ADOPTION OF NEW CHILD SAFE AWARENESS POLICY

Attachments: **1. Child Safe Awareness Policy** ⇩

RECOMMENDATION:

That Council ADOPTS the Child Safe Awareness Policy at Attachment 1.

PURPOSE OF REPORT:

To present the outcome of community consultation and seek approval of the proposed Child Safe Awareness Policy at **Attachment 1**.

BACKGROUND:

This policy is an outcome of the Royal Commission into Institutional Responses to Child Sexual Abuse (Royal Commission) – Recommendation 6.12.

The Royal Commission was established in January 2013 to investigate systemic failures of public and private institutions to protect children from child sexual abuse, report abuse and respond to child sexual abuse. It also inquired into how institutions with a responsibility for children managed and responded to allegations and instances of child sexual abuse.

The recommendations emphasised that organisations working with children must be able to provide safe environments where children's rights, needs, and interests are met. The Royal Commission recommended a range of mechanisms to support child safe organisations, including National Principles that provide a nationally consistent approach to embedding child safe cultures at all levels within organisations that engage with children.

The Royal Commission acknowledged the role that local governments play in creating and maintaining child safety in their communities and made several recommendations aimed at using this role to promote the safety and wellbeing of children and young people.

At its 17 October 2023 Meeting, Council approved conducting community consultation of its intention to adopt the Child Safe Awareness Policy.

DETAILS:

The Child Safe Awareness Policy template (the template) commits local governments in WA to build and maintain child safety awareness and knowledge by providing information for the organisations and individuals that operate in their communities and promoting child safe messages.

Following WALGA State Council support on 3 March 2023, the Department of Local Government, Sport and Cultural Industries (DLGSC) recommends that local governments use the template to create their own Child Safe Awareness Policy and fulfill their obligations under the Royal Commission Recommendation 6.12.

The City is committed to supporting the safety and wellbeing of all children and young people, including protection from abuse. This policy is one way that Council can demonstrate its commitment to being child safe and having a zero-tolerance approach to child abuse.

The template and objectives for the policy have been agreed broadly by local governments and should remain unchanged to provide a state-wide approach and to ensure consistency with the recommendations of the Royal Commission into Institutional Responses to Child Sexual Abuse.

CONSULTATION/ADVERTISING:

In accordance with the City's Community and Stakeholder Engagement Policy, community consultation was undertaken between 26 October 2023 and 16 November 2023 which exceeds the 21 days required.

The policy was advertised on the City of Vincent website, social media, and through the following public notices:

- Perth Voice – 28 October 2023;
- PerthNow Central **–** 26 October 2023;
- News item on CoV website – 26 October 2023;
- Social media post – 31 October 2023;
- E-news – 6 November 2023 and
- notice exhibited on the notice board at the City's Administration and Library and Local History Centre.

Administration received one submission requesting that the policy include child protective resources. This comment was noted. All relevant resources and guidelines for promoting child-safe messages are available on the Department of Local Government, Sport and Cultural Industries website. Administration will share this information with relevant sporting clubs and community groups.

No further consultation is required.

LEGAL/POLICY:

Section 2.7(2)(b) of the Act provides Council with the power to determine policies.

The City's Policy Development and Review Policy sets out the process for repealing and adopting policies.

RISK MANAGEMENT IMPLICATIONS:

Low: Adopting the proposed policy is low risk.

STRATEGIC IMPLICATIONS:

This is in keeping with the City's *Strategic Community Plan 2022-2032*:

Connected and Healthy Community

We protect, improve and promote public health and wellbeing within Vincent.

Innovative and Accountable

Our decision-making process is consistent and transparent, and decisions are aligned to our strategic direction.

SUSTAINABILITY IMPLICATIONS:

This does not contribute to any environmental sustainability outcomes. This action/activity is environmentally neutral.

PUBLIC HEALTH IMPLICATIONS:

This is in keeping with the following priority health outcomes of the City's *Public Health Plan 2020-2025*:

Increased mental health and wellbeing

FINANCIAL/BUDGET IMPLICATIONS:

There are no financial implications associated with this Policy. The functions of this Policy will be resourced and assigned to relevant officers for implementation.

Child Safe Awareness Policy

Legislation / local law requirements	• *Child Care Services Act 2007* • *Children and Community Services Act 2004* • *Civil Liability Act 2002* • *Corruption, Crime and Misconduct Act 2003* • *Equal Opportunity Act 1984* • *Freedom of Information Act 1997* • *Local Government Act 1995* • *National Principles for Child Safety Organisations* • *Parliamentary Commissioner Act 1971* • *Public Interest Disclosure Act 2003r* • *Public Sector Management Act 1994* • *United Nations Convention on the Rights of the Child (CRC)* • *Work Health and Safety Act 2020* • *Working with Children (Criminal Record Checking) Act 2004*
Relevant delegations	Nil.
Related policies, procedures and supporting documentation	Youth Action Plan 2020-2026 Strategic Community Plan 2022-2032 Public Health Plan 2020-2025 Public Open Space Strategy Access and Inclusion Plan 2022-2027 Community and Stakeholder Engagement Strategy Reconciliation Action Plan 2022-2024 | Innovate Safer Vincent Plan 2019-2022 Working with Children Check Procedure

PRELIMINARY

INTRODUCTION

This Policy was developed in response to Recommendation 6.12 from the Royal Commission into Institutional Responses to Child Sexual Abuse and the Royal Commission's recognition of the important role of local governments in community development and community safety, particularly roles that impact child safety.

The Royal Commission identified the opportunity to integrate their direct responsibilities to children and young people within their wider role in the community.

PURPOSE

Vincent is committed to supporting the safety and wellbeing of all children and young people, including protection from abuse. This Child Safe Awareness policy is one of the ways the City demonstrates its commitment to being child safe and its zero-tolerance approach to child abuse.

This policy aims to reduce the risk of harm and child sexual abuse in our communities by encouraging child safe environments to be created and maintained. Vincent encourages local organisations to be child safe and ensure children are safe and empowered.

This Child Safe Awareness policy has been developed in response to recommendation 6.12 of the Royal Commission into Institutional Responses to Child Sexual Abuse and recognises that Vincent is uniquely placed within the local community to demonstrate leadership by supporting organisations to be child safe and

Child Safe Awareness Policy

to protect children and young people from harm and/or abuse. We will promote the safety and wellbeing of children across the community.

Consistent with the National Principles for Child Safe Organisations and Commonwealth Child Safe Framework, this policy provides a framework that outlines the City's role in supporting local organisations to be child safe through access to resources, awareness raising and sharing relevant information.

OBJECTIVE

The following are the objectives (principles) of the Policy:

- The rights of children and young people are upheld.
- Children and young people are respected, listened to, and informed about their rights.
- Children and young people have the fundamental right to be safe and cared for.
- Children and young people have the right to speak up, be heard and taken seriously without the threat of negative consequences.
- The safety and best interests of children and young people are a primary consideration when making decisions that concern them.
- Access to trusted and reliable information, including the National Principles for Child Safe Organisations, helps support organisations to understand what they must do to help reduce the risk of harm and abuse.
- Communities are informed and involved in promoting the safety and wellbeing of children and young people including protection from harm.
- Collaboration with the community and our partners promotes the safety, participation and empowerment of all children and young people.

SCOPE

The safety and wellbeing of children is everyone's responsibility. The Child Safe Awareness policy applies to all employees, volunteers, trainees, work experience students and anyone else who undertakes work on behalf of the City, regardless of whether their work relates directly to children or young people. It applies to occupants of City of Vincent facilities and venues including visitors, contractors and suppliers.

POLICY PROVISIONS

DEFINITIONS

Abuse: Abuse is an act, or a failure to act, towards or on behalf of a child that may result in harm. It can occur on one occasion or multiple occasions. Sometimes the impact of multiple events leads to harm that becomes cumulative in nature. Types of abuse include physical, emotional and sexual abuse, and neglect.

Child/Children: Means a person under 18 years of age, and in the absence of positive evidence as to age, means a person who appears to be under 18 years of age.

Child Safe Organisation: is defined in the Royal Commission Final Report as one that:

- creates an environment where children's safety and wellbeing are at the centre of thought, values, and actions
- places emphasis on genuine engagement with and valuing of children and young people
- creates conditions that reduce the likelihood of harm to children and young people
- creates conditions that increase the likelihood of identifying any harm, and

Child Safe Awareness Policy

- responds to any concerns, disclosures, allegations, or suspicions of harm.
  Note: in the context of local government, this would involve referring concerns to the Department of Communities or WA Police to respond as appropriate.

Implementation of the National Principles for Child Safe Organisations give effect to the above.

Child safe: For the purpose of this policy, child safe means protecting the rights of children and young people to be safe by taking actions that can help prevent harm and abuse.

Harm: Harm, in relation to a child, means any detrimental effect of a significant nature on the child's wellbeing, whether caused by a single act, omission or circumstance; or a series or combination of acts, omissions or circumstances.

Wellbeing: Wellbeing of children and young people includes the care, development, education, health and safety of children and young people.

POLICY

1. Policy Functions

The City will ensure the following functions of this policy are resourced and assigned to the relevant officers for implementation.

- Developing a process to deliver child safe messages (for example at City of Vincent venues, grounds and facilities or events).
- Connecting and supporting local community groups, organisations, and stakeholders to child safe resources (including culturally safe and inclusive resources).

2. Responsibilities

Vincent has a leadership role in our community to support relevant organisations to be child safe and promote child safe practices.

Although the City is not legally responsible for providing oversight of compliance with child safe practices, it will take any reasonable steps to engage with persons who use City of Vincent facilities to operate in alignment with the Child Safe Awareness policy.

Vincent will determine which roles across the organisation will directly support the implementation of the Child Safe Awareness policy.

OFFICE USE ONLY	
Responsible Officer	Coordinator Community Development
Initial Council Adoption	12/12/2023
Previous Title	N/A
Reviewed / Amended	N/A
Next Review Date	12/12/2027

7.5 OUTCOME OF ADVERTISING AND ADOPTION OF AMENDMENTS TO DIVERSITY ACCESS AND INCLUSION POLICY

Attachments:
1. **Diversity Access and Inclusion Policy** ⇩
2. **Community Consultation Comments** ⇩
3. **Diversity Access and Inclusion Policy - Marked Up** ⇩

RECOMMENDATION:

That Council ADOPTS the amended Diversity Access and Inclusion Policy at Attachment 1.

PURPOSE OF REPORT:

To present the outcome of community consultation and seek approval of the amended Diversity Access and Inclusion Policy at **Attachment 1.**

BACKGROUND:

The Diversity, Access and Equity Policy (Policy) was endorsed by Council in December 2021 replacing the Access and Equity Policy adopted in June 2002.

During the review of the Policy in 2021, it was identified that there was a need to update the structure, language, and style of the document. The intent of the Policy remained largely unchanged, although the scope was more clearly defined to include reference to diversity and the LGBTIQ+ community.

It was noted at the time that the City's Disability Access and Inclusion Plan (DAIP) was due to expire in June 2022 and that when undertaking community engagement for the project if any feedback received was applicable to the Policy, it would be considered during a secondary review to ensure that both documents were consistent and aligned to the needs of our community.

As a result, only minor changes to the Policy were made in December 2021.

A report submitted to Council on 17 May 2022 seeking approval for public consultation for the draft Access and Inclusion Plan (AIP) emphasised that it would be supported by the City's Diversity Access and Equity Policy. It further noted that the Policy would be reviewed following the adoption of the AIP. This was to ensure all actions were addressed and achieved during the life of the plan.

A subsequent review of the current Policy has shown that it does not meet best practice and needs to be updated to align with our AIP. The Policy also refers to strategic documents that have been superseded since it was last updated in December 2021.

DETAILS:

Following a review of the policy, Council at its 17 October 2023 Meeting approved conducting community consultation on the amended Diversity Access and Inclusion Policy.

The proposed changes to the policy are:

a) Changing the name of the policy from Diversity, Access and Equity to Diversity Access and Inclusion.
b) Updating references to other plans which have been superseded.
c) Removal of the City's fax number as a contact method.
d) Changing terminology to that which is considered best practice, noting that preferred terminology varies within communities.
e) Broadening the scope of physical accessibility to include environmental accessibility to consider environmental elements such as noise, light, temperature and other factors.
f) Recognising communication disability and, where practicable, supporting the use of communication aids such as Augmentative and Alternative Communication (AAC) boards and providing documents in Easy Read format on request.
g) Updating principles within the policy to reflect the needs of diverse communities and contemporary best practices in the access and inclusion field.

CONSULTATION/ADVERTISING:

In accordance with the City's Community and Stakeholder Engagement Policy, community consultation was undertaken between 26 October 2023 and 16 November 2023, which is in excess of the 21 days required.

The policy was advertised on the City of Vincent website, social media and through the following public notices:

- PerthNow Central – 26 October 2023;
- News item on CoV website – 26 October 2023;
- Perth Voice **–** 28 October 2023;
- Social media post – 31 October 2023;
- E-news listing – 6 November 2023; and
- notice exhibited on the notice board at the City's Administration and Library and Local History Centre.

Administration has received two public submissions as summarised in **Attachment 2** one of which has resulted in minor amendments to the draft policy, as shown in **Attachment 3.**

No further consultation is required.

LEGAL/POLICY:

Section 2.7(2)(b) of the Act provides Council with the power to determine policies.

The City's Policy Development and Review Policy sets out the process for repealing and adopting policies.

RISK MANAGEMENT IMPLICATIONS

Low: Adopting the proposed amendment to the policy is low risk

STRATEGIC IMPLICATIONS:

This is in keeping with the City's *Strategic Community Plan 2022-2032*:

Enhanced Environment

Our parks and reserves are maintained, enhanced and accessible for all members of the community.

Accessible City

Our pedestrian and cyclist networks are well designed, connected, accessible and encourage increased use.

Connected and Healthy Community

We have enhanced opportunities for our community to build relationships and connections with each other and the City.
Our many cultures are celebrated.
We recognise, engage and partner with the Whadjuk Noongar people and culture.
We are an inclusive, accessible and equitable City for all.

Thriving Places

Our town centres and gathering spaces are safe, easy to use and attractive places where pedestrians have priority.

Innovative and Accountable

We deliver our services, projects and programs in the most inclusive, efficient, effective and sustainable way possible

SUSTAINABILITY IMPLICATIONS:

This does not contribute to any environmental sustainability outcomes. This action is environmentally neutral.

PUBLIC HEALTH IMPLICATIONS:

This is in keeping with the following priority health outcomes of the City's *Public Health Plan 2020-2025*:

Increased mental health and wellbeing

Reduced injuries and a safer community

Diversity, Access and Inclusion Policy

Legislation / local law requirements	• *Racial Discrimination Act (1975)* • *Racial Hatred Act (1995)* • *Human Rights and Equal Opportunity Commission Act (1986)* • *Commonwealth Disability Discrimination Act (1992)* • *Western Australian Disability Services Act (1993)* • *Equal Opportunity Act 1984 (amended 1988)* • *Age Discrimination Act (2004)* • *Sex Discrimination Act (1984)* • *Sex Discrimination Amendment Bill (2000)* • *Sex Discrimination Amendment Act (Sexual Orientation, Gender Identity and Intersex Status) (2013)* • *Disability Discrimination Act (1992)* • *Disability Services Act (1993)* • *Fair Work Act (2009)* • *Occupational Safety and Health Act (1984)* • *Workplace Gender Equality Act (2012)* • *The Local Government Act (1995) WA*
Relevant delegations	Nil.
Related policies, procedures and supporting documentation	• City of Vincent Strategic Community Plan 2022-2032 • City of Vincent Public Health Plan 2020-2025

PRELIMINARY

ACKNOWLEDGEMENT OF COUNTRY

The City of Vincent would like to acknowledge the Traditional Owners of the land, the Whadjuk people of the Noongar nation and pay our respects to Elders past and present.

We would also like to acknowledge all Aboriginal and Torres Strait Islander Elders for they hold the memories, the traditions, the culture and hopes of Aboriginal and Torres Strait Islander Australia.

We recognise the contribution the Whadjuk people have made and continue to make to our culture and in our community. We will continue to seek the input of the Traditional Owners.

The land on which we live, meet, and thrive as a community always was and always will be Noongar land.

INTRODUCTION

The City of Vincent recognises that there are many cohort groups within our community that face environmental, social, structural and/or economic barriers to participation and inclusion in society. The inability to fully participate and feel included in society can result in wide-ranging negative impacts on the affected individuals and groups, as well as the wider community.

PURPOSE

The purpose of this policy is to raise awareness of barriers to participation and inclusion and provide guidance on how the City can address these barriers. It demonstrates the City's commitment to ensuring services and activities are inclusive of all members of the community, including (but not limited to)

Diversity, Access and Inclusion Policy

Aboriginal and Torres Strait Islander peoples, culturally and linguistically diverse (CaLD) people, racially marginalised people, people with disability (PwD), seniors, young people and lesbian, gay, bisexual, transgender, queer, intersex and asexual (LGBTQIA+) people.

OBJECTIVE

This policy formalises and supports the City's approach to diversity, access, equity and inclusion by ensuring these considerations are incorporated into all areas of City decision making, service delivery and general operational culture. It establishes access and inclusion standards that are to be met by all employees and contractors when working for, or providing services on behalf of, the City.

SCOPE

The scope of this policy covers both the internal and external operations of the City, including work undertaken, or services provided by, Administration, Council and its agents and contractors.

POLICY PROVISIONS

DEFINITIONS

Access: implies fair and equitable access to services in areas essential to achieving and maintaining social, cultural and economic well-being. This includes access to services, programs, facilities, decision-making processes and entitlements.

Community Relations: refers to how people interact and relate to each other as individuals and as groups within the wider community.

Culture: refers to the ideas, beliefs, values, knowledge, customs and experiences which influence the behaviours of people from different groups and backgrounds.

Disability:

A condition that:

- Is attributable to an intellectual, cognitive, neurological, sensory or physical impairment or combination of those impairments;
- Is permanent or likely to be permanent;
- May or may not be episodic in nature;

And results in:

- A substantially reduced capacity of the person for communication, social interaction, learning or mobility; and
- A need for continuing services.

Diversity: Diversity refers to the differences in individuals based on sex, gender, age, language, ethnicity, race, cultural background, disability, sexual orientation, intersex status, religious beliefs, educational level, professional skills, work experience, socio-economic background, carer obligations and/or other factors, that are represented in a community, organisation, team or other group.

Equity: is the distribution of economic, social and political resources in ways that are not restricted by sex, gender, age, language, ethnicity, cultural background, disability, sexual orientation, intersex status, religious beliefs, educational level, professional skills, work experience, socio-economic background, carer obligations and/or other factors. It ensures fair and equal distribution of resources (according to need), opportunities, and access to decision-making processes.

Diversity, Access and Inclusion Policy

Inclusion: refers to a culture where everyone feels valued and respected and is able to fully contribute. It includes removing barriers to make sure everyone can fully participate and has equal access to opportunities.

Participation: is active involvement in aspects of society including community and social activities, employment, education and decision-making.

POLICY

1. Community Inclusion and Participation

The City supports participation in community life for all people and is committed to meaningful, inclusive capacity building to enhance the strengths of individuals, redress disadvantage and foster a unified community. The City strives to secure access to services, activities and facilities that enable all people to live constructive fulfilling lives, feeling empowered to fully participate and engage in all opportunities.

The City will:

- Encourage and enable all members of the community to participate in activities which will in turn lead to improvements in the wellbeing of people within the City.
- Encourage all people to participate in life in the general community, by minimising the physical, cultural, attitudinal, social, gender, economic and institutional barriers that prevent participation.
- Promote self-development of community members by supporting and hosting services, programs and events that provide opportunities for education, up-skilling, social connection and personal independence.
- Support and promote harmonious community relations and work towards eliminating all forms of discrimination within the community which prevent harmony.
- Recognise and respect different cultural and religious commemorations and significant events.
- Recognise and respect Aboriginal and Torres Strait Islander peoples being the traditional owners and custodians of the land.
- Offer services that are designed and delivered in ways that meet a range of needs and therefore enable all members of the community to participate, as appropriate.
- Support and host events for specific demographics and communities, where barriers to participating in events, or specific needs are identified for these groups.

2. Physical and Environmental Inclusion

The City recognises that certain groups in the community have specific physical and environmental access needs and where viable will allocate resources according to need to reduce inequalities and improve accessibility.

The City will:

- Embed diversity, access and inclusion principles in its strategic planning and development processes.
- Advocate and plan for the development and management of built environments and infrastructure, open spaces and streetscape that are accessible and maximise their potential use by diverse groups.
- Implement strategies to ensure access to buildings, services and facilities is available, welcoming and inclusive of, all members of the community wherever possible.
- Ensure that services and events are conducted in venues that are physically accessible to people with disability and, where possible, accommodate non-physical environmental access needs, and ensure that Administration, it's agents and contractors are aware of the relevant requirements.
- Ensure Administration, it's agents and contractors are aware of their respective responsibilities under the *Commonwealth Disability Discrimination Act (1992)*, *Western Australian Disability Services Act (1993)*, Building Code Australia, as amended, and the relevant Australian Standards (Access and Mobility (AS 1428) suite).

Diversity, Access and Inclusion Policy

- Approve plans and projects only when compliant with requirements outlined in the above Codes and Standards.
- Ensure all contracts and tender documents contain a clause advising contractors of their obligation to implement the City's Access and Inclusion Plan wherever practicable and report annually on their compliance with the Plan.

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3. Information Dissemination, Communication and Engagement

The City is committed to ensuring it provides the same opportunity for consultation and engagement, and that information is accessible to, and inclusive for, all members of the community.

3.1. Information Dissemination and Communication

The City will:

- Ensure that information is offered in alternative formats and languages other than English according to the following requirements:
  - ✓ Translators and interpreters for languages other than English are to be National Accreditation Authority for Translators and Interpreters (NAATI) accredited level 3, at a minimum.
  - ✓ Deaf Interpreters are to be NAATI accredited level 2 (level 3 for legal matters).
  - ✓ Braille transcriptions are to be sought from organisations who are able to provide transcriptions that meet the standards as outlined by the Australian Braille Authority.
  - ✓ Transcription of documents in other formats, such as Easy English, should be sought from a suitably qualified and reputable service provider.
- Integrate access and inclusion principles into the City's communications and provide access to clear, accessible information in a variety of formats and media, including but not limited to:
  - ✓ Ensuring an audio loop is used at Council meetings (and formal meetings at external venues) to ensure that people who are hard of hearing are able to participate.
  - ✓ Advertising the availability of an Auslan interpreter on request for Council meetings, other meetings and any City events, programs or workshops and engaging an interpreter when requested.
  - ✓ Publicising, on written material in languages other than English, the availability of information in different formats.
  - ✓ Including a standard phrase indicating documents are available in alternative formats on brochures, promotional material and letters where appropriate.
  - ✓ Ensuring the City's website is W3C Web Accessibility Guidelines (WCAG) 2.2 level AA compliant.
  - ✓ Providing closed captioning and audio description facilities for all video content.
  - ✓ Providing image descriptions for social media and public documents as appropriate.
  - ✓ Using live captioning technology where possible during presentations, meetings and workshops.
  - ✓ Using augmented communication tools to support complex communication needs.

3.2. Engagement and Consultation

The City will:

- Provide information in clear and concise language on how residents can participate in decision making processes, public consultations, and grievance mechanisms.
- Provide information on accessibility of venues when promoting in-person engagement and consultation sessions and offer alternative methods of contribution for people unable to attend due to access needs.
- Ensure varied and user-friendly engagement and consultation processes that encourage feedback from all members of the community with regards to the level of access and equitable provision of services.
- Ensure all grievance procedures are accessible and allow for a range of options for making complaints including: in person, by phone, letter, email, SMS, National Relay Service, Auslan and via the City's website and social media.

Diversity, Access and Inclusion Policy

CITY OF VINCENT

4. Organisational Culture and Employment Practices

The City promotes equal opportunity in recruitment, promotion, retention and training and will continue to operate and set examples as an organisation which promotes diversity and inclusion and rejects discrimination, unconscious bias and exclusion.

4.1. Employment and Retention

The City will:

- Ensure recruitment and selection policies and practices reflect the desire for a diverse workforce as one strategy to achieve and promote diversity, access and inclusion principles and provide equitable service delivery.
- Engage with specialist recruitment and employment service providers to reach, and encourage applications from, diverse candidates.
- Make appropriate workplace flexibility, modifications and adaptive technologies available to enable staff to do their jobs effectively.

4.2. Training and Development

The City will:

- Ensure all Council representatives are aware of diversity and inclusion principles and the subsequent implications for policy formation, program design and service delivery.
- Continue to integrate this Policy, the Reconciliation Action Plan and Access and Inclusion Plan into policy development and review processes, strategic planning processes and employee inductions.
- Provide relevant diversity awareness training, support and resources to staff to strengthen their knowledge and build understanding.
- Provide advice to Administration and contractors relating to the appropriate communication methods when liaising with Aboriginal and Torres Strait Islander peoples, CALD, PwD, LGBTIQA+ and other communities.

OFFICE USE ONLY	
Responsible Officer	Community Development Advisor – Diversity Access and Inclusion
Initial Council Adoption	25/06/2002
Previous Title	Policy 3.10.02 - Access and Equity
Reviewed / Amended	28/09/2023
Next Review Date	12/12/2027

Diversity, Access, and Inclusion Policy consultation comments

	Summary of Public Comment	Administration's Response
1	Indicated support of survey, commented 'Everyone matters'	Noted.
2	Supportive, requested minor updates to wording in the draft including:	Noted with the following responses:
	Update heading number 2 from 'Environmental Inclusion' to 'Physical and Environmental Inclusion' to make it clearer.	Heading number 2 updated to 'Physical and Environmental Inclusion' for clarity as requested
	Change reference from 'Building Code of Australia' to 'National Construction Code'	Reference to 'Building Code of Australia' to remain, as the National Construction Code includes three volumes, two of which are commonly known as the Building Code of Australia and the third of which is the Plumbing Code which is not relevant to this policy.
	Remove reference to Australian Braille Authority Australian Standards	Reference has been changed to recognise that there is no Australian Standard, this was an administrative error and should read as 'standards outlined by the Australian Braille Authority'.
	Change reference of 'voice to text technology' to 'captioning'.	Updated reference of 'voice to text technology' to 'captioning' for clarity as requested.
	Specify level of WC3 Web Content Accessibility Guidelines to be met	Level of WC3 Web Content Accessibility Guidelines to be met has been specified as 'AA'.
	Include reference to audio description for video content	Reference is already included to audio description for video content so no update is required.

Diversity, Access and Inclusion Policy

Legislation / local law requirements	• *Racial Discrimination Act (1975)* • *Racial Hatred Act (1995)* • *Human Rights and Equal Opportunity Commission Act (1986)* • *Commonwealth Disability Discrimination Act (1992)* • *Western Australian Disability Services Act (1993)* • *Equal Opportunity Act 1984 (amended 1988)* • *Age Discrimination Act (2004)* • *Sex Discrimination Act (1984)* • *Sex Discrimination Amendment Bill (2000)* • *Sex Discrimination Amendment Act (Sexual Orientation, Gender Identity and Intersex Status) (2013)* • *Disability Discrimination Act (1992)* • *Disability Services Act (1993)* • *Fair Work Act (2009)* • *Occupational Safety and Health Act (1984)* • *Workplace Gender Equality Act (2012)* • *The Local Government Act (1995) WA*
Relevant delegations	Nil.
Related policies, procedures and supporting documentation	• City of Vincent Strategic Community Plan 2022-2032 • City of Vincent Public Health Plan 2020-2025

PRELIMINARY

ACKNOWLEDGEMENT OF COUNTRY

The City of Vincent would like to acknowledge the Traditional Owners of the land, the Whadjuk people of the Noongar nation and pay our respects to Elders past and present.

We would also like to acknowledge all Aboriginal and Torres Strait Islander Elders for they hold the memories, the traditions, the culture and hopes of Aboriginal and Torres Strait Islander Australia.

We recognise the contribution the Whadjuk people have made and continue to make to our culture and in our community. We will continue to seek the input of the Traditional Owners.

The land on which we live, meet, and thrive as a community always was and always will be Noongar land.

INTRODUCTION

The City of Vincent recognises that there are many cohort groups within our community that face environmental, social, structural and/or economic barriers to participation and inclusion in society. The inability to fully participate and feel included in society can result in wide-ranging negative impacts on the affected individuals and groups, as well as the wider community.

PURPOSE

The purpose of this policy is to raise awareness of barriers to participation and inclusion and provide guidance on how the City can address these barriers. It demonstrates the City's commitment to ensuring services and activities are inclusive of all members of the community, including (but not limited to)

Diversity, Access and Inclusion Policy

Aboriginal and Torres Strait Islander peoples, culturally and linguistically diverse (CaLD) people, racially marginalised people, people with disability (PwD), seniors, young people and lesbian, gay, bisexual, transgender, queer, intersex and asexual (LGBTQIA+) people.

OBJECTIVE

This policy formalises and supports the City's approach to diversity, access, equity and inclusion by ensuring these considerations are incorporated into all areas of City decision making, service delivery and general operational culture. It establishes access and inclusion standards that are to be met by all employees and contractors when working for, or providing services on behalf of, the City.

SCOPE

The scope of this policy covers both the internal and external operations of the City, including work undertaken, or services provided by, Administration, Council and its agents and contractors.

POLICY PROVISIONS

DEFINITIONS

Access: implies fair and equitable access to services in areas essential to achieving and maintaining social, cultural and economic well-being. This includes access to services, programs, facilities, decision-making processes and entitlements.

Community Relations: refers to how people interact and relate to each other as individuals and as ~~a~~ groups within the wider community.

Culture: refers to the ideas, beliefs, values, knowledge, customs and experiences which influence the behaviours of people from different groups and backgrounds.

Disability:

A condition that:

- Is attributable to an intellectual, cognitive, neurological, sensory or physical impairment or combination of those impairments;
- Is permanent or likely to be permanent;
- May or may not be episodic in nature;

And results in:

- A substantially reduced capacity of the person for communication, social interaction, learning or mobility; and
- A need for continuing services.

Diversity: Diversity refers to the differences in individuals based on sex, gender, age, language, ethnicity, race, cultural background, disability, sexual orientation, intersex status, religious beliefs, educational level, professional skills, work experience, socio-economic background, carer obligations and/or other factors, that are represented in a community, organisation, team or other group.

Equity: is the distribution of economic, social and political resources in ways that are not restricted by sex, gender, age, language, ethnicity, cultural background, disability, sexual orientation, intersex status, religious beliefs, educational level, professional skills, work experience, socio-economic background, carer obligations and/or other factors. It ensures fair and equal distribution of resources (according to need), opportunities, and access to decision-making processes.

Diversity, Access and Inclusion Policy

Inclusion: refers to a culture where everyone feels valued and respected and is able to fully contribute. It includes removing barriers to make sure everyone can fully participate and has equal access to opportunities.

Participation: is active involvement in aspects of society including community and social activities, employment, education and decision-making.

POLICY

1. Community Inclusion and Participation

The City supports participation in community life for all people and is committed to meaningful, inclusive capacity building to enhance the strengths of individuals, redress disadvantage and foster a unified community. The City strives to secure access to services, activities and facilities that enable all people to live constructive fulfilling lives, feeling empowered to fully participate and engage in all opportunities.

The City will:

- Encourage and enable all members of the community to participate in activities which will in turn lead to improvements in the wellbeing of people within the City.
- Encourage all people to participate in life in the general community, by minimising the physical, cultural, attitudinal, social, gender, economic and institutional barriers that prevent participation.
- Promote self-development of community members by supporting and hosting services, programs and events that provide opportunities for education, up-skilling, social connection and personal independence.
- Support and promote harmonious community relations and work towards eliminating all forms of discrimination within the community which prevent harmony.
- Recognise and respect different cultural and religious commemorations and significant events.
- Recognise and respect Aboriginal and Torres Strait Islander peoples being the traditional owners and custodians of the land.
- Offer services that are designed and delivered in ways that meet a range of needs and therefore enable all members of the community to participate, as appropriate.
- Support and host events for specific demographics and communities, where barriers to participating in events, or specific needs are identified for these groups.

2. Physical and Environmental Inclusion

The City recognises that certain groups in the community have specific physical and environmental access needs and where viable will allocate resources according to need to reduce inequalities and improve accessibility.

The City will:

- Embed diversity, access and inclusion principles in its strategic planning and development processes.
- Advocate and plan for the development and management of built environments and infrastructure, open spaces and streetscape that are accessible and maximise their potential use by diverse groups.
- Implement strategies to ensure access to buildings, services and facilities is available, welcoming and inclusive of, all members of the community wherever possible.
- Ensure that services and events are conducted in venues that are physically accessible to people with disability and, where possible, accommodate non-physical environmental access needs, and ensure that Administration, it's agents and contractors are aware of the relevant requirements.
- Ensure Administration, it's agents and contractors are aware of their respective responsibilities under the *Commonwealth Disability Discrimination Act (1992)*, *Western Australian Disability Services Act (1993)*, Building Code Australia ~~1996~~, as amended, and the relevant Australian Standards (Access and Mobility (AS 1428) suite).

Diversity, Access and Inclusion Policy

- Approve plans and projects only when compliant with requirements outlined in the above Codes and Standards.
- Ensure all contracts and tender documents contain a clause advising contractors of their obligation to implement the City's Access and Inclusion Plan wherever practicable and report annually on their compliance with the Plan.

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3. Information Dissemination, Communication and Engagement

The City is committed to ensuring it provides the same opportunity for consultation and engagement, and that information is accessible to, and inclusive for, all members of the community.

3.1. Information Dissemination and Communication

The City will:

- Ensure that information is offered in alternative formats and languages other than English according to the following requirements:
  - ✓ Translators and interpreters for languages other than English are to be National Accreditation Authority for Translators and Interpreters (NAATI) accredited level 3, at a minimum.
  - ✓ Deaf Interpreters are to be NAATI accredited level 2 (level 3 for legal matters).
  - ✓ Braille transcriptions are to be sought from organisations who are able to provide transcriptions that meet the ~~Australian~~ ~~S~~standards as outlined by the Australian Braille Authority.
  - ✓ Transcription of documents in other formats, such as Easy English, should be sought from a suitably qualified and reputable service provider.
- Integrate access and inclusion principles into the City's communications and provide access to clear, accessible information in a variety of formats and media, including but not limited to:
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Diversity, Access and Inclusion Policy

CITY OF VINCENT

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Previous Title	Policy 3.10.02 - Access and Equity
Reviewed / Amended	28/09/2023
Next Review Date	12/12/2027

7.6 ANNUAL REPORT 2022/23

Attachments:
1. **Annual Report 2022/23**
2. **CEO KPI report 2023**

RECOMMENDATION:

That Council:

1. **Pursuant to Section 5.54(1) of the *Local Government Act 1995*, ACCEPTS BY AN ABSOLUTE MAJORITY the City of Vincent Annual Report for the 2022/23 Financial Year included as Attachment 1;**

2. **Pursuant to Section 5.27 of the *Local Government Act 1995*, CONVENES an Annual Meeting of Electors of the City of Vincent to be held at 7pm on Thursday 1 February 2024 at the City of Vincent Administration and Civic Centre, to present the City of Vincent Annual Report for the 2022/23 Financial Year; and**

3. **NOTES that:**

   3.1 **the City of Vincent Annual Report may be subject to further formatting and styling, to be determined by the Chief Executive Officer prior to publication. The 2022/23 Financial Statements will be presented to Council as part of the recommendations of the Audit Committee and will be included in the Annual Report following adoption by Council;**

   3.2 **pursuant to Sections 5.29 and 5.55 of the *Local Government Act 1995*, the Chief Executive Officer will give local public notice of the Annual Meeting of Electors to be held on 1 February 2024, and of the availability of the City of Vincent Annual Report for the 2022/23 financial year, and will make the report available on the City of Vincent website within 14 days.**

PURPOSE OF REPORT:

For Council to accept the 2022/23 Annual Report and to convene the Annual General Meeting of Electors on 1 February 2024.

BACKGROUND:

Each year Council is required to accept the City of Vincent Annual Report and the Annual Financial Statements and Auditor's certification of the account.

Following the acceptance, the Annual Report will be presented at the Annual General Meeting of Electors. The Annual Report will also be available via the City's website and in hardcopy format at the City's Administration and Library. Subject to Council approval the AGM will be held at 7pm Thursday 1 February 2024 at the City's Administration Centre.

DETAILS:

The City of Vincent Annual Report is an important statutory document through which the City communicates with its ratepayers, residents and community stakeholders. The report outlines progress made towards strategic objectives set out in the City's guiding strategic documents.

The financial statements have been accepted by the Audit Committee and will be included in the report prior to publication.

The Annual Report for 2022/23 is included as **Attachment 1**. The attached version of the Annual Report may be subject to formatting and styling changes to be determined by the Chief Executive Officer (CEO) prior to publication.

The Annual Report incorporates the CEO KPIs agreed each year between Council and the CEO.

The CEO's KPIs are made publicly available each year and are incorporated into the annual update of the City's Corporate Business Plan.

The State Government's local government reform package will mandate this in the future as well as publishing the results report of performance against the KPIs.

In advance of this forthcoming requirement, we will publish the CEO KPI results report at **Attachment 2** on the City's website alongside the Annual Report for the same reporting year.

CONSULTATION/ADVERTISING:

The AGM will be advertised via local public notice as required by section 5.29 of the *Local Government Act 1995*.

Within 14 days of the Annual Report being accepted by Council, a copy will be uploaded to the City's website.

LEGAL/POLICY:

Section 5.53(1) of the *Local Government Act 1995* requires a Local Government to prepare an Annual Report for each financial year. Section 5.53(2)(f) of the Local Government Act 1995 specifies that the Annual Report is to contain the financial report of the financial year and Section 5.53(2)(h) specifies that it must contain the Auditor's report for the financial year.

In accordance with Section 5.54(1) of the *Local Government Act 1995*, an Annual Report for the financial year is to be accepted by the Local Government no later than 31 December after that financial year.

Section 5.27 of the *Local Government Act 1995* requires an Electors' General Meeting to be held once every financial year on a day selected by the local government but not more than 56 days after the local government accepts the annual report.

Section 5.55 of the *Local Government Act 1995* requires that the CEO is to give public notice of the availability of the annual report as soon as practicable after the report has been accepted by the local government. The CEO is to publish the annual report on the local government's official website within 14 days after the report has been accepted by the local government.

RISK MANAGEMENT IMPLICATIONS

Low: It is low risk for Council to adopt the 2022/23 Annual Report and ensures the compliance with the requirements of the *Local Government Act 1995.*

STRATEGIC IMPLICATIONS:

This is in keeping with the City's *Strategic Community Plan 2022-2032*:

Innovative and Accountable

Our community is aware of what we are doing and how we are meeting our goals.

SUSTAINABILITY IMPLICATIONS:

This does not contribute to any specific sustainability outcomes of the *City's Sustainable Environment Strategy 2019-2024*.

FINANCIAL/BUDGET IMPLICATIONS:

There are no finance or budget implications.

CITY OF VINCENT

ANNUAL REPORT

2022/23

Acknowledgement of Country

The City of Vincent acknowledges the Traditional Owners of the land, the Whadjuk people of the Noongar nation and pays our respects to Elders past and present.

We recognise the unique and incomparable contribution the Whadjuk people have made and continue to make to our culture and in our community. We will continue to seek the input of the Traditional Owners.

The land on which we live, meet and thrive as a community always was and always will be Noongar land.

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MAYOR'S MESSAGE

The 2022/23 financial year marked a return to normality for Vincent, after a few COVID-19-impacted years.

It was a joy to see our community members heading out to dine and shop in our town centres, attending our popular family-friendly events and socialising in our parks without any restrictions.

A return to a stronger economic climate also meant that we could focus on delivering more key projects, community and sporting facility upgrades and playground improvements.

We took a massive step forward with our once-in-a-generation underground powerproject with Western Power.

After securing underground power in three project areas in 2021/22, we locked in another five project areas.

The project will see all of our residential streets and town centres having underground power and brighter, energy-efficient LED lights rolled out over the next decade.

This will also help achieve our 10-year Strategic Community Plan vision for Vincent to be a leafy and vibrant 24-hour city synonymous with quality design and sustainability.

To make our neighbourhoods even safer, we received the green light from Main Roads WA to drop the speed limit to 40km/h in 40 per cent of our Local Access Roads. This was part of our long-term bid for all local, residential streets in Vincent to be posted at 40km/h.

Slower speed limits will ensure that our kids feel safe walking and riding to school, people can get around safely without relying on a car and our streets are calmer.

Another key goal we reached was achieving smoke-free areas in town centres as part of our Public Health Plan 2020 – 2025, three years ahead of schedule.

Parts of North Perth, Mt Hawthorn, Leederville, William Street and Beaufort Street became smoke-free in November after the launch of our Fresh Air – You're Welcome: the Smoke-Free Town Centres project.

Our entertainment precincts are now free from second-hand smoking and vaping. People can also enjoy alfresco dining in fresh air.

We also worked on an exciting new project to transform two City-owned car parks in Leederville into high-quality transit orientated development by progressing a Request for Proposals process.

Community and sporting facilities play a huge role in our local neighbourhoods. They are places where locals unite, create memories and history together.

We installed new floodlights at Britannia Reserve, Charles Veryard Reserve and Forrest Park Croquet Club thanks to funding from the Australian and State governments.

The brighter lights support our ever-growing sporting clubs along with dog walkers and community members who can now feel safer when they visit their local parks in the evening.

Together with Floreat Athena Football Club, we secured a $3 million grant from the Australian Government to construct a multi-sports changeroom facility at the former grandstand site at Litis Stadium.

Once the upgrades are complete, the stadium will become an even better community hub that is not only used by sporting clubs, but also local groups and residents.

The upgrades will also go a long way to increasing female participation in sports in the area.

Beatty Park Leisure Centre achieved a one million visitor milestone for the first time and a record number of 2800 students enrolled in its swim school.

We also celebrated the Centre's 60th anniversary with members, locals and people who have fond memories at Beatty joining us over two-days of celebrations.

Playgrounds are always a key feature of our annual capital works program as they are loved by local families.

Phase one of our new Haynes Street Reserve in North Perth made its debut. It is home to nature play equipment including an all-abilities swing, a bench, shelter and greenery.

In a Vincent-first, we hosted the WAFL Grand Final at Leederville Oval which attracted 16,000 people.

The festivities flowed into the Leederville Village Square for the Footyville activations with alfresco dining filling up the streets.

We also saw the return of St Patrick's Day in Leederville after a three-year pause due to COVID-19 and what a reception it got from both locals and the Irish community!

The Mt Hawthorn community had something to cheer about with the return of the popular Mt Hawthorn Hawkers Market at Axford Park, starting with a pop-up in April ahead of the full season from September 2023.

Activating our high streets continued to be a priority, with the trial of the Grosvenor Road Pedestrian Space, just off Beaufort Street, and the pedestrianisation of Washing Lane, off William Street.

We also started preparing for the FIFA Women's World Cup™ – the biggest football tournament Perth has ever seen.

HBF Park was selected to host five matches from July to August 2023, while Dorrien Gardens was selected as a training site for international teams and attracted funding for facility upgrades and the commission of a fantastic 80m mural in honour of the world game.

We launched our latest Innovate Reconciliation Action Plan, and this time with strong cultural guidance, leadership and endorsement from our Boordiya Reference Group. Windows at the Administration Building and doors in our Community Centre are home to meaningful artwork celebrating the Noongar Six Seasons by artist Darryl Bellotti, who is an Aboriginal man of Yamatji and Noongar descent.

Over the past 12 months, Council has focused on delivering the projects, events and initiatives that matter most to our community.

I would like to thank my Council colleagues, the City's CEO and staff for their dedication and contributions throughout the year. And thank you to the Vincent community for your support and engagement along the way. Together, we strive to make Vincent the best it can be.

EMMA COLE
MAYOR

CEO'S MESSAGE

The results and outcomes outlined in this year's Annual Report demonstrate the benefit of a strong focus on planning for the future.

Council adopted a new 10-year Strategic Community Plan which included the City's commitment to providing underground power in all residential streets.

This will have a transformative, greening and cooling effect throughout our streets and suburbs.

Delivering this program will be a strong focus for the organisation and will involve close engagement with our residents.

An updated Long Term Financial Plan places the City in a strong position to support the underground power program.

We continue to refine and improve our approach to project management, contract management, risk management and community engagement.

This is keeping our portfolio of strategic projects on time, on budget and on scope.

We won the 2022 National Award for Local Government in the Waste Management Category for FOGO – one of our biggest projects which was exceptionally well managed by our staff.

The City was pleased to host the 2022 WAFL Grand Final at Leederville Oval in partnership with the Western Australian Football Commission.

It showcased the potential of the venue and our ability to deliver major events.

In particular, people attending really enjoyed the great community atmosphere we helped create in the Leederville Town Centre and at the game.

We had some big wins on advocacy including on grants and transport issues such as the extension of our 40km/h speed zones on local roads.

The benefits of our participation in the Small Business Friendly Approvals program are now being realised.

We have been able to reform and improve how we support small businesses to turn their dreams into reality.

We also renewed our collaborative agreement with the Perth Inner City Group including the City of Perth, City of Subiaco, City of South Perth and the Town of Victoria Park.

The City works hard to be an exemplar of good governance and delivering great services to the community. This requires strong alignment between the community and Council.

This Annual Report shows that we are getting the balance right between continuity and change.

Collaboration between teams is a key driver of success at Vincent.

Our staff often work together to deliver major strategic projects and the plans that matter most to the community.

We are protecting and promoting the important heritage, character and close community connections we have throughout Vincent.

At the same time, we are working to maintain the vibrancy in our town centres and ensuring we renew and upgrade our parks, reserves and facilities to the standard our community expects.

This report outlines many achievements from a dedicated and hard-working Council and staff here at Vincent – I thank them all for their efforts.

DAVID MACLENNAN
CEO

COUNCILLORS

Mayor Emma Cole
Elected (Mayor) 2017 – 2023

Committees:
- Chair of the CEO Performance Review Panel
- Metropolitan local government representative Western Australian Planning Commission (WAPC)
- WAPC Executive, Property and Finance Committee
- Deputy Chair of the State Emergency Management Committee

SOUTH WARD

Cr Susan Gontaszewski
Deputy Mayor
Elected (Deputy Mayor) 2017 – 2023

Committees:
- City of Vincent Audit Committee
- Metro Inner-North Joint Development Assessment Panel
- CEO Performance Review Panel
- DevelopmentWA Midland Land Redevelopment Committee (alternate)

Cr Jonathan Hallett
Elected 2017 – 2025

Committees:
- Tamala Park Regional Council (alternate)
- Metro Inner-North Joint Development Assessment Panel (alternate)
- Sustainability and Transport Advisory Group
- Reconciliation Action Plan Working Group

Cr Ashley Wallace
Elected 2019 – 2023

Committees:
- Member representative of the Western Australian Local Government Association
- Tamala Park Regional Council
- Metro Inner-North Joint Development Assessment Panel
- City of Vincent Audit Committee
- Chair of the Safer Vincent Advisory Group

Cr Ross Ioppolo
Elected 2021 – 2025

Committees:
- Deputy Chair of the City of Vincent Audit Committee
- CEO Performance Review Panel

NORTH WARD

Cr Alex Castle
Elected 2017 – 2025

Committees:
- Mindarie Regional Council
- CEO Performance Review Panel
- Arts Advisory Group
- Chair of the Children and Young People Advisory Group

Cr Ron Alexander
Elected 2021 – 2025

Committees:
- Children and Young People Advisory Group
- City of Vincent Audit Committee

Cr Suzanne Worner
Elected 2021 – 2023

Committees:
- Reconciliation Action Plan Working Group
- Chair of the Arts Advisory Group

Cr Dan Loden
Elected 2015 – 2023

Committees:
- Metro Inner-North Joint Development Assessment Panel (alternate)
- Deputy Chair of the Reconciliation Action Plan Working Group
- Chair of the Sustainability and Transport Action Group

EXECUTIVE MANAGEMENT COMMITTEE

David MacLennan
Chief Executive Officer

Lisa Williams
Chief Communications Officer

John Corbellini
Chief City Planner

Tara Gloster
Chief Urban Designer

Rhys Taylor
Chief Financial Officer

Nathan Stokes
Chief People Officer

Peter Ferguson
Chief Information Officer

Peter Varris
Chief Operations Officer

Joslin Colli
Chief Governance and Audit Officer

STRATEGIC COMMUNITY PLAN VISION

Our Strategic Community Plan (SCP) 2022 – 2032 sets out a vision for the City.

"In 2032, the City of Vincent is a leafy and vibrant 24-hour city which is synonymous with quality design and sustainability. Its diverse population is supported in their innovative endeavours by a Council that says YES!"

OUR VALUES

Engaging
Listening, understanding and communicating is the key to our success.

Accountable
We work openly and transparently to earn our community's trust.

Making a Difference
Our work improves our community and the lives of our residents.

OUR PRIORITIES

Established through the Strategic Community Plan 2018 – 2028 and reinforced by community feedback when developing the Strategic Community Plan 2022 – 2032. They continue to be a focus for the community now and into the future. No one priority is more substantial than another; each works in conjunction with the others to deliver on our community's overall vision.

Enhanced Environment
The natural environment contributes greatly to our inner-city community. We want to protect and enhance it, making best use of our natural resources for the benefit of current and future generations.

Accessible City
We want to be a leader in making it safe, easy, environmentally friendly and enjoyable to get around Vincent.

Connected & Healthy Community
We are a diverse, welcoming and engaged community. We want to celebrate what makes us unique and connect with those around us to enhance our quality of life.

Thriving Places
Thriving Places are integral to our identity, economy and appeal. We want to create, enhance and promote great places and spaces for everyone to enjoy.

Sensitive Design
Design that 'fits in' to our neighbourhoods is important to us. We want to see unique, high quality developments that respect our character and identify and respond to specific local circumstances.

Innovative & Accountable
The City of Vincent has a significant role to play in supporting our community to realise its vision. To achieve this, we will be an innovative, honest, engaged and responsible organisation that manages resources well, communicates effectively and takes our stewardship role seriously.

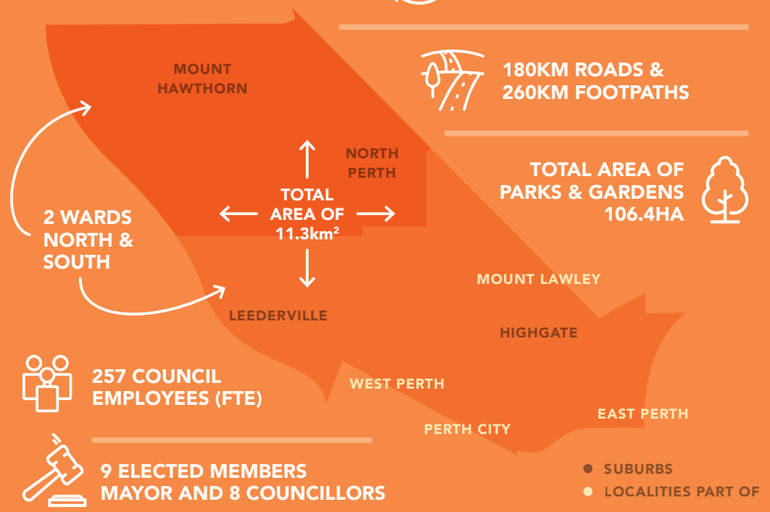
CITY OF VINCENT PROFILE

POPULATION OF 38,433 AS AT 30 JUNE 2022
(Source: ABS ERP 2022)

MEDIAN AGE 36 YEARS
(Source: ABS 2021)

180KM ROADS & 260KM FOOTPATHS

TOTAL AREA OF PARKS & GARDENS 106.4HA



257 COUNCIL EMPLOYEES (FTE)

9 ELECTED MEMBERS MAYOR AND 8 COUNCILLORS

TOP PROJECTS FOR 2022/23

STRATEGIC COMMUNITY PLAN 2022-2032

VINCENT UNDERGROUND POWER PROGRAM

LEEDERVILLE CARPARKS REQUEST FOR PROPOSAL

BEATTY PARK 2062

ACCESSIBLE CITY STRATEGY IMPLEMENTATION AND 40KM/H TARGET

ROBERTSON PARK DEVELOPMENT PLAN

BANKS RESERVE MASTER PLAN IMPLEMENTATION

MT HAWTHORN YOUTH SKATE SPACE

HAYNES STREET RESERVE DEVELOPMENT AND TRANSITION PLAN

WAFL GRAND FINAL

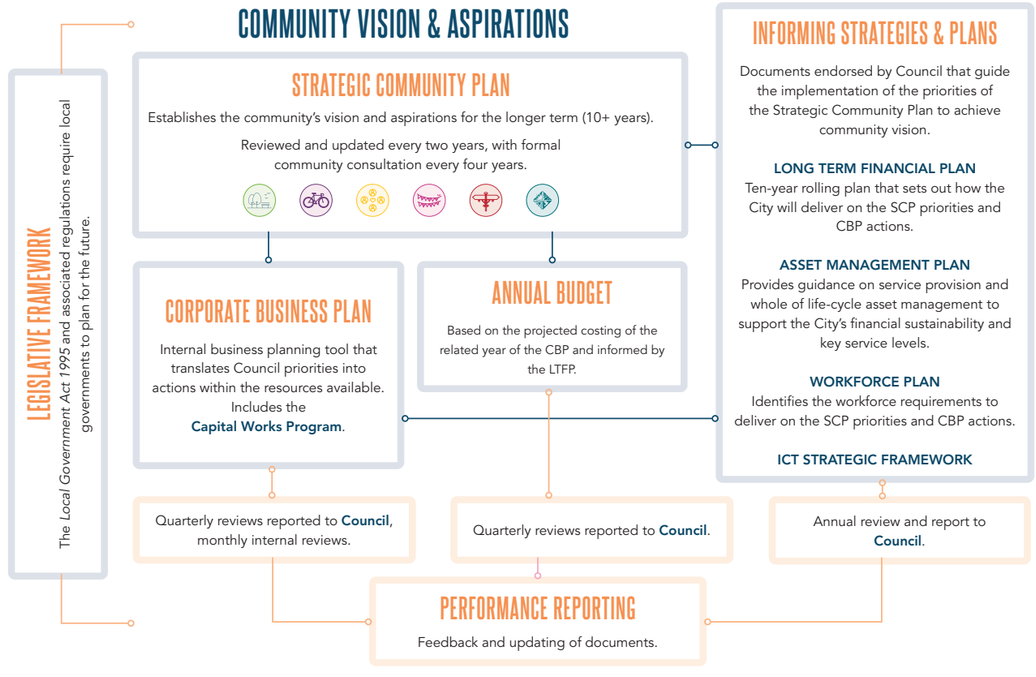
PREPARATION FOR FIFA WOMEN'S WORLD CUP 2023™

SMOKE-FREE TOWN CENTRES

SMALL BUSINESS FRIENDLY APPROVALS PROGRAM

STRATEGIC PROJECTS AT A GLANCE

NO.	STRATEGIC PROJECT	DESCRIPTION	SUMMARY
1	**Strategic Community Plan 2022 – 2032**	The SCP outlines the community's long-term vision, values, aspirations and priorities. It takes into consideration other local government plans, information and resourcing capabilities.	Received Council approval in May 2023 following a major consultation process.
2	**Vincent Underground Power Program**	Convert distribution power lines to underground power, delivering reliable and safe power while improving street appeal and allowing the tree canopy to flourish.	Signed a second Memorandum of Understanding with Western Power for a further five project areas.
3	**Leederville Carparks Request for Proposal**	Redevelopment of The Avenue and Frame Court carparks.	Selected a preferred proponent from a shortlist of three developers.
4	**Beatty Park 2062**	Develop a long-term approach to preserve and protect the history of the 1962 heritage grandstand and other major elements of the site.	Repaired and maintained the heritage grandstand. Developed a long-term asset management program to guide the efficient maintenance and operation of the facility.
5	**Accessible City Strategy Implementation and 40km/h target**	Implement the Accessible City Strategy to guide future movement within Vincent. Seek approval for permanent 40km/h speed zones on all local roads.	Received approval from Main Roads WA to make an existing trial area and parts of North Perth permanent 40km/h speed zones.
6	**Robertson Park Development Plan**	Implement the plan to guide future use, management and development of Robertson Park.	Completed a detailed design for the multi sports courts and entrance.
7	**Banks Reserve Master Plan**	Implement key outcomes of the Banks Reserve Master Plan.	Delivered new public toilets and landscaping. Secured funding for an Interpretation Node.
8	**Mt Hawthorn Youth Skate Space**	Develop a youth skate space at Britannia Reserve.	Appointed Skate Sculpture to deliver the project. Completed detailed design.
9	**Haynes Street Reserve Development and Transition Plan**	Convert three lots of land in North Perth into public open space.	Implemented Stage One of the development plan. Demolished existing buildings at 31 Sydney Street and installed nature play elements and benches.
10	**WAFL Grand Final**	Successful bid to host the 2022 WAFL Grand Final at Leederville Oval.	Commissioned Up Beat Events to run town centre activations. Promoted the event and managed parking and traffic.
11	**Preparation for FIFA Women's World Cup 2023™**	Five matches played at HBF Park with training sessions held at Dorrien Gardens.	Helped with planning, communications, promotions, traffic and parking management for the event.
12	**Smoke-Free Town Centres**	Implement smoke-free areas.	Rolled out signage in town centres, communications, marketing and education and awareness campaigns.
13	**Small Business Friendly Approvals Program**	Act on reforms developed by the Small Business Development Corporation.	Launched new webpages and a fast-track planning approval program to better support small businesses.


COMMUNITY VISION & ASPIRATIONS
LEGISLATIVE FRAMEWORK
The Local Government Act 1995 and associated regulations require local governments to plan for the future.
STRATEGIC COMMUNITY PLAN
Establishes the community's vision and aspirations for the longer term (10+ years).
Reviewed and updated every two years, with formal community consultation every four years.
CORPORATE BUSINESS PLAN
Internal business planning tool that translates Council priorities into actions within the resources available. Includes the Capital Works Program.
ANNUAL BUDGET
Based on the projected costing of the related year of the CBP and informed by the LTFP.
INFORMING STRATEGIES & PLANS
Documents endorsed by Council that guide the implementation of the priorities of the Strategic Community Plan to achieve community vision.
LONG TERM FINANCIAL PLAN
Ten-year rolling plan that sets out how the City will deliver on the SCP priorities and CBP actions.
ASSET MANAGEMENT PLAN
Provides guidance on service provision and whole of life-cycle asset management to support the City's financial sustainability and key service levels.
WORKFORCE PLAN
Identifies the workforce requirements to deliver on the SCP priorities and CBP actions.
ICT STRATEGIC FRAMEWORK
Quarterly reviews reported to Council, monthly internal reviews.
Quarterly reviews reported to Council.
Annual review and report to Council.
PERFORMANCE REPORTING
Feedback and updating of documents.

UNDERGROUND POWER

In 2022/23, the City of Vincent expanded its vision for underground power to include the whole of Vincent.

A second Memorandum of Understanding (MOU) was signed with Western Power in December 2022, adding a further five underground power project areas to the three included in the first MOU signed in May 2022.

Close to 16,000 properties will be connected to the new underground power network at completion.

Undergrounding power will transform Vincent's neighbourhoods, allowing tree canopy to flourish and making streets cooler and more walkable. New light posts and LED street lighting will also be installed as part of the change.

The first three project areas will be delivered under Western Power's Network Renewal Undergrounding Program (NRUP). This program targets areas with a high density of ageing distribution overhead assets that need to be replaced. This includes parts of Mt Hawthorn, North Perth, Mt Lawley, Perth and Highgate.

- All three projects made good progress, with the design for the first project area (North Perth/ Mt Hawthorn) recently completed.
- Design commenced for the next two project areas (North Perth/Mt Lawley and Perth/Highgate).
- The first three projects are expected to provide underground power to around 5500 properties by 2027.
- The remaining five project areas will be delivered under the Targeted Underground Power Program and Retrospective Undergrounding Projects. The first of these five projects is expected to start construction in 2027.

TEAM FUNCTIONS & STRATEGIES

STRATEGY & DEVELOPMENT

DEVELOPMENT & DESIGN
URBAN DESIGN & STRATEGIC PROJECTS
PUBLIC HEALTH & BUILT ENVIRONMENT
CORPORATE STRATEGY & GOVERNANCE

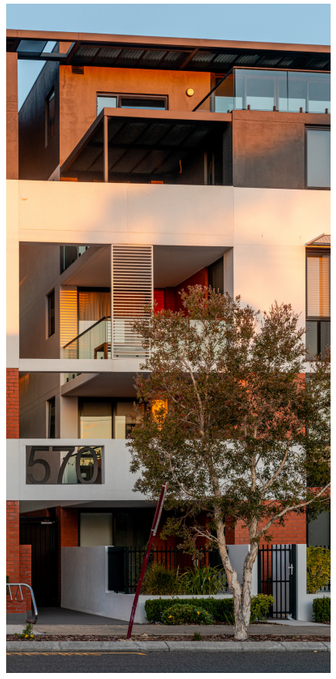
DEVELOPMENT & DESIGN

Key Functions

- Development applications
- Building permit referrals
- Design Review Panel processes
- Subdivision applications
- State Administrative Tribunal appeals

Highlights

- Approved 272 development applications, with an average processing time of 81 days.
- Provided recommendations to the State Government on 84 subdivision applications to create new lots for development.
- Processed 15 Joint Development Assessment Panel Form 1 applications, including nine approvals, through to determination for large-scale developments including apartments, mixed-use buildings and commercial developments. This number increased by four in comparison to the previous financial year.
- Determined 43 small business development applications as part of the Small Business Fast Track Approvals stream. The average processing time for approvals was 27 days, a decrease from 73 days in the previous financial year.
- Improved website information, forms and checklists relevant to small business to make it easier for businesses to start, grow and thrive. Simplified information that resulted in 80 per cent of small business development applications being complete when lodged, which was an increase from 19 per cent from the previous financial year.
- Completion of two large-scale mixed-use developments. These developments brought a total of 56 new apartments, eight retail tenancies, five office tenancies and one childcare centre to the Leederville and Mt Lawley town centres.



URBAN DESIGN & STRATEGIC PROJECTS

Key Functions

- Strategic planning
- Place planning
- Landscape architecture
- Sustainability & innovation

Highlights

- Reviewed and updated the Strategic Community Plan which received absolute majority Council endorsement in May 2023.
- Progressed the Britannia North West Reserve Development Plan, including securing a $3 million Australian Government grant. Detailed design of the changerooms was completed and the existing grandstand was demolished in preparation for the new changerooms.
- Completed Banks Reserve toilet block and surrounding landscaping improvements. Funding secured and detailed design commenced for the Interpretation Node.
- Implemented Stage One of the Haynes Street Reserve Development Plan.
- Public electric vehicle charging station installed at Beatty Park Leisure Centre.
- Solar PV system installed at Leederville Early Childhood Centre.
- Delivered the Laneway Revitalisation Project in the Beaufort Street Town Centre, including urban design upgrades and new murals.
- Mural commissioned with Tourism Western Australia for the FIFA Women's World Cup 2023™ at one of the official training facilities, Dorrien Gardens.
- Completed a review of Local Planning Policy – Percent for Art. This included changes to artist eligibility, public artwork type eligibility and the assessment criteria.
- Commenced implementation of the Wayfinding Signage Plan.
- Vision and design engagement commenced and drafted for the Pickle District, North Claisebook and North Perth Planning Frameworks, including vision and design work in consultation with the community.

STRATEGIC COMMUNITY PLAN

The Strategic Community Plan (SCP) outlines the community's long-term vision, values, aspirations and priorities. It takes into consideration other local government plans, information and resourcing capabilities. The SCP is not a static document and must undergo a minor review every two years and a major review every four years.

A major review of the SCP commenced in September 2021, and three months of community engagement was held in March, April and May 2022. A total of 843 submissions were received. The responses were workshopped with a community panel, which provided additional recommendations.

Council approved community consultation for the draft SCP 2022 – 2032 at its 13 December 2022 Ordinary Council Meeting. Community consultation was undertaken for 26 days between 22 February and 20 March 2023.

A total of 61 survey submissions were received which influenced the wording of the Mission Statement, Vision and Priorities and Outcomes.

Highlights

- Draft SCP advertised in early 2023 with a total of 61 survey submissions received.
- Received absolute majority Council endorsement in May 2023.

LOCAL PLANNING STRATEGY AND SCHEME

All local governments in Western Australia are required to have a Local Planning Strategy and Scheme. The strategy sets out the long-term land use planning direction and vision for the City, while the scheme sets out the rules for development that align with this direction and vision.

The Western Australian Planning Commission (WAPC) determined the City's Report of Review of the Local Planning Scheme and Strategy and stated that the scheme and strategy would be satisfactory following amendment.

The report of review outlined several relevant planning issues which needed research and community engagement to determine potential solutions. The WAPC outlined that these elements, along with alignment with State planning legislation would need to be undertaken.

The City commenced investigation into these items and has also started to reform the Local Planning Strategy to ensure it integrates with the Strategic Community Plan and all other major strategies and plans endorsed by Council.

As our town centres evolve, so does our approach to the increased development. We want to make sure we have a collection of clear frameworks that guide development that is appropriate to the place in both existing town centres and those that are emerging. We have commenced creating bespoke town centre planning frameworks for the Pickle District, North Claisebrook and North Perth.

The planning frameworks have been developed in four parts:

1. Where are we now – strengths, weaknesses, opportunity and threat analysis.
2. Where do we want to be – visioning and design through community engagement.
3. Drafting and testing – responding to the engagement by creating the documents.
4. Have we got it right? – formal community engagement.

Council will consider the community engagement feedback to determine whether to proceed with the frameworks.

Highlights

- Report of review determined by the WAPC in August 2022.
- Commenced vision and design engagement and the drafting of the Pickle District, North Claisebrook and North Perth Planning Frameworks.

SUSTAINABLE ENVIRONMENT STRATEGY 2019 – 2024

The City's Sustainable Environment Strategy includes bold but realistic targets across five key focus areas – energy, transport, water, waste and urban greening and biodiversity.

The City remains on track to achieve its overarching net zero emissions target by 2030. We are transitioning our operational energy use to 100 per cent renewables and investigations are under way into Scope 3 emissions auditing, reporting and offsetting.

Highlights

- Installed a Public electric vehicle (EV) charging station at Beatty Park Leisure Centre.
- Commenced planning for a fast-charging EV station in partnership with Evie Networks, with implementation scheduled for the Chelmsford Road carpark in 2023/24.
- Installed a Solar PV system at Leederville Early Childhood Centre.
- Commenced planning for a solar PV system at Department of Local Government, Sport and Cultural Industries, with implementation scheduled in 2023/24.
- Held a sustainable building design masterclasses for Perth Design Week.
- Held community sustainability workshops at the Library to encourage uptake of solar PV.
- Performed water audits at large City facilities to detect water leaks.
- Real-time energy monitoring equipment installed at the depot to increase corporate energy efficiency.

PUBLIC OPEN SPACE STRATEGY

The City of Vincent has a unique blend of parks, reserves, and civic spaces within its boundaries. These public spaces provide our community with spaces to exercise, socialise and participate in recreational activities.

Our Public Open Space Strategy provides a guiding framework to help the City plan and prioritise investment, development and improvements to our public open spaces. The strategy has 32 key actions.

The strategy has 11 short term key actions and the majority of these have been completed or commenced. The City is now completing the remaining short term key actions and moving on to the short-medium and medium term actions.

Highlights

- Progressed the Britannia North West Reserve Development Plan. A $3 million Australian Government grant was secured. Detailed design of the changerooms was completed and the existing grandstand was demolished in preparation for the new changerooms.
- Banks Reserve toilet block and surrounding landscaping improvements completed. Funding secured and detailed design commenced for the Interpretation Node.
- Implemented Stage One of the Haynes Street Reserve Development Plan.
- Council endorsed implementation of the Western Australian Planning Commission Development Control Policy 2.3 – Public Open Space in Residential Areas from 1 July 2023.
- Detailed design of Robertson Park Development Plan Stage 1a completed.

ACCESSIBLE CITY STRATEGY

The Accessible City Strategy (ACS) explores the current provision for transport and compares this infrastructure to the current and future needs of the community across all transport modes, to support the long-term success and viability of Vincent. The ACS has the vision of 'The City of Vincent puts people first. Getting around is safe, easy, environmentally friendly and enjoyable'. The vision is supported by objectives, plans and actions which seek to create a more liveable, sustainable, healthy, equitable and prosperous Vincent through placing emphasis on walking, cycling and public transport.

Highlights

- Drafted the City of Vincent Bike Network Plan 2023-2028.
- Adoption of the Vincent Wayfinding Signage Plan in November 2022. This plan aims to deliver a comprehensive and coordinated signage system that creates connectivity, walkability and legibility for all. Stage One commenced in 2022/23 and focused on town centres and three key connecting routes. It is due to be completed in 2023/24.
- Advocacy for additional transport infrastructure along corridors. This included Vincent's position on the Wanneroo Road Urban Corridor and METRONET Mid-Tier Transport Planning Working Groups.
- Endorsement of a submission on the proposed Charles Street Planning Study which led to the project being abandoned and retained the opportunity for Charles Street to become a future high frequency public transport corridor.
- Commencement of the Link and Place Guidelines due to be completed in 2023/24.
- Opened expressions of interest for the e-scooter share system trial.
- Completion of the precinct parking management plan review including future recommendations.
- Implementation of parking restriction changes to ensure better management of on street parking.
- Submitted a request to Main Roads WA to permanently reduce the speed limit on all remaining local roads in Vincent to 40km/h.

Council received its second implementation update of the strategy in May 2023. Updates will be carried out annually.

ARTS PLAN

Our draft Arts Plan 2023-2028 (Arts Plan) is the successor to the Arts Development Action Plan 2018-2020 and will deliver the overall strategic direction for arts in Vincent with the overarching vision to 'Embed creativity in everything we do to make the City of Vincent the Arts Capital of Perth' supported by key objectives and action items.

The review of the Arts Plan commenced in October 2021. The first phase of engagement involved the Arts Advisory Group (AAG). The second phase took place from March to June 2022. The Arts Plan was approved for formal advertising in May 2023.

Highlights

- Reviewed the Local Planning Policy – Percent for Art, which included changes to artist eligibility, public artwork type eligibility and the assessment criteria.
- Installed canopy artwork by Paula Hart at parklet on Scarborough Beach Road, Mt Hawthorn (COVID Arts Relief project). The pattern shown in the laser cut aluminium canopy was developed by Paula Hart in workshops she facilitated at a local women's shelter.
- Provided four $7000 grants as part of the City of Vincent Film Project 2023.
- Completed the Laneway Revitalisation Project in the Beaufort Street Town Centre which combined urban design upgrades with new mural artworks. A new mural titled Nostalgia Lane by Queensland artist Leans was created in Lois Lane. This complemented the new bench, planting, shade structure and lighting.
- Kaadadjiny Lane was revitalised with a 30m long collaborative mural called A Whadjuk Tale by J.D. Penangke, Kambarni, Jarni Creative, Jack Bromell, Honeys Mural Co and lighting artist Christian Lovelady.
- Mural commissioned with Tourism Western Australia for the FIFA Women's World Cup 2023™ at official training facility Dorrien Gardens. Titled Boorloo Wirin (Perth Spirit), the 80m long mural by Seantelle Walsh (Kardy Kreations) and Sioux Tempestt celebrates women in sport and Aboriginal culture.
- Co-funded a new mural by Luke O'Donohoe in Electric Lane, Leederville.
- Patched up mural artwork by Matthew Wong on benches at North Perth Common.

Council received its second implementation update of the strategy in May 2023. Updates will be carried out annually.

URBAN DESIGN & STRATEGIC PROJECTS

STRATEGY & DEVELOPMENT

THRIVING PLACES STRATEGY

Our draft Thriving Places Strategy 2023 – 2028 (TPS) is the successor to the Economic Development Strategy 2011 – 2016 and the Town Centre Wide Place Plan. The TPS has been developed to provide a blueprint to achieve thriving places outcomes. Thriving places in Vincent are defined as:

- Local and small businesses that are supported.
- Town centres and gathering spaces that are safe, easy to use, and attractive places where pedestrians have priority.
- Public and private spaces that host innovative businesses, social enterprises and imaginative uses.
- Assets in the public realm that are efficiently managed and maintained.
- Art, history, and our community's living cultures that are evident in the public realm.

We are a leader in adopting a place-led approach to all aspects of service, support and planning for our community.

Vincent's most significant assets are diverse town centres and precincts that foster local economic, social, and cultural activity. The TPS will guide the future review and implementation of place plans and planning frameworks.

Highlights

- Completed the Pickle Park upgrade, which included landscaping and picnic benches.
- Mt Hawthorn Youth Skate Space concept plan approved by Council for delivery in 2023/24.
- Trialled a pedestrian space and shared street at Grosvenor Road in conjunction with RAC through the RAC Reconnect Program. The trial included the construction of a raised continuous footpath at the intersection of Grosvenor Road and Beaufort Street to provide better amenity for pedestrians. Findings from this trial will inform the next phase of the project.
- Acquired RAC Reconnect grant for the delivery of a trialled pedestrian space at the View Street carpark in North Perth in November 2023.
- Replacement of the Beaufort Street Art Deco lights.
- Delivered lighting improvements in the Leederville Town Centre.

STRATEGY & DEVELOPMENT

PUBLIC HEALTH & BUILT ENVIRONMENT

Key Functions

- Development compliance investigations
- Implementation of the Public Health Plan
- Swimming pool barrier monitoring
- Food safety, noise, environmental and public health hazards surveillance and compliance
- Building approvals
- Events health and safety assessment and approvals

Highlights

- Launched and delivered the Smoke-Free Town Centres project, with an ongoing support rate of 78 per cent amongst our community.
- Continued delivery of core services to maintain environmental and public health standards, building standards and development compliance services.
- Reviewed and redesigned the Building Services content on the website to have a small business and customer friendly focus.
- Completed 267 planning and building compliance investigations, with more than 4500 tasks performed by the team to execute these matters.
- Processed a total of 506 building applications and completed 465 inspections of private swimming pool barriers.
- Became a key stakeholder in the formation of a Local Drug Action Group, in collaboration with the Cities of Perth and Subiaco.
- Completed 442 investigations into customer service requests relating to environmental and public health hazards such as noise, odour, asbestos and dwellings unfit for habitation.
- Processed more than 100 new food business applications and 100 environmental noise approvals.
- Two successful prosecutions relating to food safety and development compliance.

SMOKE-FREE TOWN CENTRES

The Fresh Air – You're Welcome: Smoke-Free Town Centres Project, a major initiative of the Public Health Plan 2020 – 2025, was launched on 22 November 2022 at Mary Street Piazza.

Our town centres are our cultural and entertainment precincts. They have a mix of retail, restaurants, bars and parks. The project aims to reduce residents, workers and visitors' exposure to environmental tobacco smoke and aerols from e-cigarettes (vapes) in these areas and create healthy, safe and accessible streets and public open spaces.

This project will continue to be delivered into 2024 and beyond. We aim to inspire other local governments to prioritise tobacco and e-cigarette control and expand smoke-free public places for the benefit of communities, creating healthy environments for all to enjoy.

Highlights

- In partnership with Healthway, North Metropolitan Health Service, Cancer Council WA and Australian Council on Smoking and Health, the City demonstrated public health leadership, becoming the first WA Local Government to include smoke and e-cigarette (vape) free areas within their Local Law.
- Worked with local youth services to educate young people and staff about the project and the risks of smoking and vaping.
- Provided local businesses with direct advice to manage the transition of the footpaths outside their businesses becoming smoke-free.
- Rolled out education and awareness of the smoke and vape-free areas through signage, engagement, advocacy and public awareness campaigns.
- Embedded the principles of the project into the Local Government Property Local Law, which resulted in authorised officers being able to take enforcement action as a last resort for repeat offenders.

CORPORATE STRATEGY & GOVERNANCE

Key Functions

- Corporate governance
- Council administration
- Land and property management

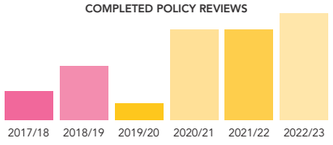
Highlights

- Reviewed the Risk Management Framework, delegations and authorisations and Fraud and Corruption Prevention Plan.
- Facilitated the relocation of artists from Halvorsen Hall to the North Perth Community Centre.
- Approved a lease with a telecommunications provider for a telecommunications tower at Britannia Reserve.
- Started the first year of an internal audit, with four audits being completed.
- Prepared the Corporate Business Plan with adoption at the June Ordinary Council Meeting.
- Reviewed and updated 15 policies.
- Reviewed and repealed 11 policies.
- Named five laneways.

POLICY REVIEW OUTPUT

DATE	COMPLETED POLICY REVIEW
2017/18	7
2018/19	13
2019/20	4
2020/21	22
2021/22	22
2022/23	26

COMPLETED POLICY REVIEWS



FRAUD AND CORRUPTION PREVENTION PLAN

The Fraud and Corruption Prevention Plan ensures the City of Vincent remains a leader in good governance, transparency and accountability. This is achieved through strong engagement with the community on the budget process and transparent decision making.

Since Council adopted the first Governance Framework in 2020, the City has continued to implement and update the framework as part of an annual review which includes:

- Developed a Fraud and Corruption internal webpage for staff which highlighted the key integrity responsibilities of public sector employees.
- Developed and implemented mandatory online training for Fraud Awareness and Accountable and Ethical Decision Making.
- Continued the review and update of the Corporate Risk Register.

SMALL BUSINESS FRIENDLY APPROVALS PROGRAM

The City of Vincent launched easy-to-understand webpages and a fast-track planning approval program to better support small businesses and real estate agents.

Vincent participated in the Small Business Friendly Approvals Program run by the Small Business Development Corporation.

The small business innovators team developed 33 reforms from more than 300 ideas, business feedback and baseline data assessments.

Reforms were grouped into three categories – better information, business support and streamlining processes.

The new webpages – Before you sign a commercial lease, Information for real estate agents to support small business and Step by step approval process – are a direct outcome of a reform needed as part of the program, with Vincent being the first local government to achieve this.

Highlights

- Implemented a fast-track planning approval stream for low-risk applications.
- Launched three new webpages with easy-to-understand information, interactive tools and frequently asked questions.
- Developed a self-assessment tool that customers could use to better understand the type of approval that may be required to get their business started.
- Developed an eight-step guide to all the approvals and processes associated with small business.
- Consolidated and centralised permits for public space activation.

INFRASTRUCTURE & ENVIRONMENT

RANGER SERVICES
ENGINEERING
PARKS
WASTE & RECYCLING
COMMUNITY FACILITIES
LIBRARY & LOCAL HISTORY CENTRE
CITY BUILDINGS & ASSET MANAGEMENT

RANGER SERVICES

Key Functions

- Public amenity management
- Community safety
- Parking and traffic management
- Animal control

Highlights

- Implemented actions from the Accessible City Strategy.
- Rolled out actions from the Safer Vincent Plan.
- Encouraged the growth of the EasyPark parking system.
- Council approved the adoption of a new Animal Local Law.

Total animals registered in the City of Vincent	8208
Animals registered in 2022/23	1174
Dog complaints issued and dealt with by rangers	444
Parking revenue	$7,579,317
Parking infringements issued	34,052
Residential parking permits issued	1888
Road and/or footpath obstruction permits issued	437

SAFER VINCENT PLAN

The Safer Vincent Plan 2019 – 2022 was endorsed in August 2019 following extensive collaboration with the community, business, non-government organisations and the WA Police Force.

The plan aims to make Vincent a safer place to live, work, trade and visit and draws on the three key themes of:

1. Safer spaces
2. Community connection
3. Crime prevention

Highlights

- Ongoing collaboration with the WA Government's Office of Homelessness, WA Police Force, specialist service providers and other local governments through the Safe Perth City Initiative to ensure a coordinated approach to managing and supporting those experiencing, or at risk of homelessness.
- Continued partnership with Nyoongar Outreach Services, which offered and/or provided support to at-risk Aboriginal people on 4299 occasions.
- Ongoing partnership with the Constable Care Foundation which has delivered road safety, cyber safety and protective behaviours programs to 1546 participants in Vincent.
- Delivery of internal staff community safety training and development initiatives supported by Department of Communities and Crime Stoppers WA.
- For a third year, the City supported Curtin University's Crime and Built Environment unit through presentations and providing the opportunity for students to conduct Crime Prevention Through Environmental Design audits within Vincent.

ENGINEERING

Key Functions

- Drainage design
- Pavement design
- Footpath design
- Geometric road design
- Signage and line marking design
- Contract management
- Project delivery
- Management of light fleet
- Maintenance works
- Development and building approvals
- Sustainable traffic and active transport
- Strategic transport
- Road safety

Highlights

- Main Roads WA approval to implement a 40km/h speed limit on 40 per cent of Local Access Roads within the City of Vincent.
- Adoption of the 2023 – 2028 Bike Plan.
- Maintenance and renewal works on 144km of roads and 260km of footpaths.
- Maintenance of 1128 speed humps, 2689 pram ramps and 94 bus shelters.
- Maintenance and renewal of 8500 drainage pits and 122km of drainage pipes.
- Maintenance and renewal of 64 street lights.
- Maintenance of six bridges.
- Maintenance and renewal of 26 carparks.

PARKS

Key Functions

- Parks maintenance and upgrades
- Horticultural operations
- Tree management
- Weed control
- Road reserve maintenance
- Bore, reticulation and pump maintenance programs
- Irrigation efficiency
- Community prorgams, events and initiatives

Highlights

The City of Vincent maintains 106.55 hectares of public open space comprised of 49 parks and reserves, town centre streetscapes and more than 13,000 street trees. Several projects were delivered to completion or near completion in 2022–23, including:

- Les Lilleyman Reserve in-ground irrigation renewal to improve efficiency and reduce groundwater usage.
- Renewal of the light poles in Hyde Park.
- Playground softfall and equipment renewal at Lynton Street Reserve and Ivy Park.
- Replacement and renewal of wooden nature play elements at Braithwaite Park and Oxford Street Reserve.
- Implementation of the Haynes Street Reserve Development Plan, creating 0.15 hectares of new public open space including a nature playground, parks infrastructure and turf and garden areas.
- Renewal of the perimeter bollard fencing at Forrest Park.
- Planted more than 420 new trees as part of the Greening Plan delivery and residential requests for verge trees.
- Commenced the detailed assessment and mapping of all street trees within Vincent to improve future management of our urban forest.
- April and August Native Plant Sales provided approximately 14,000 native plants and trees to residents at subsidised prices.
- Assisted 68 residents to convert turfed or weedy verges into waterwise native gardens through the Adopt a Verge program.

GREENING PLAN

The Greening Plan 2018 – 2023 is a pathway to delivering on our responsibility to protect, enhance and effectively manage our natural and built environment. It focuses on opportunities on both public and privately owned land to increase overall tree canopy cover, create more liveable neighbourhoods and foster biodiversity.

The plan identifies the following five key areas with specific targets and actions:

1. Increase canopy cover on public land
2. Enhance habitat and promote biodiversity
3. Greening the town centres
4. Greening private land and new development
5. Greening the community

Greening Vincent is a key focus for the City, given the higher percentage of active and passive spaces compared to other similar local governments. The City invests significantly in maintaining these spaces for the benefit of the community, spending $268 per resident compared to the WA median of $199 per resident (based on 2022 financial year data).

Highlights

- Planted 421 trees including 164 park trees and 257 street and verge trees.
- Converted more than 6000 square metres of underutilised turfed area into native garden through the eco-zoning program at Charles Veryard Reserve and Vincent/Bulwer Street Reserve.
- Planted more than 5000 native plants in garden areas within parks, reserves and streetscapes through the Parks Replanting Program.

WASTE & RECYCLING

Key Functions

- Domestic waste and recycling collections, including Food Organics and Garden Organics (FOGO)
- Street and parks public waste collection
- Street and precinct cleaning
- Illegal dumping management
- Verge bulk green waste
- Pre-booked bulk hard waste service – Verge Valet™ Vincent
- Bin infrastructure delivery, repairs and maintenance
- Alternative waste and recycling drop-off sites and collections
- Graffiti management
- Waste education, engagement and advocacy

Highlights

- In 2022/23, the City improved resource efficiency and waste management services to become more sustainable, increase diversion from landfill and pursue cleaner resource recovery in line with its Waste Strategy and the WA Waste Avoidance and Resource Recovery Strategy 2030.
- Carried out waste education programs such as bin tagging and a tailored Multi-Unit Dwellings education campaign to engage with the community on the use of FOGO.
- Continued with the trial of the pre-booked verge collection system Verge Valet™ Vincent after achieving great recovery rates and receiving positive feedback from the community.
- Further progressed graffiti management programs.
- Investigated potential alternative waste treatment options.
- Delivered engaging waste avoidance workshops including an inaugural Sustainable Fashion Workshop and Clothes Swap event attended by 88 people.

INFRASTRUCTURE & ENVIRONMENT
WASTE & RECYCLING

WASTE STRATEGY

Each year, the City of Vincent collects around 14,000 tonnes of waste and spends about $6.5 million on its waste collection and recycling services.

The City's Waste Strategy 2018 – 2023 is aligned with The WA Waste Avoidance and Resource Recovery Strategy 2030, and focuses on Waste Avoidance, Resource Recovery and a move towards a circular economy.

In 2022/23, more than 4500 tonnes of FOGO material was collected for processing into a high quality compost product, with an impressive recovery rate averaging 97 per cent.

Highlights

- Rolled out a seven-week bin tagging program for 2200 households in partnership with WALGA, thanks to a Waste Authority grant.
- Tailored education campaign carried out at select multi-unit dwellings involving waste audits, doorknocking engagement and delivery of a new Waste in my Apartment flyer and compostable caddy liners.
- Launched the Community FOGO Compost Pile, with compost made from the City's FOGO material.
- Introduced a reusable sanitary product rebate initiative to help residents make the switch to reusable sanitary products.
- Winner of the Waste Management category at the National Awards for Local Government in 2022 for its successful transformation of waste services in the City of Vincent.
- Consulted with the community and stakeholders on a review of the Graffiti Control and Removal Policy.
- Council adopted an updated Graffiti Management Policy which confirmed Vincent's ongoing support of a whole-of-community approach to managing graffiti vandalism and defined the scope of the City's graffiti removal service.
- MARKYT Community Waste Scorecard was carried out receiving over 500 resident responses, with the City gaining equal sixth place out of 50 national councils with a score of 72 out of 100; 10 index points ahead of the industry average.

COMMUNITY FACILITIES

Key Functions

- Beatty Park Leisure Centre – pools, fitness centre and studios, Swim School, spa, sauna, steamroom, creche and retail shop
- Bookings at City halls and reserves
- Sports club support and development

Highlights

- Celebrated the 60th anniversary of Beatty Park Leisure Centre with events and promotions internally and online.
- Achieved more than 1.1 million entries for the first time ever and 4500 members.
- Upgraded the strength and cardio equipment in the gym.
- Opened a dedicated yoga room in the heritage listed area of the facility to cater for increased numbers.
- Beatty Park Swim School Team Leader Rebecca Ross won the Emerging Talent Award at the National Excellence Awards run by the Australian Swim Schools Association.

Annual attendance	**1,182,280**
Membership (annual peak)	**4560**
Swim School (annual peak)	**2836**
FTE	**61**
Annual revenue	**$9,405,472**
City halls and reserves hire revenue	**$384,000**

LIBRARY SERVICES

Key Functions

- Interlibrary loans
- Community outreach
- Literacy and digital skill building
- Information and lending services
- Distribution of Better Beginnings packs
- Books on Wheels home delivery service
- Support and inform knowledge seeking pursuits
- Acquisition, preservation and promotion of local history, culture and heritage
- Events

Highlights

- Completed State Heritage Community Heritage Grant funded project with Moodjar Consultancy to develop a draft Aboriginal Heritage Interpretation Strategy.
- Worked with Noongar Elders and the Department of Local Government, Sport and Cultural Industries to complete the Moorditj Footprints project which collected Noongar oral histories of the East Perth area.
- Collaborated with artists and musicians on a range of interpretive projects including the award-winning Galup and COVID Conversations projects.
- Collaborated with key community organisations Foundation Housing and Shutterpups to exhibit artwork and photography in the library foyer.
- Introduced new collection items focused on tactile activities for people with Alzheimer's.
- Introduced community social club groups which increased social connections in the library.
- Provided personal and wellbeing development classes.
- Collaboration with other internal departments to deliver holistic programming aimed at improving community members' skills and knowledge in a broad range of areas.

Loans (including eResource loans)	**245,335**
Total visits	**148,986**
Total reference queries	**16,214**
Total number of programs	**356**
Library program attendance	**6533**
Local history reference queries	**1038**
Local history program attendance	**799**

CITY BUILDINGS & ASSET MANAGEMENT

Key Functions

- Buildings and facility maintenance
- Maintenance and services contract management
- Project management
- Building capital works delivery
- Asset condition auditing
- Infrastructure renewal planning
- GIS asset capture
- Asset data management

Highlights

- Implemented the Asset Management Sustainability Strategy.
- Completed Beatty Park Heritage Grandstand water ingress and concrete remediation works.
- Completed Beatty Park Heritage Grandstand electrical upgrade.
- Delivered Hyde Park West toilet renewal and kiosk lease.
- Implemented the Solar Panel Installation program.
- Completed Menzies Park pavilion refurbishment works.
- Delivered Britannia Reserve floodlighting upgrade.

ASSET MANAGEMENT AND SUSTAINABILITY STRATEGY

The Asset Management and Sustainability Strategy is a strategic framework that guides the planning, management and provision of assets. The City is on a journey to improve its strategic asset management practices to ensure our assets are well maintained, financially sustainable and meeting the needs of the current, growing and diverse community.

Highlights

- Reviewed the Asset Management Policy.
- Developed a draft framework guiding the management of all assets and infrastructure.
- Development of Buildings Level of Service Framework.
- Establishment of a Strategic Asset Management Sub-Committee.
- Condition audits completed for roads and footpaths.
- Asset data collected for buildings and facilities.
- GIS mapping of asset data – buildings, roads, footpaths.

COMMUNITY & BUSINESS SERVICES

MARKETING & COMMUNICATIONS
COMMUNITY DEVELOPMENT
CUSTOMER RELATIONS
FINANCIAL SERVICES
HUMAN RESOURCES
INFORMATION & COMMUNICATIONS TECHNOLOGY

MARKETING & COMMUNICATIONS

Key Functions

- Civic functions
- Major event delivery
- Digital communications, website and social media
- Media relations
- Graphic design
- Community consultation

Highlights

- Refreshed various sections of the City of Vincent website.
- Created new webpages for major infrastructure projects, parks and facilities and Moorditj Footprints.
- Launched the Small Business Friendly Approvals section on the website.
- Sponsored 17 events through the Event Sponsorship program.
- Played a part in the publication of 476 stories relating to Vincent across newspapers, online publications, radio and TV stations.
- Attracted 25,800 visitors to our online community consultation portal, Imagine Vincent.
- 255 projects open for consultation.
- Delivered major communications campaigns including Smoke-Free Town Centres, Litis Stadium upgrades, Vincent Underground Power Program and the temporary pedestrian space trial on the corner of Grosvenor Road and Beaufort Street.

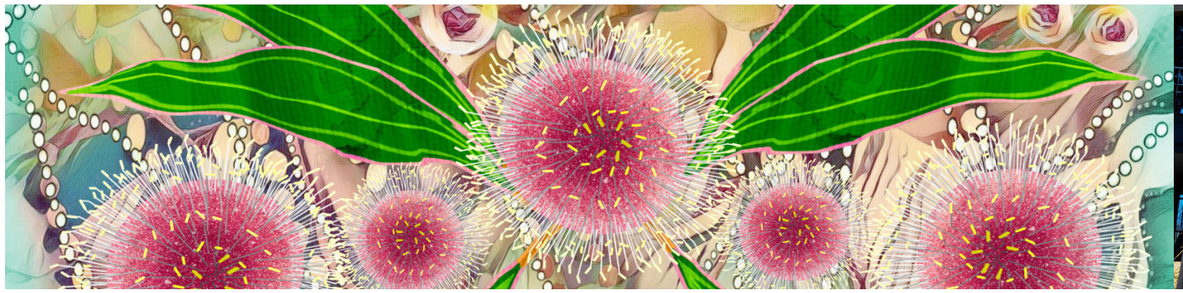
COMMUNITY DEVELOPMENT

Key Functions

- Reconciliation
- Access and inclusion
- Seniors
- Children and young people
- Community funding
- Multiculturalism
- LGBTIQA+
- Community groups

Highlights

- Hosted five Boordiya Reference Group meetings with local Aboriginal Elders and leaders.
- Council endorsed the second Innovate Reconciliation Action Plan 2022–2024.
- Continued providing two traineeships for Aboriginal students from Aranmore Catholic College.
- Hosted a Multicultural Youth Sundowner during Youth Week.
- Hosted a Seniors Christmas lunch for more than 70 residents.
- Celebrated Seniors Week with chair yoga, tai chi, macrame workshop and morning tea.
- Organised three bus tours for Vincent seniors.
- Hosted the annual LiveLighter Activity and Information Day in partnership with Seniors Recreation Council.
- Provided funding to Noongar Radio, Tools n Things Library, Mt Hawthorn Playgroup, North Perth Community Gardens and Propel Youth Arts WA.
- Collaborated with the Chung Wah Association to host an Encompass program with a workshop for seniors from CaLD backgrounds.
- Celebrated Pride Month with a Raising the Pride Flag ceremony and hosted three additional Pride events.
- Raised awareness of Wear It Purple Day to foster supportive, safe, empowering and inclusive environment for rainbow young people.



INNOVATE RECONCILIATION ACTION PLAN 2022–2024

The City of Vincent is located on the lands of the Whadjuk people of the Noongar nation, and many of the places and waterways hold great significance to local Aboriginal people. The aim of the plan is to build on the success of previous plans and continue to work closely with Aboriginal stakeholders, businesses and organisations to achieve greater opportunities for the Aboriginal community. One of the key goals is to increase both our Aboriginal procurement and employment to 3 per cent.

Highlights

- Council endorsed the second Innovate Reconciliation Action Plan with a launch at Hyde Park.
- Officers participated in the Local Government Aboriginal Network.
- Aboriginal Employment Retention Strategy developed in conjunction with Christine Coyne.
- Participated in the Reconciliation Week street banner project.
- Held a For Our Elders Truth Telling lunch event with our Aboriginal Elders and leaders.
- Held five Boordiya Reference Group meetings.

RAP events and initiatives:

- Conducted a bus tour for the Boordiya Reference Group at some of Vincent's nine significant Aboriginal sites.
- Koorlong singing event held with Kobi Morrison.
- Bush Tucker Tasting Workshop conducted by Marissa Verma from Bindi Bindi Dreaming.
- Reviewed and updated Aboriginal culture content on the website.
- Council supported a Notice of Motion to cease the requirement for compulsory Citizenship Ceremonies to be held on Australia Day.
- Darryl Bellotti provided staff with an onsite education session of Noongar Six Seasons.
- Dale Tilbrook conducted an Aboriginal Art and Dreamtime Workshop.
- Purchased new staff uniforms with Charmaine Cole's artwork.
- Indigenous Cultural Experience with Dale Tilbrook conducted.

ACCESS AND INCLUSION PLAN 2022 – 2027

The Disability Services Act 1993 requires all local governments to develop, maintain and implement an Access and Inclusion Plan (AIP) every five years. The aim of this plan is to make our buildings, services, events and culture more accessible and to make sure everyone in our community feels included.

Our AIP shows we are committed to ensuring that services, events, buildings, and facilities within our control are accessible to all members of the community. This includes meeting the specific requirements of people with disability, seniors, children, parents and people from CaLD backgrounds.

Highlights

- Hyde Park West toilet block upgraded to be compliant with current standards, with two accessible all gender toilets.
- A communication board for Hyde Park playground installed to assist children and families with communication disability.
- SpacetoCo facilities hire webpages updated to include additional accessibility information including more detail about parking and ACROD bays.
- Hosted free Splash All Abilities Pool Party at Beatty Park indoor pool.
- Partnered with Youth Disability Advocacy Network to deliver an event for young people with disability.
- Hosted Auslan-interpreted story time for hearing and deaf and/or hard of hearing children to raise awareness of Auslan language and to promote inclusion as part of International Day of People with Disability celebrations.
- The Youth Disability Advocacy Network conducted an audit of the Library to assess how accessible our library services are to young people with disability.
- The City of Vincent and Library websites have been upgraded to improve accessibility through a new layout, streamlined pages, improved navigation and readability (font size, text contrast etc.).

YOUTH ACTION PLAN 2023 – 2026

The Youth Action Plan supports our key priorities of Connected Community, Thriving Places and Innovative and Accountable by providing a roadmap for delivering relevant and meaningful services and support for our youth.

Highlights

- Participated as a committee member of the Youth at Risk Network (YARN) with more than 20 youth service providers.
- Ensured events were structured and delivered in youth-friendly formats to maximise uptake and increase awareness.
- Collaborated with major stakeholders on activities and events for young people.
- Entered into a three-year agreement with the Y HQ for the delivery of lifestyle and mental health workshops along with the support of the Youth Squad.

Youth Action Plan events and initiatives:

- Delivered two Young Makers Markets (Mother's Day and Christmas) at the North Perth Town Hall and Multicultural Gardens.
- Hosted the annual Interschool Debating competition.
- Collaborated with the Y HQ on Skate and Gig event for Youth Week.
- Received 52 artwork submissions from local schools for the Spirit of Christmas Banners with 22 artworks displayed on Fitzgerald Street and Scarborough Beach Road.
- Nine schools participated in the Student Citizenship Awards with award recipients and schools presented with certificates and prizes by Council representatives.
- Installed Pop up Play at Edinboro Street Reserve.
- Participated in YARN Youth Festival.
- Hosted a pot planting activity for the Free to be you – Youth Week at the Freedom Centre.
- Hosted two Game Vault sessions and a weaving workshop.

CUSTOMER RELATIONS

Key Functions

- Provide a positive customer experience via phone, online and in person

Highlights

- 77 per cent calls to the City resolved by Customer Relations team at first point of contact.
- 17,285 customer requests created.
- 7602 cashier transactions processed.
- New Customer Service Charter adopted.
- Customer Relations relocated to Administration Building to consolidate customer service.
- Knowledge Management database developed.
- Customer Request Management system extended across additional business units.
- Contributed towards the Small Business Friendly Program.

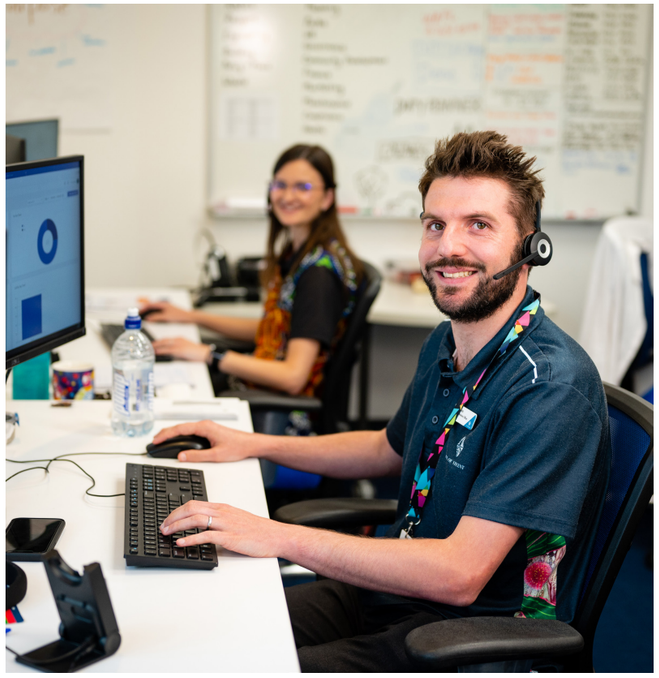
Customer touchpoints

ENQUIRIES BY	TOTAL
Phone	36,140
Email	28,033
Web chat	7963
Visits to the City's websites	1,621,259

Customer Feedback

- Very happy | 81% (450)
- Happy | 11% (63)
- Neutral | 2% (10)
- Unhappy | 2% (11)
- Very unhappy | 4% (21)

Customer perceptions via ipad at front counter 1 July 2022 – 30 June 2023.



FINANCIAL SERVICES

Key Functions

- Financial management
- Financial reporting and auditing
- Rates management
- Procurement and contract management
- Project Management Office

Highlights

- Improved monthly reporting through use of dashboards.
- LG Solutions implemented for Annual Financial Statement preparation.
- Introduced a new system to support the Project Management Framework.
- Implemented the Underground Power Financial Model.
- Updated the Purchasing Policy.
- Reduction in Office of the Auditor General audit findings.

HUMAN RESOURCES

Key Functions

- Attraction and retention of staff
- Organisational development
- Workplace health, safety and wellbeing
- Equity and diversity
- People, safety and capability processes

Highlights

- Improved recruitment and selection practices, including attraction and turnaround times between advertising and offer of employment.
- Ensured proactivity and agility to secure the right people for Vincent in a competitive market.
- Concluded Enterprise Agreement negotiations and confirmed a two-year agreement for both Enterprise Agreements.
- Reviewed, adjusted and confirmed Emergency Management Plans and completed fire drills at each staff building.
- Developed new and reviewed current policies and procedures in line with legislation, management practices and enterprise agreement conditions.
- Continued to promote and deliver workplace health, safety and wellness initiatives such as health checks, skin checks, flu vaccinations, immunisation programs, mental health first aid and first aid.

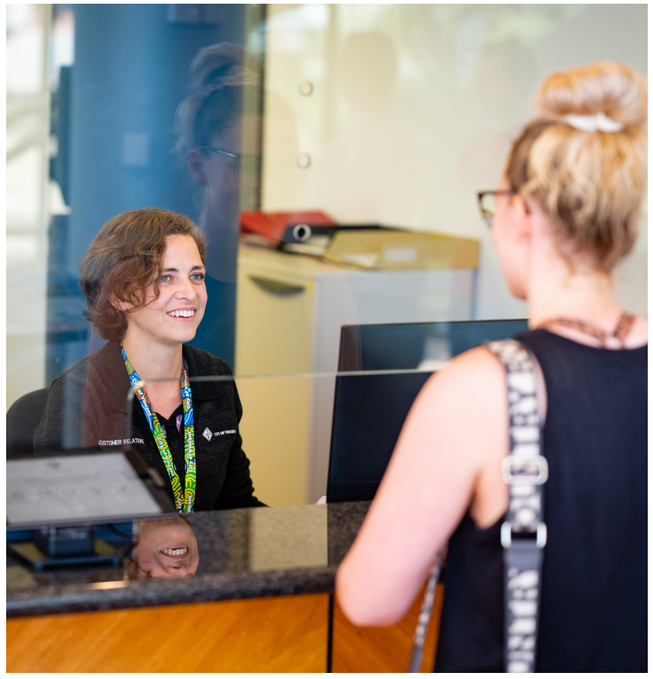
INFORMATION & COMMUNICATIONS TECHNOLOGY

Key Functions

- Digital service planning and innovation
- Information system development and improvement
- Systems support, GIS services and IT asset management
- Information protection and security, including cyber-security
- Information governance, including Freedom of Information

Highlights

- Security enhancements to prepare for cyber events and ensure business continuity at Vincent.
- Progressed the integration of automated record-keeping for digital workflows to improve the availability and integrity of City information. This helped us to continue developing an online knowledgebase and request system for public customers.
- Drafted the Smart City Positioning Statement to help guide further digitisation of processes and governance of data.
- Early preparation started for the City's alignment to Privacy and Information Sharing legislation that was being drafted by State Government.



ABOUT OUR ELECTED MEMBERS

35 – 44
45 – 54
65 – 74

AGE

GENDER

COUNTRY OF BIRTH

LANGUAGES SPOKEN AT HOME

ELECTED MEMBER MEETING ATTENDANCE

Council Meetings

Council meetings are held monthly at the City of Vincent Administration Building. The attendances of Council Members at Council meetings for the 2022/23 financial year are shown in the table below.

MEMBERS	ORDINARY COUNCIL MEETINGS ENTITLED TO ATTEND	ORDINARY COUNCIL MEETINGS ATTENDED	ORDINARY COUNCIL MEETINGS ATTENDED ELECTRONICALLY	APOLOGIES	LEAVE OF ABSENCE	COUNCIL BRIEFINGS ENTITLED TO ATTEND	COUNCIL BRIEFINGS ATTENDED	APOLOGIES	LEAVE OF ABSENCE
Mayor Emma Cole	11	8	0	2	1	11	8	1	2
Cr Susan Gontaszewski	11	10	0	1	0	11	9	1	0
Cr Ron Alexander	11	10	1	0	0	11	8	2	1
Cr Alex Castle	11	11	0	0	0	11	10	0	0
Cr Jonathan Hallett	11	9	0	2	0	11	9	1	0
Cr Ross Ioppolo	11	9	0	1	1	11	8	1	1
Cr Dan Loden	11	9	1	1	0	11	10	0	0
Cr Ashley Wallace	11	10	0	1	0	11	6	2	2
Cr Suzanne Worner	11	9	0	1	1	11	7	1	2

Audit Committee Meetings

The Audit Committee is responsible for reviewing and making recommendations to Council regarding financial management, risk management, internal controls, legislative compliance, internal and external audit planning and reporting. The Audit Committee meets approximately every six weeks and the recommendations of the Audit Committee are then presented to Council.

MEMBERS	AUDIT COMMITTEE MEETINGS ENTITLED TO ATTEND	AUDIT COMMITTEE MEETINGS ATTENDED	APOLOGIES	LEAVE OF ABSENCE
Cr Ioppolo	6	5	1	0
Cr Alexander	6	5	1	0
Cr Gontaszewski	6	5	1	0
Cr Wallace	6	3	2	1
Conley Manifis (Chair)*	6	4	2	0
Olaf Goy*	6	6	0	0
George Araj*	6	6	0	0

**Note: denotes an external, independent member.*

Advisory Group Meetings

Elected members sit on a number of Advisory Groups.

Arts Advisory Group

COUNCIL MEMBER	MEETINGS ENTITLED TO ATTEND	MEETINGS ATTENDED	APOLOGIES AND/OR APPROVED LEAVE OF ABSENCE
Cr Worner	4	3	1
Cr Castle	4	2	2

Reconciliation Action Plan Working Group

COUNCIL MEMBER	MEETINGS ENTITLED TO ATTEND	MEETINGS ATTENDED	APOLOGIES AND/OR APPROVED LEAVE OF ABSENCE
Cr Loden	2	2	0
Cr Hallett	2	1	1
Cr Worner	2	2	0

Children and Young People Advisory Group

COUNCIL MEMBER	MEETINGS ENTITLED TO ATTEND	MEETINGS ATTENDED	APOLOGIES AND/OR APPROVED LEAVE OF ABSENCE
Cr Castle	3	3	0
Cr Alexander	3	1	2

Sustainability and Transport Advisory Group

COUNCIL MEMBER	MEETINGS ENTITLED TO ATTEND	MEETINGS ATTENDED	APOLOGIES AND/OR APPROVED LEAVE OF ABSENCE
Cr Loden	3	2	1
Cr Hallett	3	2	1

EMPLOYEE REMUNERATION

As per the requirements of the Local Government (Administration) Regulations 1996, tabled below are the number of City of Vincent employees earning over $130,000 per annum.

SALARIES IN EXCESS OF $130,000	NO OF POSITIONS
Salary between $130,001 – $140,000	6
Salary between $140,001 – $150,000	7
Salary between $150,001 – $160,000	1
Salary between $160,001 – $170,000	
Salary between $170,001 – $180,000	
Salary between $180,001 – $190,000	
Salary between $190,001 – $200,000	1
Salary between $200,001 – $210,000	1
Salary between $210,001 – $220,000	
Salary between $220,001 – $230,000	
Salary between $230,001 – $240,000	
Salary between $240,001 – $250,000	
Salary between $250,001 – $260,000	1*
Salary between $260,001 – $270,000	
Salary between $270,001 – $280,000	

**CEO Salary*

GENDER EQUALITY REPORT

Gender Pay Gap

The gender pay gap is calculated as the difference between women's and men's average weekly full time equivalent earnings, as a percentage of men's earnings. According to the Workplace Gender Equality Agency, Australia's national gender pay gap is currently 13.8 per cent and has hovered between 14 per cent and 19 per cent for the past two decades.

CITY OF VINCENT		
Female	Permanent and fixed term staff 155	Average base salary $84,465
Male	Permanent and fixed term staff 134	Average base salary $87,195

COV – LEVEL 7 AND ABOVE		
Female	73	54%
Male	63	46%
Total	136	100%

The City of Vincent currently has female representation in 61 per cent of its coordinator roles, 50 per cent of management roles with 33 per cent of those on the Executive Management Committee.

The City is known to be a flexible and family-friendly local government organisation, with 25 per cent of the workforce in part-time roles. This benefit has attracted many staff members to Vincent across all directorates. The City also offers other flexible arrangements such as a full-time working week with flexible arrangements (for example, a nine or eight day fortnight).

The 25 per cent of part-time arrangements at Vincent comprise a combination of part-time positions, full-time positions being filled part-time upon return from parental leave, job share arrangements and flexible working arrangement requests to reduce hours.

In 2022/23, the City provided 110 career and professional development opportunities (42 per cent) to female staff in the form of secondments and higher duties.

RECORD KEEPING STATEMENT

Transparency and Accountability

In accordance with Section 5.121 of the *Local Government Act 1995*, the City maintains a register of complaints of minor breaches which details:

- Name of council member about whom the complaint is made.
- Name of person who makes the complaint.
- Description of the minor breach that the standards panel finds has occurred.
- Details of action taken.

No entries (upheld complaints) were made on the complaints register for 2022/23. The City has recorded six alleged breaches per the Code of Conduct in 2022/23.

Record Keeping Plan

The City's current Recordkeeping Plan (RKP 2021033) was approved by the State Records Commission on 16 November 2021. The plan and associated policy and procedures are comprehensive and address all requirements of the State Records Office.

Record Keeping Systems

A review of all enterprise applications and financial management systems was carried out in line with the Corporate Business Plan. The efficiency and effectiveness of the City's Electronic Document and Records Management System (EDRMS) was reviewed in 2017 and upgraded from HP TRIM to HPE Content Manager. The City is currently reviewing alternative EDRMS options associated with Microsoft 365 and AvePoint.

Record Keeping Training

The City's record keeping training program includes monthly sessions made available to all staff. The efficiency and effectiveness of this training program is reviewed via feedback from staff attending those sessions. In addition, all new starters are required to complete an induction program conducted by Records staff, to ensure they are aware of their roles and responsibilities with regards to their compliance with the Record Keeping Plan.

Digital Records Strategy

In 2022/23, the City continued to pursue its digital records strategy aimed at operating in a purely digital environment. The City no longer creates hard copy files.

FREEDOM OF INFORMATION

Freedom of Information Act 1992

The City is subject to the provisions of the *Freedom of Information Act 1992* (the FOI Act).

The FOI Act gives the public a general right of access to information held by the City, subject to limitations as set out in Clauses 1 to 15 of Schedule 1 to the Freedom of Information Act.

It also provides the right of review in relation to decisions made by the City to refuse access to information applied for under the FOI Act.

Further information is available on the City's website.

In 2022/23, the City received and responded to 15 requests under the Act.

The City maintains a public register of applications received, including a summary of records sought and decisions made.

FINANCIAL REPORTS

CITY OF VINCENT
CEO KPIs
2023 REPORT

CEO'S MESSAGE

Dear Mayor Cole and Councillors

This year's KPIs were focused on ensuring alignment of the City's short and medium term actions to meet our long term strategic goals.

We are now doing this as well as any other local government.

LONG TERM PLANNING

This year, Council adopted a new 10-year Strategic Community Plan which outlines the community's vision and long term priorities for Vincent – with underground power being the one new thing the community has been most keen for us to deliver.

Council endorsed our Long Term Financial Plan which outlines how we will manage the revenue and expenditure required to deliver the Strategic Community Plan priorities in a financially sustainable manner.

We worked closely with Council to develop a long term financial model which will enable the City to deliver underground power to all residential streets in Vincent by 2031.

MEDIUM TERM PLANNING

Council has adopted an updated Four Year Corporate Business Plan and Four Year Capital Works Program which is marked by strong continuity towards our long term goals.

Each year, we are improving how we deliver the Four Year Capital Works Program. This sets out our maintenance, renewal, upgrade and build schedule to ensure our community assets and infrastructure are fit for purpose.

SHORT TERM PLANNING

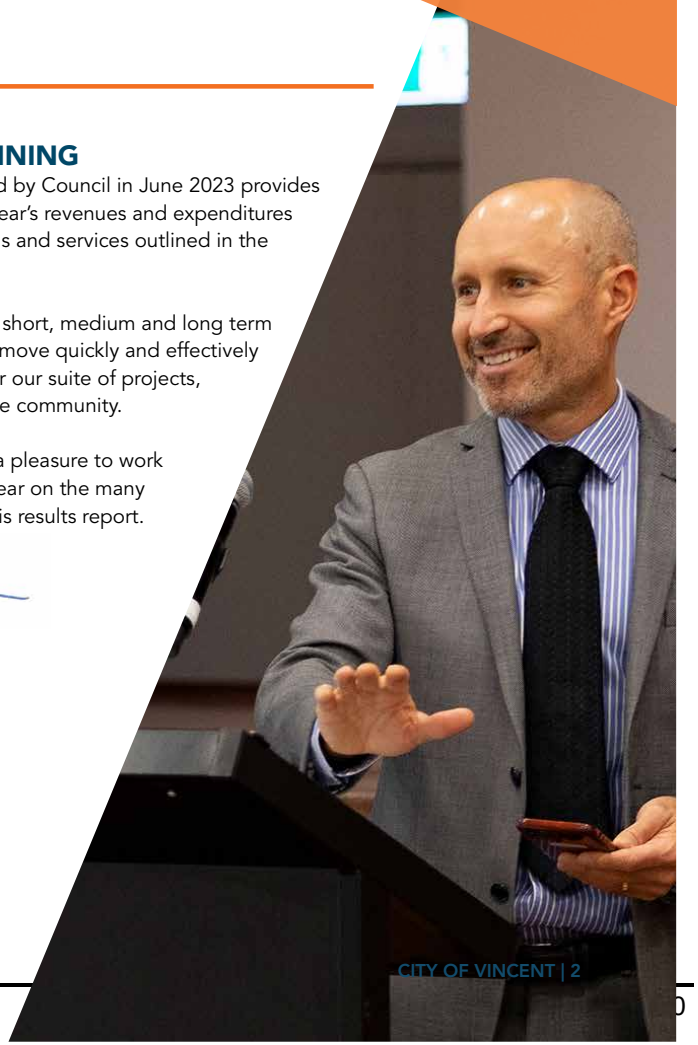
The Annual Budget adopted by Council in June 2023 provides the detail of next financial year's revenues and expenditures for all our projects, programs and services outlined in the Corporate Business Plan.

Successful alignment of our short, medium and long term planning has enabled us to move quickly and effectively in a clear direction to deliver our suite of projects, programs and services to the community.

It has been a privilege and a pleasure to work with Council and staff this year on the many achievements outlined in this results report.

DAVID MACLENNAN

CEO



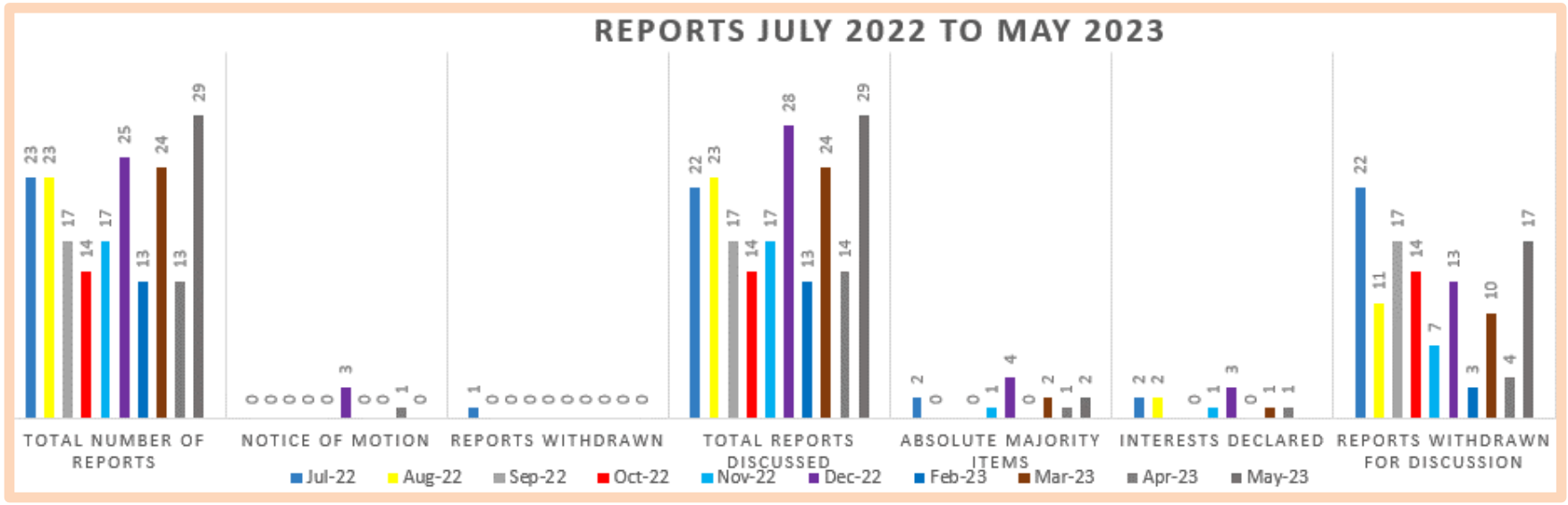
CEO'S KPIS 2022/23

	STRATEGIC OUTCOME	PERFORMANCE CRITERIA	REVIEW FREQUENCY	WEIGHTING (OUT OF 100)
1	**Achievement of the functions of the CEO in s5.41 of the Local Government Act.**	• Present a report on achievement of the functions of the CEO by 30 June 2023.	Annual	40
1a	High quality and timely advice to Council on preparation of the **annual budget** and coordinated IPRF update.	• CEO ensures strategic alignment of IPRF and annual budget process in line with Council endorsed project plan.	Quarterly updates	
1b	Advice to Council on long-term **financial sustainability** including proposals for operational service efficiencies and revenue diversification.	• Quality and timeliness of advice and management of the annual budget process and update of LTFP.	Annually	
1c	Improvement in City's **Financial and Information Technology Maturity**	• Improvements in financial and IT management maturity as per OAG annual audit findings.	Annual audit	
2				
2a	Delivery of **strategic projects** in the Corporate Business Plan i. Vincent Underground Power Program ii. Leederville Carpark Request for Proposal iii. Beatty Park 2062 iv. Accessible City Strategy implementation and 40km/h target v. Robertson Park Development Plan vi. Banks Reserve Master Plan implementation vii. Mt Hawthorn Youth Skate Space viii. Haynes Street Reserve Development and Transition Plan	• Strategic projects delivered in line with Council endorsed project plans. • CEO stewardship of major projects. • Note the list of strategic projects will be as approved by Council on adoption of the Corporate Business Plan.	Quarterly updates	40
2b	**Improve customer experience and community engagement**	• Implementation of the Small Business Friendly Program reforms. • Establish customer feedback and community engagement measures to drive improvement.	Annual report	
2c	Delivery of **Capital Works Program**	• Delivery of approved Capital Works Program within time, budget and scope.	Quarterly reports	
2d	**Advocacy on unfunded major projects**	• Progress in pursuing advocacy agenda.	Quarterly reports	
3	**Executive leadership attributes**	• 360 survey on executive leadership capabilities.	Annual	20

1. Achievement of the functions of the CEO

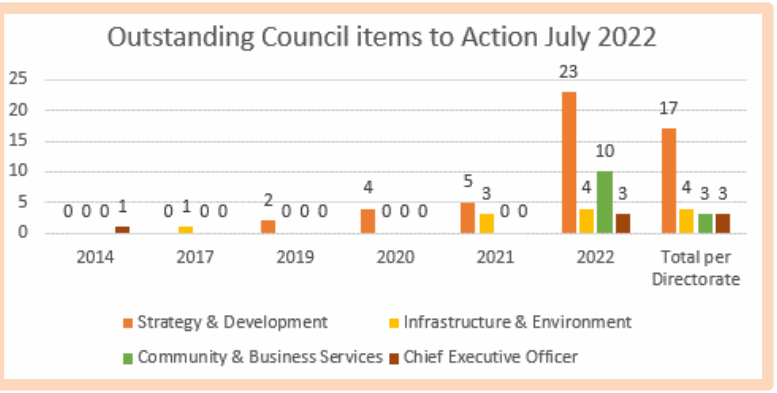
CRITERIA 1 – Performance of the Functions of the CEO	
Performance criteria	
1.1	Advise the Council in relation to the functions of a local government under the LG Act and other written laws.
1.2	Ensure that advice and information is available to the Council so that informed decisions can be made.
1.3	Cause Council decisions to be implemented.
1.4	Manage the day-to-day operations of the local government.
1.5	Liaise with the Mayor on the local government's affairs and the performance of the local government's functions.
1.6	Speak on behalf of the local government if the Mayor agrees.
1.7	Be responsible for the employment, management, supervision, direction and dismissal of other employees (subject to section 5.37(2) in relation to senior employees).
1.8	Ensure that records and documents of the local government are properly kept for the purposes of the LG Act and any other written law.

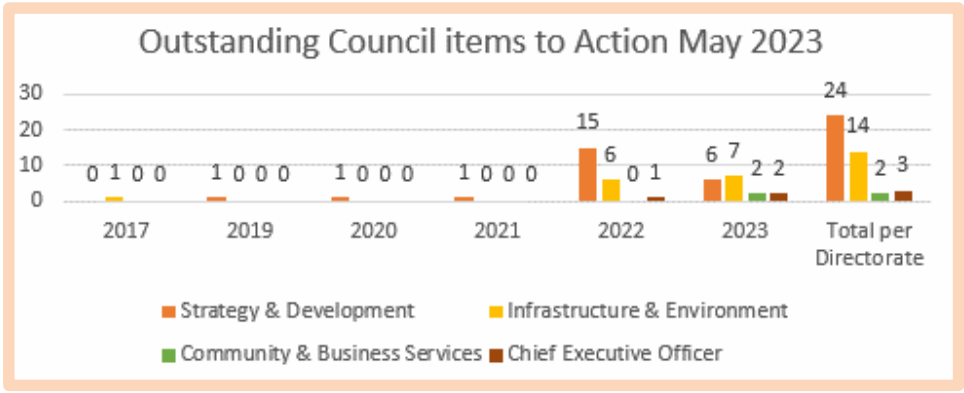
1. Achievement of the functions of the CEO
1.3 Cause Council decisions to be implemented



1. Achievement of the functions of the CEO

1.3 Cause Council decisions to be implemented





1. Achievement of the functions of the CEO

1.5 Liaise with the Mayor on the local goverment's affairs and the performance of the local government's functions

1. Achievement of the functions of the CEO

1.5 Liaise with the Mayor on the local goverment's affairs and the performance of the local government's functions

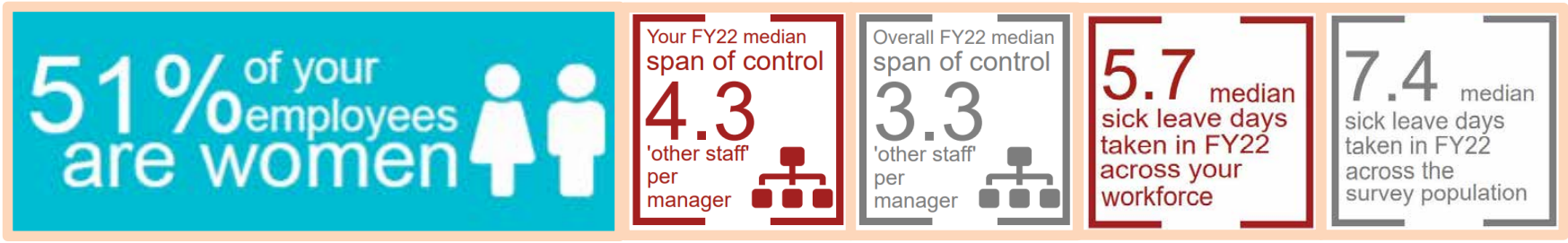
1. Achievement of the functions of the CEO

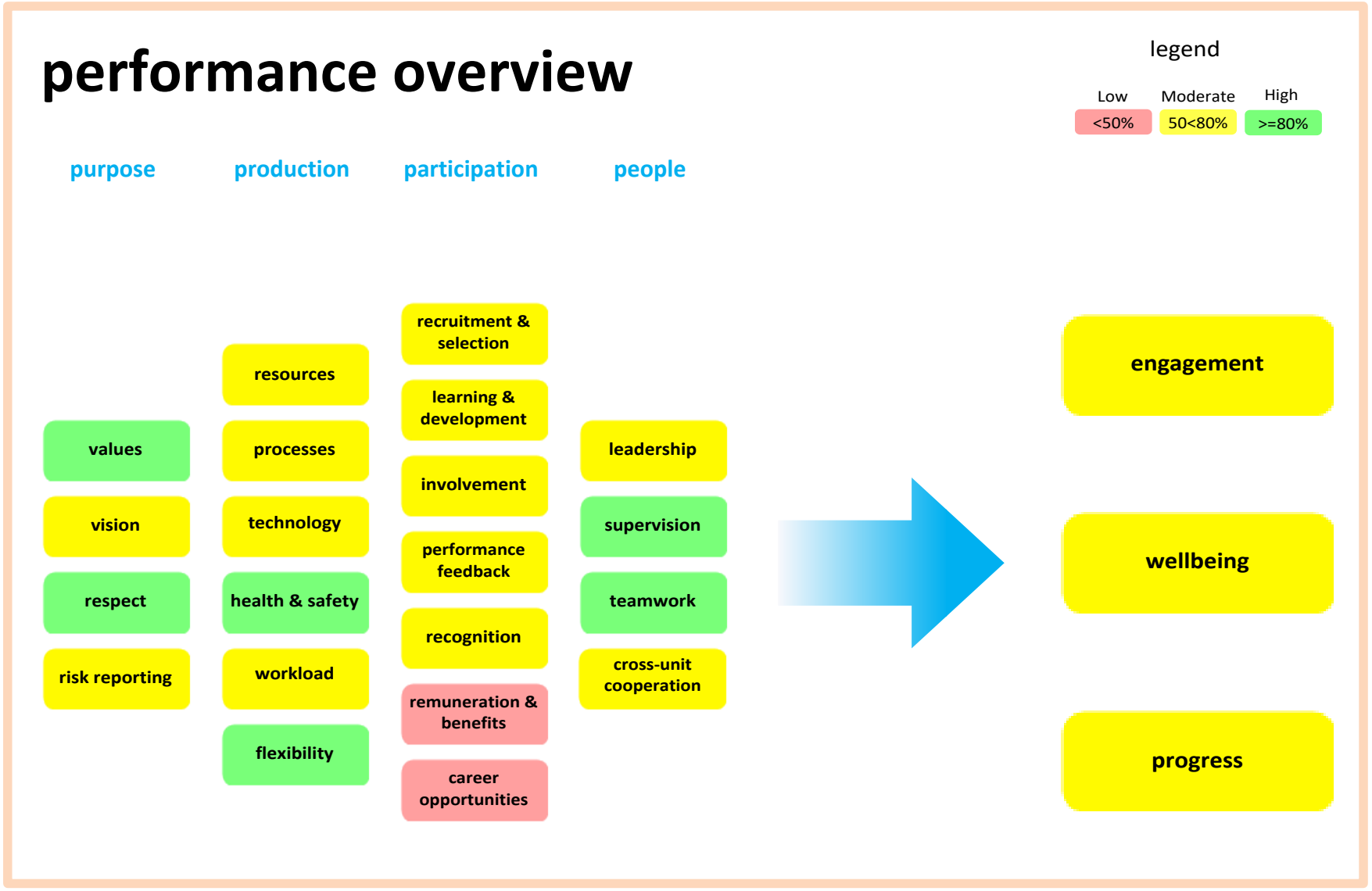
1.6 Speak on behalf of Local Government if the mayor agrees

The City of Vincent was successful in a bid to host the 2022 WAFL Grand Final. This followed strong advocacy from the CEO directly with the CEO of the Western Australian Football Commission to make the case for hosting the grand final at Leederville Oval.

1. Achievements of the Functions of the CEO

1.7 Operational and Human Resource Management




performance overview
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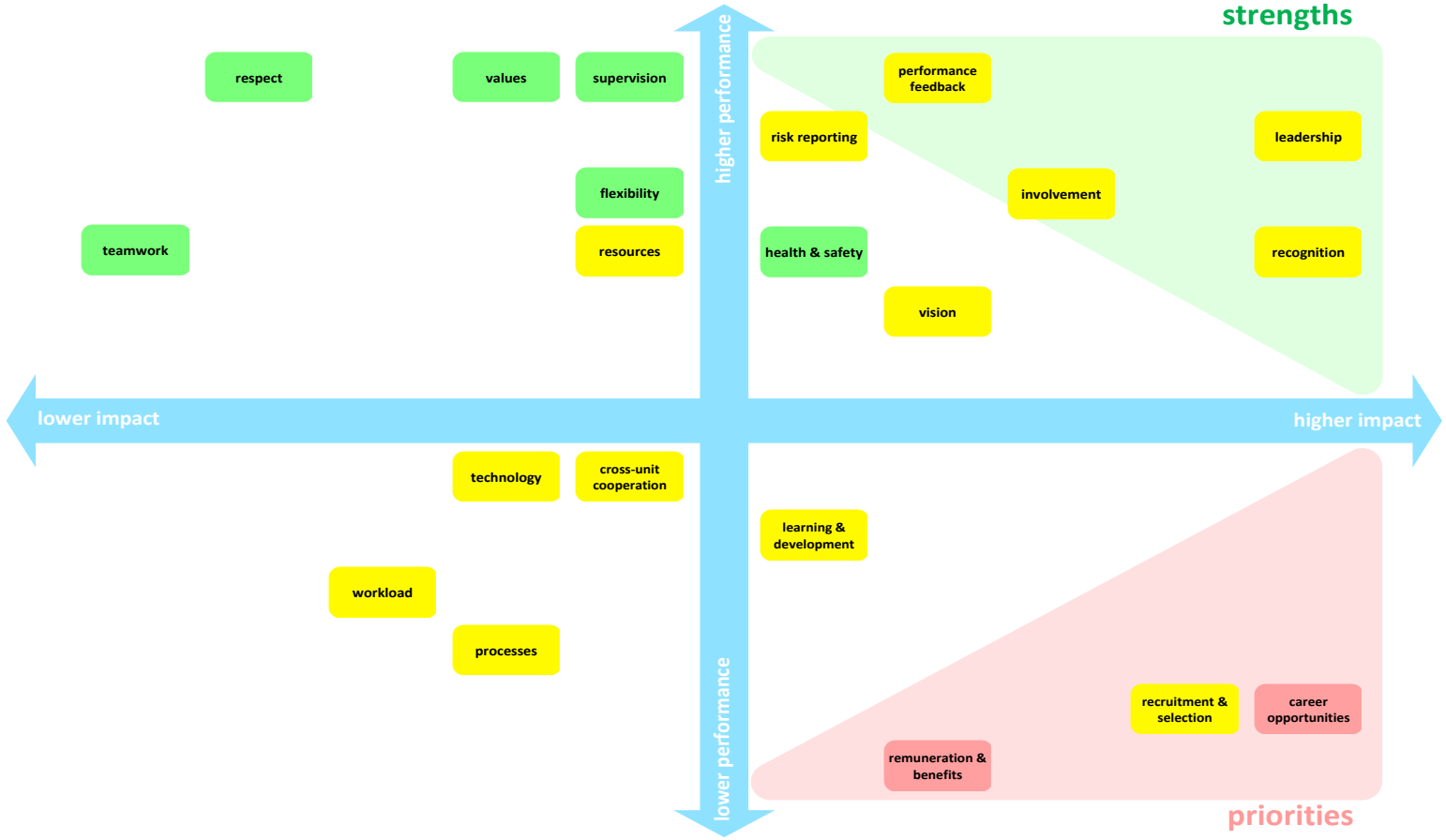
workload
flexibility
recruitment & selection
learning & development
involvement
performance feedback
recognition
remuneration & benefits
career opportunities
leadership
supervision
teamwork
cross-unit cooperation
engagement
wellbeing
progress

priority matrix

Based on analyses of the data from this survey, the practices are positioned on the matrix below in terms of performance (combining % favourable and the comparison to benchmark) and impact (the degree that each practice is likely to drive engagement, wellbeing and progress). The potential priorities for improvement are in the bottom right (ie relatively low performance and high impact).



top 5 questions % favourable

		2023 % Fav	2020 % Diff	Ind % Diff
Health & Safety	Keeping high levels of health and safety is a priority of City of Vincent	**90%**	+2%	+9%
Supervision	My direct manager behaves in a way that is consistent with the values of City of Vincent	**89%**		+11%
Values	I believe in the values of City of Vincent	**89%**	+2%	+10%
Values	I believe in the overall purpose of City of Vincent	**89%**	+3%	+7%
Engagement	I like the kind of work I do	**88%**	-3%	+1%

top 5 questions compared to benchmarks

		2023 % Fav	2020 % Diff	Ind % Diff
Leadership	Senior management behave in a way that is consistent with the values of City of Vincent	75%	+3%	**+19%**
Performance Feedback	The way my performance is evaluated provides me with clear guidelines for improvement	73%	-1%	**+18%**
Respect	Staff treat each other with respect	81%		**+18%**
Values	City of Vincent is ethical	88%	+3%	**+18%**
Progress	City of Vincent is innovative	67%	-13%	**+16%**

1. **Achievements of the Functions of the CEO**

1.7 Operational and Human Resource Management

2023 STAFF ENGAGEMENT SURVEY – RESULTS SUMMARY

OVERVIEW OF SURVEY RESULTS FROM CONSULTANT ALEX KASHIAN:

"Response Rate:
Final response rate was 87 per cent which is higher than the already strong response rates from your previous surveys (84 per cent in 2020 and 80 per cent in 2019). This is above the average of other Councils, which I believe was around 70 per cent when I last reviewed it.

Your margin of error at the whole-of-CoV level was 2.1 per cent. In a nutshell, this means that we expect there is a maximum of 2.1 per cent error in your overall results. For example, if a score in your Overall Report is 75 per cent, the margin of error suggests that the true score (the one you would have achieved with a 100 per cent response rate) would have been somewhere between 72.9 per cent and 77.1 per cent. In other words, we can be very confident in the accuracy of your report. I'd ignore any historical/industry differences that are smaller than 3 per cent.

Survey Outcomes – Engagement, Wellbeing & Progress:
The three key outcomes in this survey are Engagement, Wellbeing and Progress. The Engagement score in 2023 was 76 per cent (meaning 76 per cent of the respondents either agreed or strongly agreed to those questions). This is 2 per cent lower than in 2020, but it's important to remember that the margin of error is 2.1 per cent. As such, my interpretation of this score is that you're on par with your previous results. This result is 3 per cent higher than the Councils average.

Wellbeing scored 71 per cent and is similarly on par with your 2020 results at +1 per cent. Compared to the Councils average however, we see a more significant difference with City of Vincent scoring 9 per cent higher.

Progress scored 66 per cent and unlike Engagement and Wellbeing saw a more noteworthy decline since 2020 (-9 per cent). In particular, fewer staff in 2023 feel that City of Vincent is innovative (-13 per cent), that rate-payers are satisfied with your services (-15 per cent), and that the City's goals are being reached (-10 per cent). On the plus side, Progress is the strongest of the three outcomes when compared to other Councils (+11 per cent).

Drivers of Engagement, Wellbeing and Progress:
Looking at the practices which drive the three outcomes above, the highest rated areas were Supervision (88 per cent), Values (88 per cent) and Teamwork (87 per cent). Additionally, if you refer to the industry comparison,

1. Achievements of the Functions of the CEO

1.7 Operational and Human Resource Management

you'll notice that City of Vincent outperforms the Councils average on every category-level result except for Remuneration and Benefits. In particular, you score 17 per cent higher than the industry average on staff perceptions of both Performance Feedback and Leadership.

City of Vincent's lowest scoring areas are Remuneration and Benefits (45 per cent), Career Opportunities (48 per cent) and Recruitment and Selection (52 per cent). These are common challenges for Councils, and you're actually scoring above the Councils benchmark on all but Remuneration and Benefits (which has scored 13 per cent lower than the industry). Of the questions within Remuneration and Benefits, satisfaction was lower with the income received (32 per cent, -17 per cent below other Councils) than with the benefits received (58 per cent, 10 per cent below other Councils).

Looking at the comparison to 2020, we see some mixed results. Your biggest improvements are in Cross-Unit Cooperation (+8 per cent), Involvement (+7 per cent) and Risk Reporting (+7 per cent). I find these really encouraging, given that Involvement tends to be one of the stronger drivers of the survey outcomes and Cross-Unit Cooperation has been a challenge for City of Vincent. There has also been a 9 per cent improvement in the perception that there is a commitment to ongoing training and development for staff. The biggest category-level decreases since 2020 were Remuneration and Benefits (-10 per cent), Technology (-9 per cent, but coming off of a 24 per cent improvement back in 2020), and Recruitment and Selection (-8 per cent)."

Alex Kashian
Senior Consultant Voice Project

1. Achievements of the Functions of the CEO

1.8 Compliance and Records Management

- The Compliance Audit Return (CAR) for 2022 which requires local governments to confirm they have satisfied the requirement of the Local Government Act has been completed and presented to the Audit Committee.
- The audit identified that City of Vincent was compliant in all areas. This is the first time that Vincent has been 100 per cent compliant in three years!

CITY OF VINCENT

RECORDKEEPING PLAN

2021033

APPROVED BY THE STATE RECORDS COMMISSION 16 NOVEMBER 2021

STATE RECORDS COMMISSION

Our Ref: RKP/L/2011/003

Your Ref:

Enquiries: Carolyn Atkinson 9427 3667
carolyn.atkinson@sro.wa.gov.au

26 November 2021

Mr David Maclennan
Chief Executive Officer
City of Vincent
PO Box 82
LEEDERVILLE WA 6902

Dear Mr Maclennan

Amended Recordkeeping Plan RKP 2021033

At its meeting on 16 November 2021 the State Records Commission APPROVED the amended Recordkeeping Plan (the Plan) for the City of Vincent (the City).

I acknowledge that the Plan indicates a strong commitment to address certain matters, as identified in the attachment, and I would expect that the next review will reflect progress towards those improvements.

In accordance with section 28 of the *State Records Act 2000*, the City's Plan is to be reviewed within five years of its approval date. Once completed, a report of the review must be submitted to the SRO by **16 November 2026**.

Please contact my officer, Ms Carolyn Atkinson, on 9427 3667 if you require further assistance or clarification.

Yours sincerely

Damian Shepherd
Director State Records
Att.

Address all correspondence to:
Director State Records,
Alexander Library Building, Perth Cultural Centre, PERTH WA 6000
Tel: (08) 9427 3636
e-mail: sro@sro.wa.gov.au Website: www.sro.wa.gov.au

1a. High quality and timely advice to Council on preparation of the annual budget and coordinated IPRF update

1b. Advice to Council on long-term financial sustainability including proposes for operational service efficiencies and revenue diversification

Performance Criteria: Quality and timeliness of advance and management of the annual budget process and update of LTFP

For the first time Vincent has adopted the Long Term Financial Plan, Annual Budget, Corporate Business Plan and Four Year Capital Works Program in 2023/24 by the end of the financial year

- The Long Term Financial Plan (LTFP) 2023/24 – 2032/33 was adopted by Council on 20 June 2023.
- The LTFP has been modelled on the 2023/24 Budget being the first year of the 10-year rolling plan.
- Reviewed to reflect the current economic environment and alignment to the Corporate Business Plan 2023/24 – 2026/27.
- The LTFP incorporated the assumptions and calculations used in the adopted Underground Power Financial Model 2022/23.

1b. Advice to Council on long-term financial sustainability

LONG TERM FINANCIAL PLAN GOALS

The LTFP is a key component of the City's integrated planning framework and identifies how the City funds the delivery of the Strategic Community Plan and Corporate Business Plan short, medium and long-term priorities.

- Address the City's ageing asset and maintenance issues.
- Long term financial sustainability.
- Build the City's cash backed reserves for the future.
- Reducing rating volatility.
- Support Western Power's Underground Power Project.

KEY THEMES

While the City has a focus on operating efficiency, it also continuously seeks new revenue opportunities to reduce the burden on ratepayers.

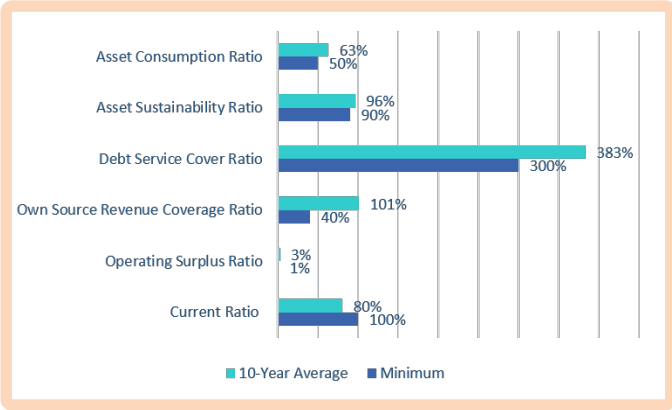
- Proceeds of $0.8m from the sale of 25 Sydney Street have been allocated to the Public Open Space Reserve for future development of public open space in the City.
- $3 million grant funding will be received over 2023/24 and 2024/25 to improve community facilities at Litis Stadium.
- $1 million forecasted savings from the exit of the Resource Recovery Facility agreement, transition to FOGO and future roll-out of waste to energy.
- Strategic acquisition of assets including the planned acquisition of a new drainage truck in 2024/25 to increase cleaning efficiencies.
- Increased interest revenue from investments compared to the previous LTFP 2022/23 – 2031/32 based on current RBA data.
- The City will commence entering into a Heads of Agreement with a proposed proponent for the future redevelopment of the Leederville Carparks.

1b. Advice to Council on long-term financial sustainability

RATIO ANALYSIS

The purpose of financial ratios is to provide guidance on the financial sustainability of local governments. The adopted LTFP estimates the majority of key ratios to meet the minimum target prescribed by the DLGSC over a 10-year period average.

- In 2018/19 the asset sustainability ratio for Vincent was 33 per cent, equating to an asset renewal gap in a single year of approximately $7.5 million The current LTFP has estimated a revised asset sustainability ratio average of 96 per cent over the next 10 years.
- The current ratio is planned to fall below the minimum prescribed range of 100 per cent due to a strategic focus on transferring any excess surplus to build up the reserve balance over the 10-year period.



1b. Advice to Council on long-term financial sustainability

ADOPTED LTFP SCENARIO

The adopted model supports long term financial sustainability through growth in reserves and the ability to fund the four-year capital works without significant rate rises over the life of the LTFP. Key projects include Underground Power, Robertson Park Development Plan Stage 1 and 2 and the Banks Reserve Master Plan.

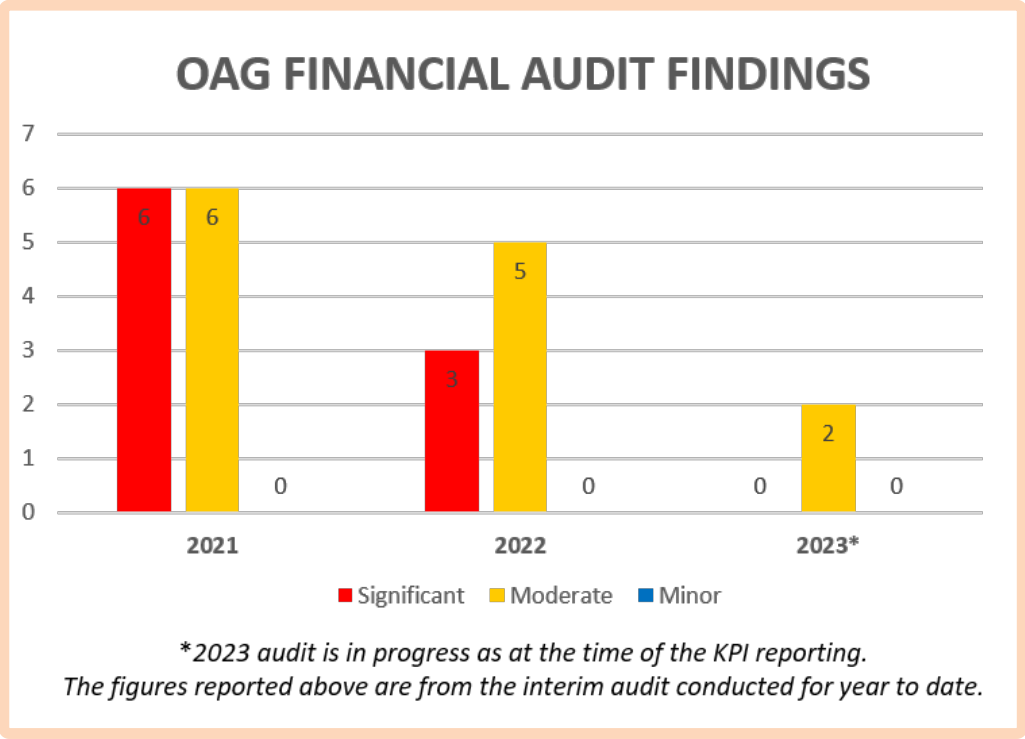
- **Capex**
  - 4-year capital works is fully funded which includes Robertson Park and Banks Reserve projects
  - Excludes Beatty Park 2062 and Leederville Oval ($32.7m)
  - Total capex from FY24 to FY32 = $154m (same as previous LTFP)
- **Rates**
  - Mid range increase from FY24 to FY26 (4.5%-5.5%) and reducing to 3% from FY27
- **Reserves**
  - $8m increase over 10 years
  - $1m reduction in reserves for FY25 and steady increase from FY26
  - Closing balance of reserves at $22m for FY32 (same as previous LTFP) and $25m by FY33

1c. Improvement in City's financial and informaton technology maturity

OAG FINANCIAL AUDIT FINDINGS

In 2022/23, the City has continued to strengthen its policies, procedures and controls across the annual financial report.

From 2021, the City has done significant work to close three significant audit findings, and three moderate audit findings. The continuous improvement is evident with a reduction in audit findings year on year.



INFORMATION SYSTEMS AUDIT

In 2022/23 the City has strengthened its management of ICT policies and operational procedures across Office of Auditor General (OAG) control categories:

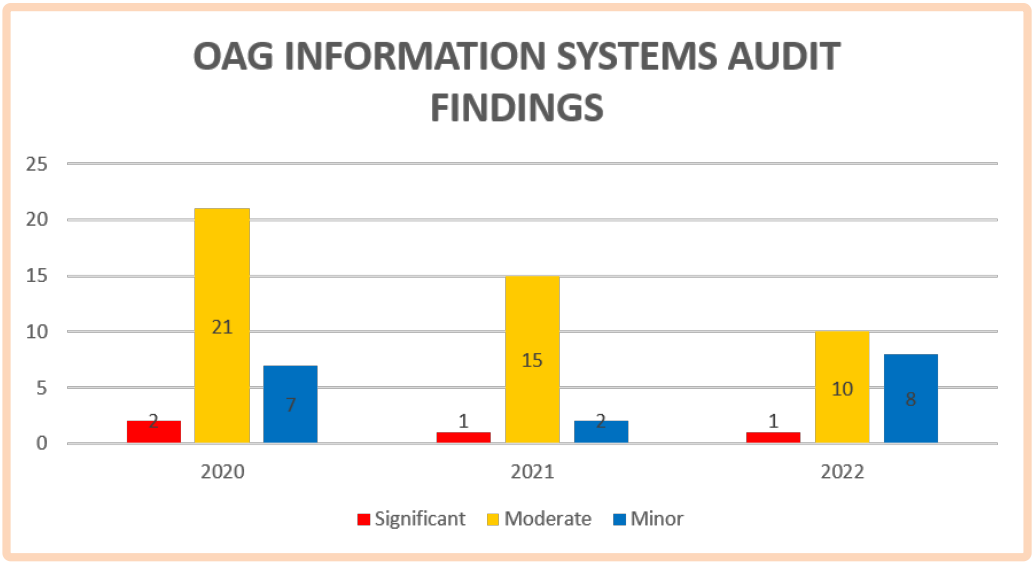
1. information security framework
2. human resource security
3. access management
4. endpoint security
5. network security
6. risk management
7. business continuity
8. change management
9. IT operations
10. physical security

1c. Improvement in City's financial and information technology maturity

OAG Information Systems Audit Findings

The City is striving to raise its capability maturity in all categories. The key ICT improvements that have been completed in response to OAG findings from 2021/22 include:

- Systems to control privileged access to reduce the risk of unauthorised or unintentional modifications of information.
- Processes to remove user accounts for terminated staff to reduce the risk of unauthorised information access.
- Configuration of email systems to reduce the risk of attackers gaining access to City systems and information.
- ICT asset register review to reduce the risk of assets being lost or stolen.
- Information security policy updates to address cyber security risks and mitigations.
- Information classification to label and protect information based on its sensitivity.
- Controls to prevent unauthorised devices from accessing the City's computing network.



**2023 audit is in progress as at the time of the KPI reporting. The figures will be available upon completion of the Information Systems Audit.*

1c. Improvement in City's financial and information tehcnology maturity

FINANCIAL AUDIT

The Auditor General audits and provides an opinion to the Councillors of the City on the annual financial report.

Their audit is conducted in accordance with Australian Auditing Standards and their approach is designed to focus on key areas of risk in reporting finance and performance. The aim is to provide reasonable assurance whether the annual financial report is free of material misstatements and if the annual financial report, in all material respects complies with the *Local Government Act 1995, Local Government (Financial Management) Regulations 1996* and Australian Accounting Standards.

OAG's financial audit approach consists of four steps:

Planning
- Develop/update OAG understanding of audited entity and its processes.
- Identify and assess risk.
- Identify significant accounts (by value or nature).
- Understand and evaluate control environment.

Conduct
- Test operating effectiveness of controls (where appropriate).
- Assess reliance on controls.
- Sample testing of transactions.
- Assess risk of misstatement.

Review
- Review format of the financial statements.
- Verify balances and disclosures in the financial statements and KPIs, including the notes.

Report
- Complete procedures.
- Overall evaluation of the audit evidence.
- Form an opinion.
- Finalise management letters and audit report to users, including Parliament.

CITY OF VINCENT

MAKURU
DJILBA

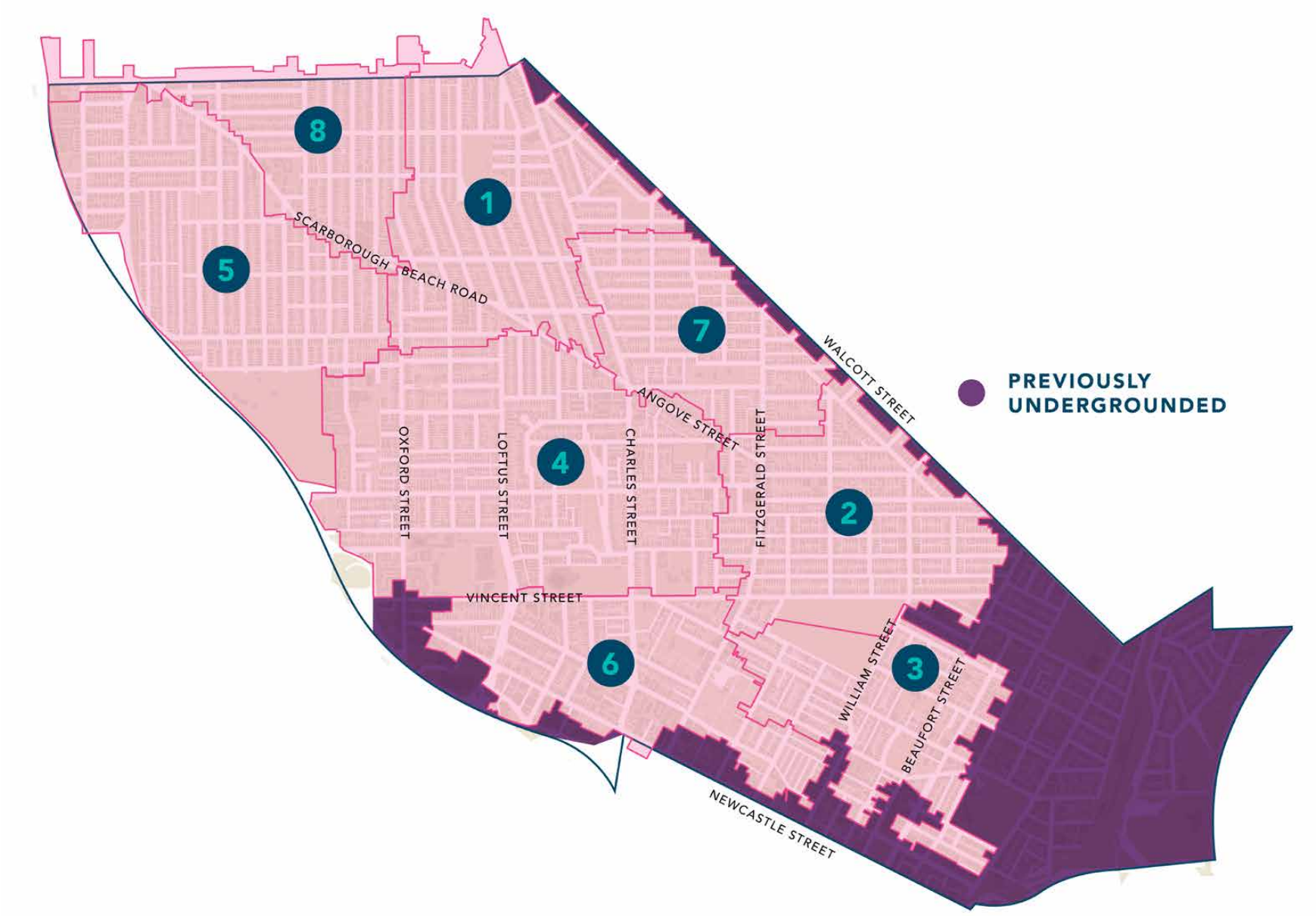
2a.i Vincent Underground Power Program (VUPP)

Strategic Priority #	Status	Project	Sub-project	Overall status	%*	Finish Date	Upcoming milestones
1		Vincent Underground Power Program	North Perth / Mount Hawthorn (Project 343)	On track – engineering design completed in June 2023	40%	June 2025.	Co-Funding Agreement to be signed by March 2024; Construction to start in the second quarter of 2024. Service Charges to be issued July 2024.
1		Vincent Underground Power Program	North Perth / Mount Lawley (Project 347)	On track – engineering design in progress; community engagement on primary equipment under way	30%	September 2025.	Primary equipment campaign to be completed in July/August 2023; Engineering design to be completed in November 2023; Co-Funding Agreement to be signed by April 2024; Construction to start late second quarter 2024; Service Charges to be issued July 2024 (contingent upon E10 being received from Western Power in time).
1		Vincent Underground Power Program	Perth / Highgate (Project 348)	On track – procurement of design contractor in progress	15%	September 2026.	Engineering design to begin in August 2023
1		Vincent Underground Power Program	Leederville (Project 406); Mount Hawthorn (Project 340); Mount Hawthorn (Project 34A); North Perth (Project 35); and West Perth (Project 1190)	On track – planning in progress, project timing to be confirmed	5%	To be confirmed	Project timing negotiations with Western Power expected to be completed by December 2023

Note: Finish dates are subject to Western Power plan delivery and may change.

In May 2022, the City signed a Memorandum of Understanding (MOU) with Western Power, to pursue underground power for three project areas, covering approximately 35 per cent of the Vincent municipal area. This was followed in December 2022 by a second MOU for an additional five project areas. Together, the eight projects will deliver underground power to the entire city by 2031.

Close to 16,000 properties will be connected to the new underground power network, at a total cost of around $170 million shared with Western Power. The City's commitment is expected to be approximately $80 million for the eight projects.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SCARBOROUGH BEACH ROAD
WALCOTT STREET
ANGOVE STREET
OXFORD STREET
LOFTUS STREET
CHARLES STREET
FITZGERALD STREET
VINCENT STREET
WILLIAM STREET
BEAUFORT STREET
NEWCASTLE STREET
PREVIOUSLY UNDERGROUNDED

The objective of this program is to manage the undergrounding of electricity distribution lines for the benefit of the Vincent community, in collaboration with Western Power in a safe, equitable, affordable manner and with minimum risk and interruption for all involved.

The original Vincent Underground Power Project, comprising three project areas, is now the Vincent Underground Power Program, comprising eight individual projects. Each project is subject to a separate Co-Funding Agreement, to be executed with Western Power prior to commencement of works.

Project cost estimates at the time of signing both MOUs were E30 (+/- 30 per cent). Following the completion of engineering design, the City will receive an E10 for each project area. This will inform the Business Case for each Co-Funding Agreement. Council approval of the Business Case and Co-Funding Agreement will green-light the commencement of works in each project area. Western Power will issue cash calls (invoices) to the City, payable in full prior to each individual project completion.

The City will issue services charges to manage Western Power cash-call payments and will negotiate payment terms with Western Power that align with the levying of service charges.

In July 2024, Service Charges will be raised for the first project area, North Perth/Mt Hawthorn (project 343) and possibly for the second project area, North Perth/Mt Lawley (project 347), contingent upon the E10 being received from Western Power in time.

2a.i Vincent Underground Power Program (VUPP)

Project management

The Vincent Underground Power Program (VUPP) is administered in accordance with the City's project management framework, under the stewardship of the City's Chief Executive Officer and VUPP Project Board.

A Project Plan for the first three project areas was endorsed by the Executive Management Committee in September 2022. Following execution of the second MOU, this plan was amended to reflect the increase in project scale and duration, becoming the Underground Power Program Plan.

To ensure consistent, transparent and orderly project delivery, the VUPP Program Plan is supported by two sub-plans for Finance and Community Engagement, and by a Risk Assessment process. The VUPP Project Management team monitors progress and prepares monthly updates for the Project Board and for the City's Executive Management Committee.

VUPP is managed through key work-streams within the City's VUPP Project Team:

- Finance
- Communication and Engagement
- Infrastructure and Environment (Parks and Engineering)

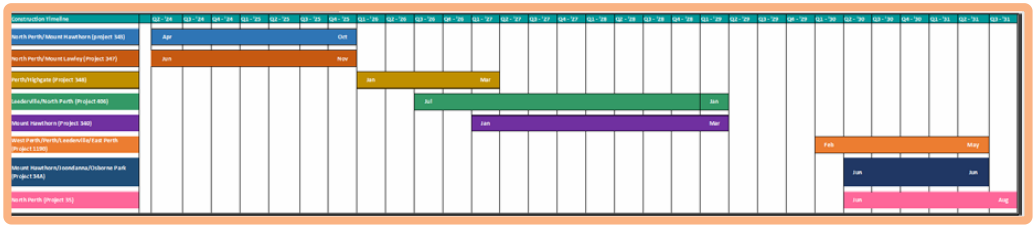
The VUPP Project Management team works in close collaboration with Western Power's Underground Power team.

Project timelines, phases and milestones

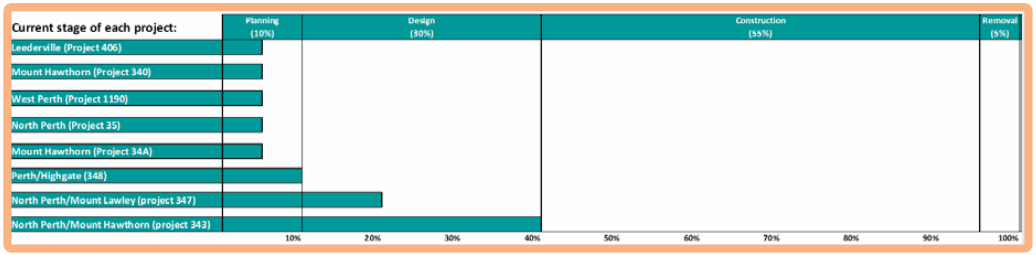
VUPP is progressing well. All three NRUP projects are now active. North Perth/Mt Hawthorn engineering design will be completed in August 2023. North Perth/Mt Lawley engineering design is now in progress, with the primary equipment engagement campaign to commence in July 2023. Perth/Highgate engineering design commences in August 2023.

Construction work in the first project area is expected to start in the first quarter of 2024, with the second project area to follow in the second quarter of 2024. Overall, the last of the eight project areas is expected to be completed in 2031. As the project areas vary in size, construction times range from 12 months to 29 months.

Estimated timing of construction is shown below:



Each project will pass through the following phases: 1) Planning; 2) Design; 3) Construction; 4) Removal of old overhead structures



2a.i Vincent Underground Power Program (VUPP)

Community engagement

Each project stage for each of the eight project areas will be accompanied by a community engagement campaign.

Each of the eight VUPP projects will have its own Community Engagement Plan (CEP).

Implementation of the CEP for the first project area is now complete and in progress for the second project area. The Primary Equipment (PE) community engagement campaign for the first project area (North Perth/Mt Hawthorn) was successfully completed in May 2023, with the response being more positive than anticipated. The PE campaign for the second project area (North Perth/Mt Lawley) is currently under way, due to be completed in August 2023.

To facilitate positive engagement with the community, the following communication channels have been established to provide relevant, up-to-date project information and address community queries and concerns:

- VUPP web page including FAQs
- interactive mapping
- underground power email inbox
- dedicated customer request management workflow
- direct mail
- electronic direct mail
- social media
- face-to-face engagements/ meetings

Financial planning

The VUPP Program Plan and its delivery is supported by a fully aligned Financial Plan, the objective of which is successful management of VUPP's financial impact on the City.

Key actions within the Financial Plan:

1. Design and implement the City's Underground Power Financial Model to ensure financial sustainability and manage required reserves.
2. Obtain Treasury loans as needed within the City's borrowing capacity to provide longer payback periods to ratepayers.
3. Design the service charges model to facilitate charges calculations and scenario planning for underground power charges to ratepayers.
4. Establish fair, equitable, affordable and easy to explain service charges, which will be legally binding.
5. Translate/reconcile Western Power meter numbers/locations into correctly identified property numbers/locations.
6. Identify all property owner categories for service charges facilitation.

The Finance team completed the Budget process for 2023/24 in consultation with Council, resulting in the decision to manage cash-flow by extending the originally proposed program timeline by three years, to 2031.

The Underground Power Financial Model was adopted by Council on 20 June 2023.

2a.ii Leederville Car Park Request for Proposal

- Eight submissions were recieved through out the stage one advertising period from 27 June – 8 August 2022.
- The evalation panel shortlisted three submissions that recieved the highest score against the selection critirea.
- At its meeting in October 2022, Council endorsed the three submissions for progression to stage two of the redevelopment proposals process.
- At its meeting in December 2022, Council approved the Stage 2 Request for Detailed Proposals materials for the second stage of the redevelopment proposals process.
- Shortlisted proponents were invited to submit detailed proposals from 14 December 2022 – 28 February 2023.
- The evaluation panel determined a preferred proponent based on their score against the selection criteria.

LEEDERVILLE SNAPSHOT

Community

0–11	12–24	25–49	50–69	70–85+
10.1%	15%	54.3%	14.3%	6.2%

Housing

Diversity of Leederville housing stock and tenure compared to Greater Perth:

- 40.4% separate house (74.6% Greater Perth)
- 46.5% medium density (19.6% Greater Perth)
- 11.8% high density (5.1% Greater Perth)
- 47.9% own or mortgage (66.4% Greater Perth)
- 40.8% rent (25.5% Greater Perth)

37.2% of Leederville households are high income ($2500/wk+) compared to 24.8% in Greater Perth

58.6% of households are lone person or couple only compared to 47.1% in Greater Perth

Leederville currently has the lowest population (people/ha) and dwelling unit (units/ha) density in the City.

Transport

Active transport
10.2% of Leederville residents commute using active modes compared to 3.1% in Greater Perth

Public transport
17.2% of Leederville residents commute to work on public transport compared to 10.2% in Greater Perth

Car ownership
7.3% of Leederville households do not own a car compared to 4.7% in Greater Perth

3.2 PROJECT VISION

The key vision for Leederville is:

A thriving connected and sustainable local village that showcases and preserves its rich cultural and natural elements Developers are expected to meet the aspirations of the project with innovative design responses of significant build quality.

The project will provide a diverse range of land uses that are consistent with the town centre's vision. The proposed land uses will complement the existing fabric of Leederville with residential, commercial, retail, entertainment, and community/civic uses to support the area.

Non-Weighted Compliance Selection Criteria

The following non weighted criteria is essential for the full assessment of Proponents Submissions, a failure to address the key commercial terms would result in disqualification of the Proponents Request for Proposals.

4.2 NON-WEIGHTED COMPLIANCE CRITERIA – COMMERCIAL TERMS		
CRITERIA	COMPLETED Y/N	Proponents to reference the criteria response location in their submission, i.e., pages or section numbers
Provide a minimum of 400 public parking bays across one or both sites with 10% of car parking bays to provide easy access for mobility impaired and provide short term access.	Yes / No	
Public car park design concept, proposed ownership and tenure structure, lease and or management agreement draft principles, operational management plan, and in the event of a lease or management agreement, a parking fee schedule and operating expenditure plan, and 10-year operational cashflow.	Yes / No	
Indicative commercial terms to outline the proposed transaction arrangement (e.g., buy, lease, trade or enter joint venture with CoV).	Yes / No	

4.3 PROJECT VISION AND DESIGN PRINCIPLES (50% WEIGHTING) Page limit of 10 A4 pages for this section		
CRITERIA	COMPLETED Y/N	Proponents to reference the criteria response location in their submission, i.e., pages or section numbers
1. Context and Character • Developer understanding of the distinctive character of the Leederville precinct and how a new development would integrate, celebrate, and speak to the character of Leederville. • Effective interface with adjacent heritage and character buildings including the YMCA HQ adjacent to the Frame Court site.	Yes / No	

4.3 PROJECT VISION AND DESIGN PRINCIPLES (50% WEIGHTING) Page limit of 10 A4 pages for this section		
2. Landscape Quality • Removal of mature trees and planting within the site must be replaced with mature trees and planting within the development site. • Consideration of Water Corporation drain on both sites as a key access route and potential walking trail. Achieved through built form design and delivery infrastructure considerations including maintenance access, and a celebration of the former seasonal freshwater stream. • Active interface with the area zoned Public Open Space within the Leederville Precinct Structure Plan, adjacent to Site 2.	Yes / No	
3. Built Form & Scale • Quality of the proposed ground floor interface and its contribution to the experience of the precinct. Includes streetscape and landscape design, cultural infrastructure, and the delivery of active public spaces, both linear (laneways) and open (plazas). • Architectural aspirations, design approach and strategies to achieve design excellence (including design review by the City's panel). • Conceptual designs illustrating the project and vision inclusive of plan views, sections, elevations, height, and massing in perspectives.	Yes / No	
4. Functionality and Build Quality • Commitment to innovation, which may include energy and water sourcing, built form and design, community, social and economic outcomes.	Yes / No	
5. Sustainability • Approach to sustainable development to outline key environmentally sustainable design initiatives that will be included. Achievement of minimum Green Building Council of Australia 5 Green Star Certificate.	Yes / No	
6. Amenity • Design, accommodate and demonstrate economic activation towards the improvement of the daytime and evening economy of the precinct. • Demonstrated diversity in product mix and pricing targeted to meet a wide variety of household demographics.	Yes / No	

2a.iii Beatty Park 2062

During the review period, updates were provided as required through the Project Management Framework. The initial concept plans for the Beatty Park site were further developed, with a specific focus on the original entry and Western wing of the grandstand. These plans were presented to the Heritage Council of Western Australia (HCWA) on 26 August 2022, resulting in feedback for the project.

To better understand the HCWA's perspective on preservation versus adaptation of the site and explore other options, the Mayor and CEO met with an architect from the Department of Planning, Lands and Heritage in October 2022.

In early 2023, the EMC was given a presentation on the Victoria Park's Edward Millen Redevelopment in East Victoria Park, which shares similarities with the Beatty Park project regarding heritage and partnerships with external groups. The goal was to learn lessons that could be applied to the Beatty Park project.

Based on these lessons learned, a Problem and Opportunity Statement (POS) process was initiated, which provides the industry with the opportunity to work with the government to provide innovative solutions to focused problems. In April, the POS was presented to a Council Workshop for comment, and it was referred back to the Project Steering Committee in June for further refinement before release to market.

Overall, progress has been made in developing concept plans for the Beatty Park site, with a focus on the original entry and Western wing of the grandstand. Meetings with the HCWA and the Department of Planning, Lands and Heritage have provided some clarity on preservation and adaptation requirements. Learning from similar projects, such as the Edward Millen project, has informed the development of the POS for the Beatty Park project, which will be investigated in the upcoming period.

2a.iv Accessible City Strategy implementation and 40 km/h target

Minister for Transport; Planning; Ports

Your ref: SC3193-02; D23/49380
Our ref: 72-43505

Ms E Cole
Mayor
City of Vincent

emma.cole@vincent.wa.gov.au

Dear Ms Cole

40 KM/H SPEED LIMITS ON LOCAL ACCESS ROADS

I refer to your letter dated 22 March 2023, requesting the implementation of 40 km/h speed limits on all City of Vincent roads.

I note the completion of the three-year trial and I am pleased to advise the conversion of the local access roads bounded by Vincent Street, Newcastle Street, Charles Street and the Swan River to a permanent areawide 40 km/h zone has now been formally approved.

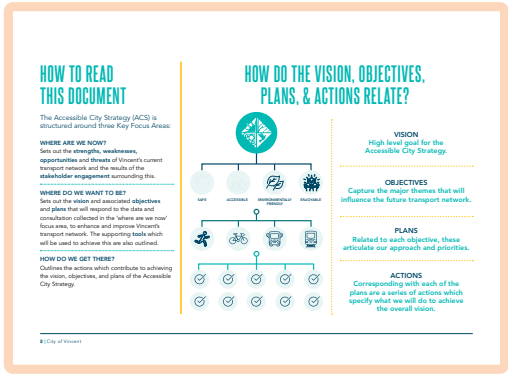
I also understand that Main Roads has approved a permanent areawide 40km/h zone in a second area bounded by Charles Street, Scarborough Beach Road / Angove Street, William Street and Vincent Street.

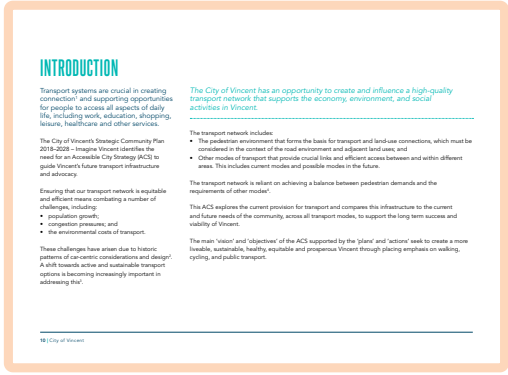
In relation to extending this 40 km/h zone to all local access roads within the City of Vincent, Main Roads will continue to work with the City to assess the suitability of areawide 40 km/h speed zoning on the basis that funding requirements and interface issues are resolved.

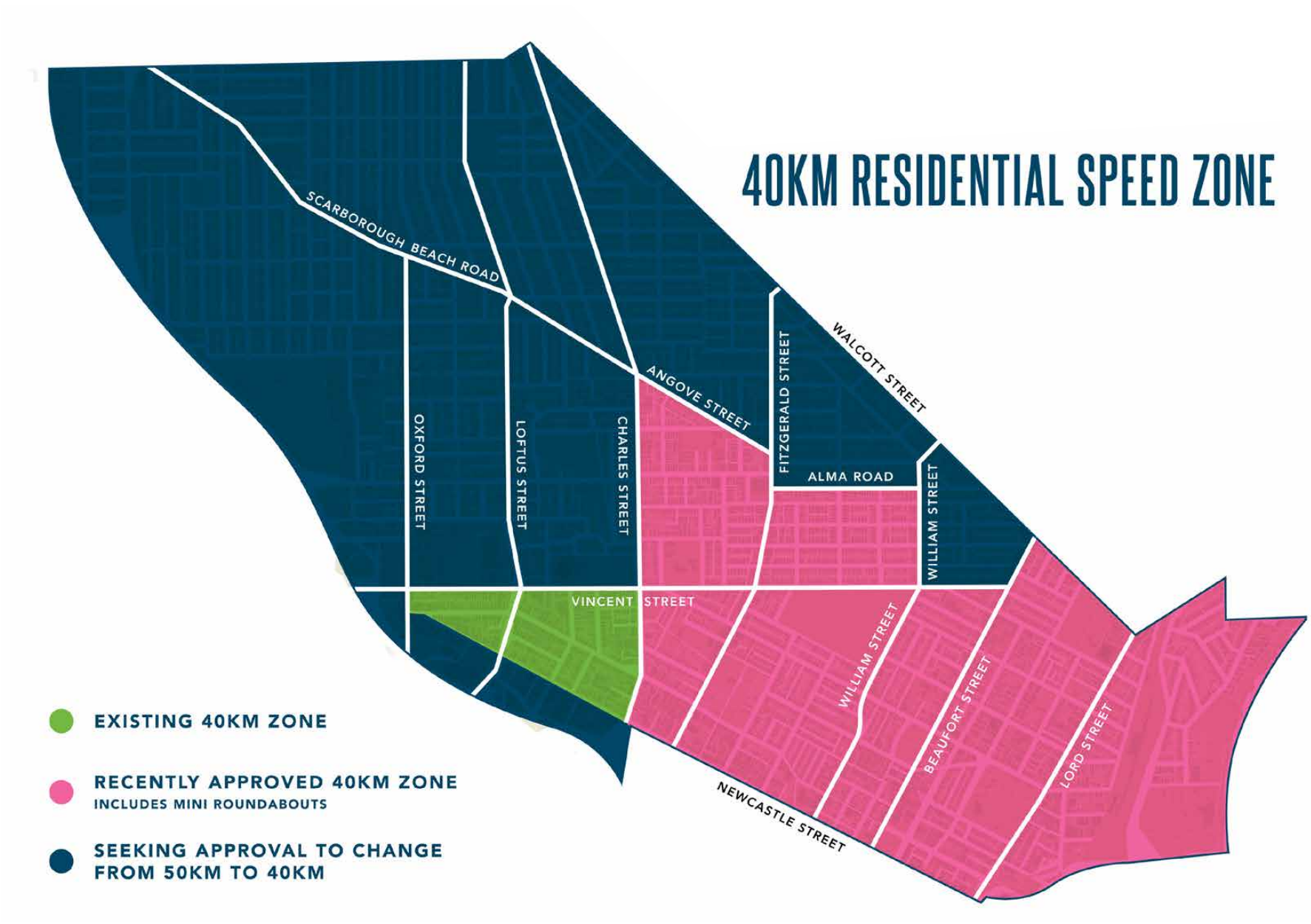
Yours sincerely

HON RITA SAFFIOTI MLA
MINISTER FOR TRANSPORT
19 JUN 2023

Level 9, Dumas House, 2 Havelock Street, West Perth, Western Australia, 6005
Telephone: +61 8 6552 5500 Facsimile: +61 8 6552 5501 Email: minister.saffioti@dpc.wa.gov.au






40KM RESIDENTIAL SPEED ZONE
SCARBOROUGH BEACH ROAD
OXFORD STREET
LOFTUS STREET
CHARLES STREET
ANGOVE STREET
FITZGERALD STREET
WALCOTT STREET
ALMA ROAD
WILLIAM STREET
VINCENT STREET
WILLIAM STREET
BEAUFORT STREET
LORD STREET
NEWCASTLE STREET
EXISTING 40KM ZONE
RECENTLY APPROVED 40KM ZONE
INCLUDES MINI ROUNDABOUTS
SEEKING APPROVAL TO CHANGE FROM 50KM TO 40KM

2a.v Robertson Park Development Plan

On 14 September 2021 at its Ordinary Meeting, Council adopted the Robertson Park Development Plan.

- The City is continuously advocating, applying and exploring various funding avenues to support the implementation of the Robertson Park Development Plan.
- On 20 September 2022, Council adopted the revised Robertson Park Development Plan to enable the City to seek additional funding.
- In November 2022, the City obtained Section 18 (Aboriginal Heritage Act.) consent to implement the Development Plan.
- Stage 1 (Tennis Centre) detailed design work has continued to prepare for implementation. Work entails varies inputs such as landscape drawing set, detailed specifications, electrical engineering review and design, varies site surveys and updated costings.
- Implementation of Stage 1a – Tennis Centre multi sports courts and entrance zone to commence in 2023/24.
- Drafting the Tennis Centre's long term lease agreement.

2a.vi Banks Reserve Master Plan Implementation

At the 5 March 2019 Ordinary Council Meeting, Council adopted the Banks Reserve Master Plan. In 2022/23, the City of Vincent has progressed with the following works as part of the master plan.

TOILET BLOCK

- In November 2022, Vincent posted a Request for Quote to a number of suppliers for the design and construction of a new public toilet block at Banks Reserve.
- In December 2022, Vincent evaluated the Request for Quote submission and subsequently awarded the contract to Landmark Products Pty Ltd.
- In November 2022, the Department of Planning, Lands and Heritage approved the proposal in accordance with the Public Works Act 1902 and Planning and Development Act 2005.
- In January 2023, Vincent signed-off on the finalised design of the toilet block and the Local Roads and Community Infrastructure Program (LRCI) reallocated $280,000 of funding to Banks Reserve for the new toilet block and general landscape improvements.
- In February 2023, the Department of Biodiversity, Conservation and Attractions (DBCA) approved the Permit 7 Application to allow the construction of the toilet at Banks Reserve which falls within the Swan and Canning River Development Control Area.
- In March 2023, Landmark completed the fabrication of the building components.
- April 2023 saw the building components delivered to the site and ready for construction.
- Construction of the new toilet block was completed by Landmark in May 2023.
- A connecting access path, bins, drinking fountain, bike racks and new picnic facilities were also installed as part of this project to provide improved amenity at the reserve.

RIVER JOURNEYS INTERPRETATION NODE

- Vincent has formed a partnership with DBCA to develop an Interpretation Node at Banks Reserve as part of the Swan and Canning Riverpark River Journeys project. This feature will deliver some of the key elements identified in the Banks Reserve Master Plan.
- DBCA has contributed $150,000 in funding plus $50,000 worth of in-kind services to support the project development. Services include facilitating consultation with Traditional Owners, engaging artists, developing the interpretation content and overseeing the procurement and contract administration for the construction of the node.
- Heritage Council of WA has awarded a further $20,000 of grant funding to the project.
- Vincent has contributed $100,000 in funding plus in-house landscape design services.
- Vincent and DBCA have collaborated to develop a concept design for the node.
- DBCA has engaged an Aboriginal consultant to advise on the content to be included in the interpretation elements. This will be done in collaboration with Vincent's Boordiyas (Bosses) Elders Group.
- DBCA has also engaged an Aboriginal artist to provide a concept for an integrated art piece for consideration by the Boordiyas Elders Group.
- Vincent has commenced developing the detailed design for the node.
- Vincent and DBCA are aiming to complete the Tender documentation and undertake construction works in the second half of 2023.

2a.vii Mt Hawthorn Youth Skate Space

During the State Election in 2021, an election commitment of $200,000 was announced for a new skate/scooter park in Mt Hawthorn. Following the results of the State Election, the City submitted a funding application for the $200,000, made as a part of the State Government Election Commitment to "Create a new skate facility for the children in Mt Hawthorn and surrounding suburbs."

A Mt Hawthorn Skate Working Group (Working Group) was then established to collaborate and progress the planning of the Mt Hawthorn Youth Skate Space (skate space) project. The Working Group consists of Council Members, representatives from Administration and key stakeholders representing the Mt Hawthorn youth and the local skate community.

Preliminary community consultation was conducted during July and August 2022, 140 survey responses were received during this period. Responses via the survey were supportive (78.6 percent) for the proposed skate space location at Britannia Reserve.

Based on the feedback received during consultation, a draft Concept Plan was developed to both complement the existing amenities at Britannia Reserve and include the most favourable skate elements from the submissions. The draft Concept Plan was then approved for advertisement by Council at its 18 October 2022 Ordinary Council Meeting.

The Concept Plan presents a skate space that would be approximately 350sqm. The skate space and elements have been designed to cater towards younger children and entry-level skaters, with all elements being under 1m high from the current surface level. With skate elements being of this smaller scale, it will also assist with integrating the skate space into the existing landscape. Additional planting, turf banks, shade structures and seating allow separation from current reserve activities and allow parents and families to comfortably spend more time at the location.

The draft Concept Plan community consultation results were presented to the relevant stakeholder and reference groups, through this process it was confirmed no changes were identified to the draft Concept Plan.

Council endorsed the Concept Plan at its 13 December 2022 Ordinary Council Meeting.

The project's Design and Construct contract was awarded with design works currently underway, and construction to soon follow. The project is estimated to be completed by October 2023.

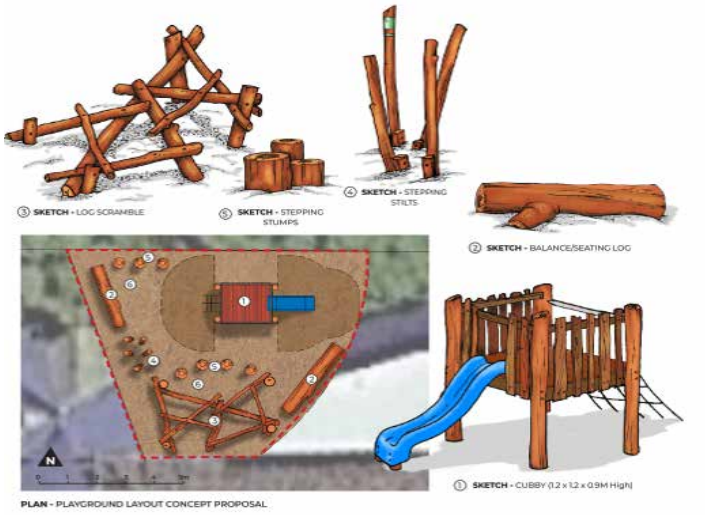
A high-level summary of survey responses on the draft Concept Plan included:

- **96.7 per cent** of respondents live within Vincent, with the majority living within 500 metres (51.7 per cent) and 1 kilometre (36.7 per cent) of Britannia Reserve.
- **90 per cent** of respondents were supportive of the Concept Plan.
- **94.8 per cent** of respondents believe the skate elements included are suitable for younger children and entry-level skaters.
- **26.7 per cent** of respondents completed the preliminary project survey.
- **89.5 per cent** of respondents were supportive of the layout and design of the skate space.

2a.vii Haynes Street Reserve Development and Transition Plan

At the 20 October 2020 Ordinary Council Meeting, Council endorsed the Haynes Street Reserve Development Plan, which includes the conversion of 15 Haynes Street and 31 Sydney Street into public open space and the sale of 25 Sydney Street as a residential lot. In 2022/23, the City of Vincent has progressed with the following works as part of the development plan.

- Implementation of Stage 1 of Haynes Street Reserve commenced in late 2022 with the playgroup and dental buildings at 31 Sydney Street being demolished.
- Between February and March 2023, the engineering team completed site preparation and hardscapes at 31 Sydney Street. The parks team completed the reticulation works.
- By mid-March, new solar lighting to the footpath was installed along with a new picnic shelter and bench seats.
- By the start of April, the new nature play elements were installed including softfall mulch.
- By the end of April, the conversion of 25 Sydney Street into a residential lot was complete.
- Between May and June, the parks team coordinated the installation of the new drinking fountain, feature boulders, lawn and the planting of native shrubs and trees.
- As part of the demolition works, existing power to the site was disconnected. Reconnection of power by Western Power is expected in the second half of 2023, which will enable the bore to be utilised to water the new lawn, plants and trees. The winter rain will help establish the new softscapes until such time as the bore is powdered-up.
- Stage 2 will be implemented following the end of Kidz Garlore's lease in December 2025.



2b. Improve customer experience and community engagrment

Implementation of the Small Business Friendly Program Reforms

The small business innovators team developed 33 reforms from more than 300 ideas, business feedback and baseline data assessments. Reforms were grouped into three categories:

	Number of reforms	Progress completing reforms
Better information	15	56%
Business support	10	59%
Streamlining Processes	8	61%

The team has made great progress in developing systems to support small business this includes:

1. Implementing a 'fast track' planning approval stream for low risk applications:

Small Business Snapshot – Development Application Tracking	BASELINE DATA 2020/21	YEAR TO DATE 2022/23
Small business DAs received (Includes change-of-use, signage and commercial developments)	Not tracked	37
Percentage of small business DAs submitted incomplete	81%	18%
Percentage of FastTrack Small Business applications determined in 30 / 60 day timeframe	Not tracked	100%
Percent of Complex Small Business determined in 60 / 90 day timeframe	Not tracked	75%

2. Developed a self assessment tool, customers can use this to better understand the type of approval that may be required to get your business started www.vincent.wa.gov.au/develop-build/approval-self-assessment-tool.aspx

3. Developed an eight-step guide to all the approvals and processes associated with small business. This includes information, application forms.

4. Consolidated and centralised permits for public space activation note this is built but content still being developed so this is not yet live.

Small Business Development Corporation

Our ref: D23/4036

David MacLennan
City of Vincent

Email: mail@vincent.wa.gov.au

Dear Mr MacLennan

SMALL BUSINESS FRIENDLY APPROVALS PROGRAM SYMPOSIUM

I would like to extend my congratulations to your team on the accomplishments highlighted during their presentation at the online *Approvals Program Symposium*, held on Thursday 4 May 2023.

Joslin Colli, Karsen Reynolds and Prue Reddingius did a wonderful job of sharing City of Vincent reform achievements during the peer-to-peer learning session and I was impressed by the work that your team continues to do.

I have received very positive feedback on the format and delivery of the Symposium, which demonstrated the value of reform implementation and your team's genuine efforts in reducing barriers and making it easier for small business to start, relocate, grow and thrive in your community.

Please pass on my thanks to your team in supporting WA's small business community and their contribution to the State's prosperity.

Yours sincerely

David Eaton
SMALL BUSINESS COMMISSIONER

9 May 2023

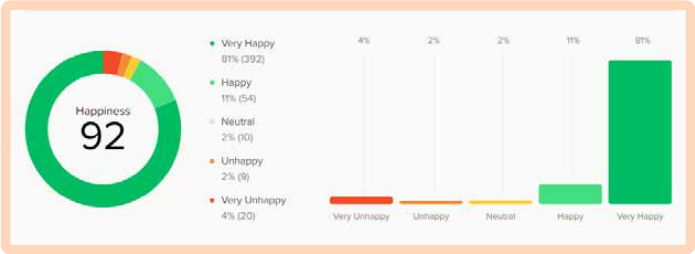
2b. Improve customer experience and community engagrment

The City's Customer Experience project aims to create a customer-centric organisation where we make it easy for people to do business with us, where they feel welcomed and valued.

We continued to work on these project objectives throughout the year with the following achievements:

- Ongoing measurement of the customer experience gathered via the Delighted platform.
- New Customer Service Charter endorsed by Council and publicly available on the website.
- Customer Service Centre created at the Administration Building in October 2022 and opening hours extended.
- Internal communications campaign in development to embed a whole of organisation approach to customer service.
- Continued roll out of CRM system to improve the customer experience.
- Development of a Customer Service Knowledge Base to ensure consistent and accurate information is provided to all customers.
- Small Business Friendly processes established (as reported separately).

Dashboard reporting has demonstrated 92 per cent satisfaction with customer service at the customer service hub:



We continued to roll out the Community Engagement Framework across the organisation with an emphasis on consistency of consultation methods, closing the loop on each project and reporting.

Training for key staff in the IAP2 (International Association for Public Participation) framework continued with 11 staff members attending the Engagement Essentials Course in February 2023, four attending Engagement Methods training and five attending Engagement Design training in June.

With key staff trained and community engagement champions in key roles, we have been able to drive improvement in community engagement across the organisation.

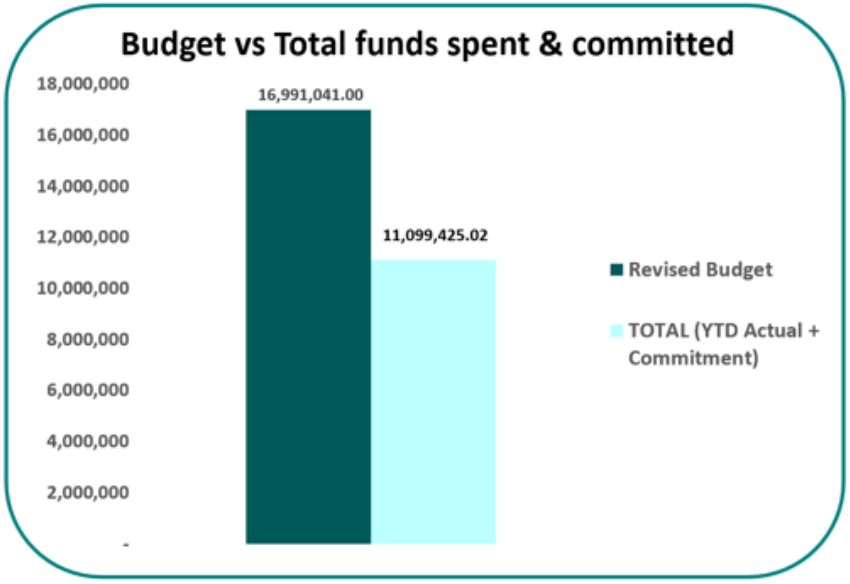
2c. Reporting on the delivery of the Annual Capital Works Program

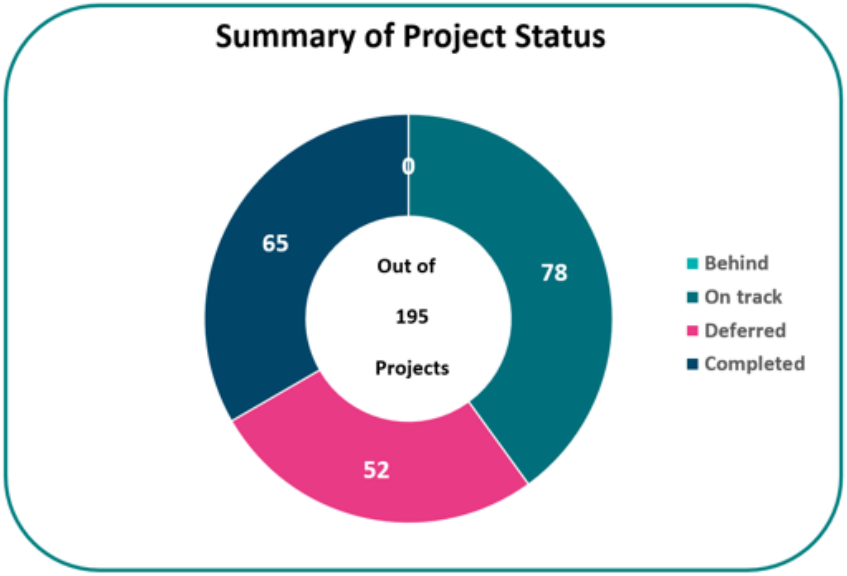
The City budgeted $17 million of capital works for the period of 1 July 2022 to 30 June 2023. As at the reporting date, the City has spent and committed $11.1 million.

Out of 195 projects, 65 projects have been marked as complete and 78 on track for completion with the remainder deferred for future years.

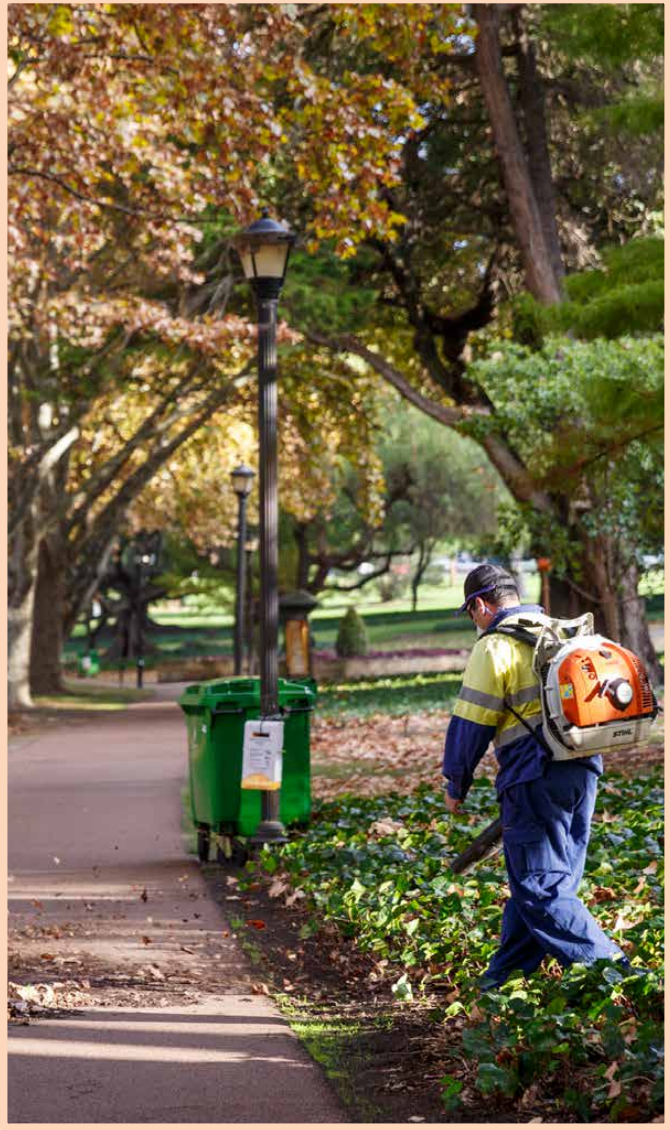
Projects marked as behind are those projects with expected completion beyond 30 June 2023 which may be due to the following reasons:

- external forces (i.e. supply chain, backlog)
- in tendering process
- re-scoping of projects due to increased costs estimates





CITY OF VINCENT
HINO



What the FOGO?
Third bin coming from late October 2021
vincent.wa.gov.au/FOGO
WasteSorted
CITY OF VINCENT
General waste
280
CITY OF VINCENT
CITY OF VINCENT
CITY OF VINCENT

2d. Advocacy on unfunded Major Projects

Major success stories:

Charles Street: Main Roads abandoned its Charles Street Planning Study after Council approved its submission to not support the Main Roads WA proposal for Charles Street in its current form.

The submission will still be reviewed by a member of the City's Design Review Panel against the ten design principles outlined in State Planning Policy 7.0 Design of the Built Environment before being submitted to Main Roads and a request made to work together to plan better for the future of transport in Perth.

Smoke-free Town Centres

At the end of 2020 and beginning of 2021, the City of Vincent prepared an advocacy agenda. This was established as a list of eighteen initiatives which would be reported quarterly with an update on the advocacy efforts. The list included items seeking legislative change and other items seeking funding.

At the end of 2022, Vincent staff joined other local government staff and elected members at an advocacy workshop. The workshop was led by a registered lobbyist and provided a clear process to establish a strategic approach to advocacy.

Administration has been working toward a new approach. Rather than join the other 137 local governments, who each have a list of approximately 20 advocacy projects, the City has prioritised key projects to focus upon and achieve. The key projects are to be informed by a promotional business case which outlines community support, a way forward, and aligns with State and Federal priorities for the best chance of success through government grants or joint ventures or private investment.

The refined advocacy approach includes funding initiatives (Opportunity) and legislative change (Change).

The key opportunities are Beatty Park, Leederville Oval and Robertson Park.

Opportunity updates:

- **Beatty Park** – The City has had an ongoing advocacy program for Beatty Park including presentations and site visits from State Government Ministers, Federal Government representatives and the Heritage Council. The City is preparing a draft Problem and Opportunity Statement for Council's consideration for public release.
- **Leederville Oval** – Council has endorsed a Working Group to commence the finalisation of the Master Plan – the project plan has been updated for potential budget funding next financial year.
- **Robertson Park** – Plan endorsed and positive advocacy occurring. Funding of clay courts is to be supported by Tennis West.

The key legislative change updates:

- **40km/h limit:** Mayor Cole and the CEO met with the Transport Minister on 24 August 2022 along with the other Inner-City Mayors and CEOs to advocate for the 40km/h speed zone and mid-tier transport initiative.
- **Relocation of the Claisebrook Concrete Batching Plants:** the City has been liaising with Hanson and their appointed property consultants on a potential relocation plan.
- **East Perth Power Station:** the CEO continues to attend Steering Committee meetings and advocate for the Precinct Connectivity Infrastructure sub-projects (Pedestrian Bridge, Summers Street and East Parade Intersection Upgrades and the Jetty).

LEEDERVILLE OVAL WAFL GRAND FINAL BID

The City of Vincent was successful in a bid to host the 2022 WAFL Grand Final. This followed strong advocacy from the CEO directly with the CEO of the Western Australian Football Commission to make the case for hosting the grand final at Leederville Oval.

WAFC:

"Thanks again David to you and your team for the support in delivering the Grand Final…we haven't heard a bad word said about the event…which is quite uncommon for the football public in WA about us!!"

Leederville Connect:

"On behalf of Leederville Connect I would like to thank you for your support of and investment in Leederville shown by the City through the WAFL Grand Final celebrations.

"The event was a great success and much appreciated by the community. It hit the sweet spot between creating an exciting and edgy atmosphere while at the same time being family friendly.

"Informal feedback from our business members was that it brought considerable benefit to the vibrance of their businesses. A preliminary review of our foot-traffic and spend data was that the economic benefit was very significant.

We would strongly suggest that the City continue to support and engage in events of this scale in Leederville."

MAJOR WIN FOR FOOTY

Fans flock to Leederville for historic suburban final

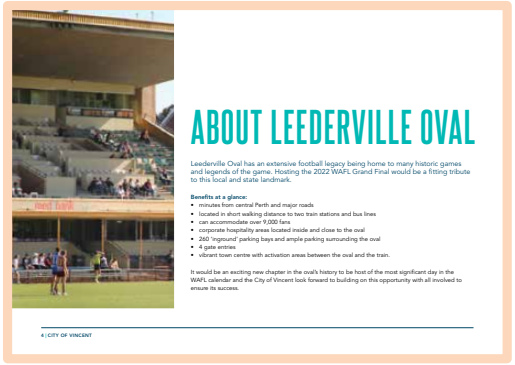
JACKSON BARRETT

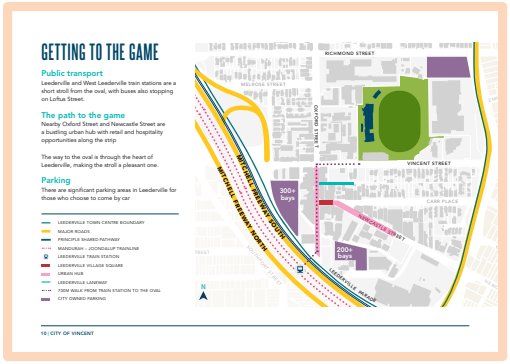
The beating heart of Leederville has been transformed into Footyville, embracing the bustling festivities around the suburb's first WAFL grand final.

Local venues showed their support, with gold-and-blue and blue-and-cardinal streamers and balloons lining the suburb's main streets.

Bands played down Oxford Street and bars were packed full of colour as the

Leederville bar Nabar extended its alfresco area into the main street, with the festival of footy helping it do a roaring trade. "It is excellent, the sun's out, it's lovely, we've





Cr Ron Alexander:
"Congratulations to all concerned on a highly successful Grand Final day that really showcased the combination of Leederville oval and the surrounding commercial/cappuccino strip.

"The expertise and tenacity of those at the City of Vincent to get the surface into such great shape in a relatively short timeframe has been the subject of much positive discussion.

"Firstly, to secure the Grand Final and then spruce up the ground and deliver Footyville at the ground and surrounds has attracted great appreciation from all concerned and particularly from the Aussie Rules hierarchy.

"With the great showcasing of course comes opportunity.

"I chatted with Dale Alcock, Simon Garlick and Wayne Martin amongst others at the ground and later that evening at Fremantle Football Clubs Fairest and Best night. Generally, they were somewhat surprised but elated on how it all came to together so brilliantly."

Others:
"A quick note to advise how enjoyable the WAFL Grand Final and events around Leederville were last Saturday. The entire day was an extremely enjoyable experience and holding of such an event in a suburban environment elevated the day in my opinion."

"The event held in Oxford Street coinciding with the WAFL Grand Final was fantastic. Maybe we could see more of the same."

"My father in law went WAFL Grand Final, he has seen a few! He and his mates were incredibly impressed with the whole vide put on by the precinct."

WAFL

Leederville Oval looking lush and green just days out from WAFL grand final

Aaron Kirby The West Australian
Mon, 26 September 2022 7:54PM
Comments

Leedervile Oval is nearly ready for the grand final. Credit: Supplied

The mud puddles and lakes of Leederville Oval have been transformed into lush, green grass just four days from the WAFL decider between West Perth and Claremont.

A winter of heavy rain and football took its toll on the oval, with much of the surface turned into a quagmire.

Despite the state of the ground causing more than three WAFL clashes to be moved, the WAFC named Leederville as the host of the 2022 grand final after an International T20 between Australia and England was relocated to Optus Stadium for October 9, just a week after the October 1 decider.

WAFL and Leederville Oval sponsorship: Sullivan Logistics poised to sign major sponsor deal

Glen Quartermain The West Australian
Thu, 13 April 2023 2:00AM
Comments
Glen Quartermain

Leederville Oval hosted last year's grand final. Credit: Adam Crane/RegionalHUB

The West Australian Football League is locked in negotiations to secure its first major sponsor since 2021, with Sullivan Logistics poised to sign a $500,000 deal over two years.

The West Australian family owned transport and logistics company is also deep in discussions over the naming rights to Leederville Oval.

Sullivan Logistics is in talks with the City of Vincent, the West Australian Football Commission and Leederville Oval tenants Subiaco and East Perth.

Under the proposal, the stadium would be renamed Sullivan Logistics Oval - or Park - for three years, with an option for another three.

WAFL 2022: WAFC chief executive Michael Roberts confident Leederville Oval will be ready for grand final

Mitchell Woodcock The West Australian
Thu, 11 August 2022 4:06PM
Comments
Mitchell Woodcock

Leederville Oval's surface will get a makeover costing up to $40,000 as the City of Vincent races to get it up to scratch ahead of hosting this year's WAFL grand final.

It comes as WAFC chief executive Michael Roberts said he was confident tens of thousands of fans would not miss out on tickets, despite the capacity crowd of 14,000 being under half of last year's attendance for the decider.

Leederville Oval was declared the venue for the October 1 grand final on Thursday, beating out bids from Mandurah, Bassendean, Joondalup and Fremantle.

But it came after the past two games fixtured to be played at the ground were relocated to East Fremantle Oval because the playing surface was deemed unfit.

CEO Michael Roberts and Town of Vincent CEO David MacLennan in the centre of Leederville
redit: Jackson Flindell/The West Australian

The ground will have no activity after the Royals' final home game on September 3, with any teams from Subiaco or East Perth still in finals to train away from the oval, giving the surface four weeks to be at its best.

Roberts said an independent turf consultant would work with all parties to get the ground up to standard, which would likely cost between $30,000 and $40,000.

"I think it will involve a turf replacement as well as an enhancement plan," Roberts said.

"We believe as part of the city's application to commit to that then it puts us in really good stead.

"The home and away season finishes September 3, as it's going at the moment it's looking like neither East Perth or Subiaco will be a part of that so as part of the commitment from the council and the football clubs, following that date there will be no football on the ground for a month.

"We are really confident it will come up with weeks to spare."

Roberts said there was no contingency plan should the ground not be ready.

"We haven't indicated any back-up plans at this stage," he said.

Roberts downplayed any talk of tens of thousands of fans missing out on attending the grand final because it wasn't at Optus Stadium.

"You go back through history and over the last 10 to 15 years the numbers that have been attending have been in the high teens to the low 20s (thousands)," Roberts said.

"We don't believe that with 14,000 there'll be a lot of people missing out.

"What is pleasing and what is great as part of this bid was the activations around the ground with the nearby retailers down Oxford Street, where a big screen will come in so people can still be part of the activity.

"We're not too worried that people will say they're missing out on activity"

The CEO engaged directly with the Property Council and the consulting team preparing a research project to identify the best locations and short-term opportunities for Transit-Oriented Developments (TODs in the Perth metropolitan area and to identify the policy levers necessary to deliver them.

The CEO advocated for Leederville as by far the best location and short-term opportunity for a successful TOD in Perth. He noted we were seeking a train station upgrade for Leederville. Oxford Street was already one of Perth's most successful high streets. The local planning was in place for a high-density high quality TOD and there was a high level of developer interest in redevelopment opportunities.

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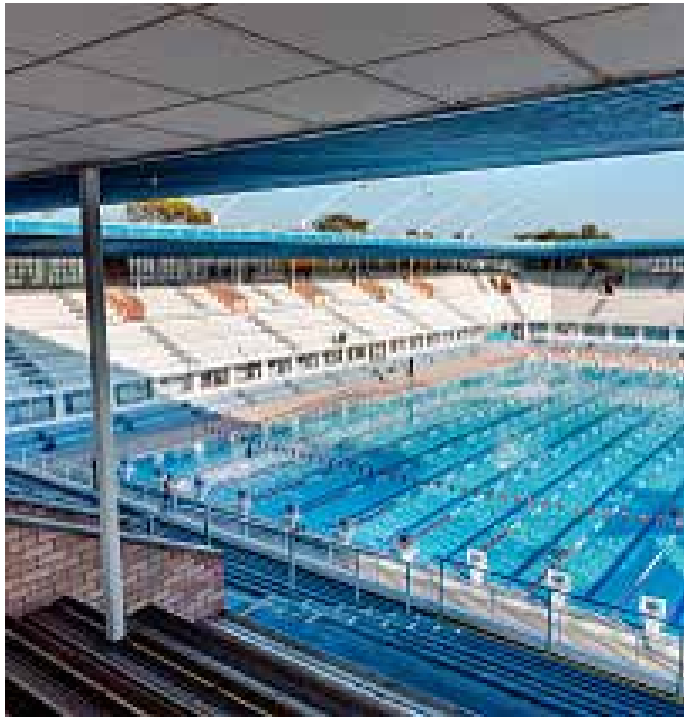

8 CHIEF EXECUTIVE OFFICER

8.1 COUNCIL RECESS PERIOD 2023-24 - DELEGATED AUTHORITY TO THE CHIEF EXECUTIVE OFFICER

Attachments: **Nil**

RECOMMENDATION:

That Council DELEGATES BY ABSOLUTE MAJORITY, pursuant to section 5.42 of the *Local Government Act 1995,* to the Chief Executive Officer, the power to deal with any items of business that may arise between 13 December 2023 and 5 February 2024, and which are not the subject of delegated authority already granted by Council, subject to:

1. **Reports being issued to all Council Members for a period of three business days prior to the delegated decision being made and no requests for 'call-in' of the matter being received from Council Members;**

2. **Reports being displayed on the City's website for a period of three business days prior to the delegated decision being made;**

3. **A report summarising the items of business dealt with under delegated authority being submitted for information to Council at its Ordinary Meeting to be held on 13 February 2024; and**

4. **A Register of Items Approved under this Delegated Authority is being kept and made available for public inspection on the City's website during the period that the delegation applies.**

PURPOSE OF REPORT:

To obtain Council's approval to deal with some matters not already delegated to the Chief Executive Officer (CEO) arising during the 2023-24 Council recess period.

BACKGROUND:

Council will be in recess after the Ordinary Council Meeting on 12 December 2023 until the Council Briefing on 6 February 2024. Arrangements need to be made to enable urgent items of business that arise during this period to be dealt with by the CEO.

DETAILS:

The Council recess period is from 13 December 2023 to 5 February 2024, inclusive. A Council resolution (absolute majority) is required to allow the CEO to make a decision on matters which may arise during this period for which no delegated authority already exists. Matters which require an absolute majority decision are not able to be delegated, and will be considered at the 13 February 2024 Ordinary Meeting of Council.

Reports relating to decisions proposed to be made using the recess period delegations will be issued to all Council Members for review and comment for a period of three business days. This will allow Council Members to either comment on the proposed decision, and for those comments to be considered prior to any decision being made, or to 'call-in' the matter, thereby preventing the delegation being exercised. If a matter is called in then it would be referred to the 14 February 2024 Ordinary Meeting of Council.

CONSULTATION/ADVERTISING:

There is no statutory requirement for consultation with the community or Council Members in respect to items proposed to be decided under delegated authority during the recess period. Items being processed under delegated authority will be referred to Council Members for comment and 'call-in' for a period of three days prior to the delegated decision being made.

LEGAL/POLICY:

Under Section 5.42 of the *Local Government Act 1995 (*Act*)*, Council may, by absolute majority, delegate to the CEO the exercise of any of its powers or the discharge of any of its duties under this Act, other than those referred to in section 5.43. Section 5.42(2) provides specifically that:

"(2) *A delegation under this section is to be in writing and may be general or as otherwise provided in the instrument of delegation*."

Section 5.43 of the Act includes the following:

"5.43 Limits on delegations to CEO

A local government cannot delegate to a CEO any of the following powers or duties —

a) any power or duty that requires a decision of an absolute majority of the council;
b) accepting a tender which exceeds an amount determined by the local government for the purpose of this paragraph;
c) appointing an auditor;
d) acquiring or disposing of any property…
e) …"

RISK MANAGEMENT IMPLICATIONS:

Low: Council approval of the delegation of its power over the recess period is necessary to ensure business continuity for the City. Elected Members will have the opportunity to "call in" any matters proposed to be determined by Administration pursuant to this recess delegation, which mitigates the risk of any decisions being made contrary to Council's position.

STRATEGIC IMPLICATIONS:

This is in keeping with the City's *Strategic Community Plan 2018-2028*:

Innovative and Accountable

Our community is aware of what we are doing and how we are meeting our goals.

We are open and accountable to an engaged community.

FINANCIAL/BUDGET IMPLICATIONS:

Nil.

COMMENTS:

Administration advises that it is aware of one potential item that may arise during the council recess period for which the CEO does not have delegation to determine.

The City's "Register of Delegations, Authorisations and Appointments" provides that Council has delegated the power to accept tenders up to the value of $250,000 to the CEO.

Tender RFT IE216/2022 for Traffic Management is expected to be submitted during the recess period, as the timeframe required to renew the contract is limited a decision will need to be made prior to the end of the recess period.

The procurement is for three + one year and the estimated value is $6 Million. The tender will cover traffic management for all City capital and maintenance works, as well as event management. The major industry provider has exited and this requires Administration to seek tenders beyond the WALGA panel.

Main Roads WA has made changes to the Traffic Management Company Registration Scheme. These changes come into effect on 1 December 2023 and include the introduction of a new minimum pay rate and entitlements for all traffic management staff. Administration wishes to complete the procurement without delay.

8.2 APPOINTMENT OF COUNCIL MEMBERS AND COMMUNITY REPRESENTATIVES TO ADVISORY GROUPS

Attachments:

1. **DRAFT Sustainability & Transport Advisory Group Terms of Reference ⇩**
2. **Sustainability and Transport Advisory Group nominations - November 2023 - Confidential**

RECOMMENDATION:

That Council:

1. APPROVES the Terms of Reference for the Sustainability and Transport Advisory Group, as at Attachment 1; and

1.1 APPOINTS the following Council Members as Council's representatives Sustainability and Transport Advisory Group for a term expiring on 18 October 2025;

Members:

1. **Cr _____;**
2. **Cr _____**

and the Chair of the Advisory Group will be Cr _____; and

1.2 APPOINTS the following community members to the Sustainability and Transport Advisory Group, as detailed in Confidential Attachment 2;

1. **Applicant 1;**
2. **Applicant 2;**
3. **Applicant 3;**
4. **Applicant 4;**
5. **Applicant 5;**
6. **Applicant 6;**

PURPOSE OF REPORT:

To appoint Council Members and community representatives to the Sustainability and Transport Advisory Group (STAG).

BACKGROUND:

Council Policy Advisory Groups provides that:

1.3 Advisory Groups will operate in accordance with the Terms of Reference approved by Council which provide:

a) A clear statement of objective and the scope of activity to be undertaken;
b) Membership/stakeholder representation;
c) The operational and administrative framework by which activities are to occur.

Nominations were invited in the following ways:

- on the City's website and social media pages; and
- direct correspondence to previous members and members of relevant community groups.

DETAILS:

Sustainability and Transport Advisory Group (STAG)

Nominations were sought for a Sustainability and Transport Advisory Group between September and October 2023 with the following nomination criteria:

- protecting and enhancing the natural and built environment
- facilitating safe and efficient modes of transport
- improving awareness of the rights of vulnerable road users
- encouraging responsible driving and riding.

Since releasing the EOI for the STAG we have commenced a preliminary investigation of the Sustainable Environment Strategy 2019-2024 (SES) as it approaches review and update in 2024.

The SES focusses on environmental sustainability however sustainability is defined by the United Nations as, 'meeting the needs of the present without compromising the ability of future generations to meet their own needs'.

In order to embed sustainability in day-to-day operations and remove ambiguity of what the SES does and does not apply to, it is proposed that the City re-locate the targets of the SES into each relevant Council Priority Strategy and create a new Enhanced Environment Strategy.

Administration recommends appointment of the nominators with particular interest in Sustainability to:

- inform the re-location of targets to the relevant Council Priority Strategy; and
- for the preparation of the Enhanced Environment Strategy.

The STAG would not be involved in advising on neighbourhood traffic and road safety issues. The City is focused on the implementation phase of the Accessible City Strategy 2020-2030. We are also working through a long backlog of identified traffic safety issues and blackspot projects.

The STAG would only consider transport issues from the perspective of achieving our environmental targets already approved by Council in the Accessible City Strategy (e.g. the transition to EVs). The STAG would be engaged on the review and update process of the Accessible City Strategy 2020-2030 when we get closer to its next review date in 2025.

The City received nominations included as **Attachment 2** and we recommend six members (four female, two male) with qualifications, skills and expertise in the environment and sustainability be appointed to the group.

Reconciliation Action Plan Working Group (RAPWG)

In accordance with the City's Advisory Group Policy, a review of the operation of the RAPWG has being conducted.

The City acknowledges the valuable contribution the RAPWG has made over the years with regards to the development of our Reconciliation Action Plans as well as providing more general guidance and direction about Aboriginal and Torres Strait Islander peoples traditions, languages and culture.

Throughout the City's Reconciliation journey and through the delivery of our previous RAPs, the City has strengthened its relationship with our Noongar Elders resulting in the establishment of the City's Boordiya Reference Group.

The Boordiya Reference Group meet a minimum of five times per year with the Mayor and CEO in attendance. The group provide advice to the City on matters of importance to the local Aboriginal and Torres Strait Islander community.

We maintain our commitment to continued consultation with our Elders for guidance and advice on cultural, heritage, social and environmental strategies within the City of Vincent. The Elders also continue to oversees the implementation of our RAPs.

With this in mind, we will be meeting with the former RAP working group members in the coming months to review the future of the group.

Children and Young People Advisory Group (CYPAG)

The Children & Young People Advisory Group (CYPAG) was established in October 2013 to act in an advisory capacity to identify, advocate for and explore ways of addressing the issues and needs of children and young people (up to 25 years of age) in the City.

In 2020, Vincent's Youth Action Plan (YAP) was developed. The plan was informed by extensive community consultation with young people, interested community members, local youth organisations and service providers.
The YAP was reviewed in 2022 when the City engaged the Youth Affairs Council of WA (YACWA) to assist with the development and delivery of a youth-led consultation model where we heard from over 400 young people, parents and service providers.

Nominations were invited for community representatives to become a member of CYPAG. Despite both mass and targeted promotion, including direct contact with qualified representatives from youth organisations, P&C's and active members of the community, only three nominations were received, with two being from the same organisation.
8
The Youth Action Plan provides a clear direction for the delivery of relevant and meaningful services and support for Vincent's youth. The robust consultation process and periodic review of the plan ensures that it reflects the aspirations and requirements of our youth, ensuring we are delivering the services, programs and events that they have asked us to deliver.

As part of the delivery of the YAP and the broader young people and children portfolio, the City's Community Development team actively participates on a variety of committees, advisory groups, and network panels specific to youth services including the Youth at Risk Network (YARN) and the YMCA's Youth Squad.

It is therefore proposed that we defer the convening of CYPAG until development commences on the next Youth Action Plan in 2026/7.

In the interim, the Community Development team will continue to develop and strengthen our relationships with youth service providers and stakeholders to gain a deeper understanding of the needs and priorities of our young people so that we can continue to clearly identify the key focus areas, current gaps, and actions to address these.

CONSULTATION/ADVERTISING:

Nominations closed 5:00pm on 9 October 2023. Administration undertook an assessment of the nominations in terms of the relevant skills and experience of each applicant. The assessment and recommendations are attached at **Confidential Attachment 2**.

LEGAL/POLICY:

The membership requirements for the Advisory Groups is set out in clause 2.1 of the City's Policy Advisory Groups.

RISK MANAGEMENT IMPLICATIONS:

Low/Medium: There is low risk in the City appointing new Elected Members and community representatives to the City's advisory groups.

STRATEGIC IMPLICATIONS:

This is in keeping with the City's *Strategic Community Plan 2018-2028*:

Connected Community

We have enhanced opportunities for our community to build relationships and connections with each other and the City.

Innovative and Accountable

We are open and accountable to an engaged community.

SUSTAINABILITY IMPLICATION

The proposed Sustainability and Transport Advisory Group's role would be to provide guidance and advice on sustainability initiatives and relevant plans and strategies including the Strategic Community Plan, Sustainable Environment Strategy and Integrated Transport Strategy.

PUBLIC HEALTH IMPLICATIONS:

This does not contribute to any public health outcomes in the *City's Public Health Plan 2020-2025.*

FINANCIAL/BUDGET IMPLICATIONS:

Nil. Advisory Groups are not paid.

SUSTAINABILITY AND TRANSPORT ADVISORY GROUP

Terms of Reference

1. OBJECTIVE

The objectives of the Sustainability and Transport Advisory Group (the Advisory Group) are to:

- Facilitate Council Member, stakeholder and/or community input and involvement in the development of the Enhanced Environment Strategy (EES).
- Provide advice and make consensus recommendations to the City relating to the development of the EES.
- Support the City in the development of the EES.

2 MEMBERSHIP

Membership of the Advisory Group shall comprise the following persons as determined by Council:

2.1 Up to four (4) Council Members

2.2 Up to ten (10) Community and Stakeholder Representatives

Up to five (5) Stakeholder Representatives from any one or more of the following backgrounds/categories:

- Demonstrated specialist knowledge, skills, qualifications and/or understanding of sustainability.

2.3 City Officers

The appropriate Executive Director, Manager and/or Officer(s) as determined by the Chief Executive Officer.

3. TERM OF MEMBERS

3.1 The term of membership of the Advisory Group shall be for a for a period of approximately one (1) year. Membership will expire upon adoption of the EES by council.

4. MEMBER ROLES AND RESPONSIBILITIES

4.1 The appropriate Executive Director or delegated Senior City Officer shall be the **Presiding Member** of the Advisory Group meetings, for the purpose of the administration and coordination of the meeting.

4.2 The Presiding Member is responsible for:

- The administration of the Advisory Group and meetings;
- Inducting members and providing an initial briefing on the role, responsibility and operation of the Advisory Group;
- Setting and communicating the meeting agendas;
- Recording member comments on each agenda item and providing a summary at end of each item discussion;
- Circulating draft minutes of meetings to the Chairperson to ratify;
- Circulating final minutes of the meeting to the members;
- Ensuring the Advisory Group operates in accordance with Advisory Group Policy and Code of Conduct at all times; and
- Closing out the Advisory Group once the Objective has been met.

SUSTAINABILITY AND TRANSPORT ADVISORY GROUP
Terms of Reference

4.3 A Council Member (where possible) on the Advisory Group shall be appointed as **Chairperson** by the Council. Otherwise a Senior City Officer will assume the role.

4.4 The Chairperson if responsible for:

- Attending and chairing all meetings.
- Lead the meeting in accordance with the meeting agenda.
- Facilitate engaged participation and collaborative discussion of each agenda item by all members.
- Review and ratify the draft meeting minutes.

4.5 Advisory Group **Members** shall be appointed by Council and are responsible for:

- Attending all meetings;
- Participate and collaborate in agenda item discussions; and
- Review previous meeting minutes ahead of each new meeting.

5. MEETING PROCEDURES

5.1 Meetings

(a) The Advisory Group shall meet quarterly if there is sufficient agenda items. Additional meetings may be convened at the discretion of Presiding Member, in agreement with the Chief Executive Officer.

(b) At the first meeting after convening, the Advisory Group shall determine a Schedule of Meeting dates for the reminder of the year. These dates are to be included in the City's monthly Events Calendar.

5.2 Quorum

A quorum shall be by simple majority plus one.

5.3 Agendas

(a) The relevant Executive Director having responsibility for the Advisory Group will determine the Agenda for each meeting. Members may submit items for consideration and listing on the Agenda.

(b) All meetings shall be confined to items listed on the Agenda.

5.4 Minutes

(a) The relevant Executive Director having responsibility for the Advisory Group, in liaison with the Advisory Group Chairperson, shall be responsible to ensure the preparation and accuracy of the Minutes/meeting notes.

(b) Items considered at the meeting will not be voted upon. The Minutes will record actions and any points of agreement/disagreement. They will not reflect verbatim discussion on issues or matters discussed. At the end of each meeting, the City's Officer in attendance will read out the agreed actions and any points of agreement to the meeting to ensure they accurately reflect the consensus view.

SUSTAINABILITY AND TRANSPORT ADVISORY GROUP

Terms of Reference

(c) Minutes of the meeting will be prepared and distributed to members within five (5) working days after the date of the meeting.

(d) Advisory Group unconfirmed Minutes are to be reported through relevant Directorate reports with recommendations regarding the views and proposals of the Advisory Group to the next available Ordinary Council Meeting. Minutes not requiring a Council decision will be included on the Information Bulletin. Reports will consider each proposal to ensure it is:

(i) Consistent with the City's established strategic and operational planning and the objective for which the Advisory Group was established.

(ii) Within the City's capacity relevant to staffing, resources and adopted budget and also operational effectiveness and efficiencies.

(iii) Endorsed by Council resolution, where funding from external sources is proposed.

(e) The Minutes shall accurately record the details of any disclosure of interest and the extent of such interest. The Minutes shall also record the times any person who has made a disclosure, has departed and/or re-enters the meeting.

DRAFT

OFFICE USE ONLY	
Responsible Officer	Please use title only
Initial Council Adoption	DD/MM/YYYY
Reviewed / Amended	DD/MM/YYYY
Next Review Date	MM/YYYY

8.3 INFORMATION BULLETIN

Attachments:

1. **Minutes of the Catalina Regional Council - Special Meeting held on 16 November 2023**
2. **Statistics for Development Services Applications as at the end of November 2023 - to follow due to end of Month**
3. **Register of Legal Action and Prosecutions Monthly - Confidential**
4. **Register of Legal Action - Orders and Notices Quarterly - Confidential**
5. **Register of State Administrative Tribunal (SAT) Appeals - Progress Report as at 28 November 2023**
6. **Register of Applications Referred to the Metro Inner-North Joint Development Assessment Panel - Current**
7. **Register of Applications Referred to the Design Review Panel - Current**
8. **Register of Petitions - Progress Report - November 2023**
9. **Register of Notices of Motion - Progress Report - November 2023**
10. **Register of Reports to be Actioned - Progress Report - November 2023**
11. **Council Workshop Items since 18 October 2023**
12. **Council Briefing Notes - 14 November 2023**

RECOMMENDATION:

That Council RECEIVES the Information Bulletin dated December 2023.

CATALINA Regional Council

Special Meeting of Council

Thursday 16 November 2023

MINUTES

City of Stirling
25 Cedric Street, Stirling WA, 6021

These Minutes were confirmed as a true and correct record of proceedings at a meeting held on 7 December 2023.

Signature: .....
Chair

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MEMBERSHIP

OWNER COUNCIL	MEMBER	ALTERNATE MEMBER
Town of Cambridge	Cr Jane Cutler	Cr Michael Le Page
City of Joondalup	Cr John Chester Cr Lewis Hutton	Cr Russ Fishwick Cr Phillip Vinciullo
City of Perth	Cr Brent Fleeton	Cr Viktor Ko
City of Stirling	Cr Tony Krsticevic Cr Suzanne Migdale Cr David Lagan Cr Karlo Perkov	Cr Teresa Olow Cr Rob Paparde
Town of Victoria Park	Cr Claire Anderson	Cr Bronwyn Ife
City of Vincent	Cr Ashley Wallace	Cr Suzanne Worner
City of Wanneroo	Cr Helen Berry Cr Sonet Coetzee	Cr Phil Bedworth Cr Vinh Nguyen

PRESENT

Councillors	Cr Claire Anderson Cr Helen Berry Cr John Chester Cr Sonet Coetzee Cr Brent Fleeton Cr Lewis Hutton Cr Tony Krsticevic Cr Suzanne Migdale Cr Karlo Perkov Cr Ashley Wallace
Alternate Members	Cr Teresa Olow Cr Michael Le Page
Staff	Mr Chris Adams (Chief Executive Officer) Mr Daniel Govus (Senior Governance Advisor – City of Stirling) Ms Regan Clyde (Senior Governance Officer – City of Stirling)
Apologies Councillors	Cr Jane Cutler Cr David Lagan
Leave of Absence	Nil
Absent	Nil
Consultants	Nil
Apologies Participant Councils' Advisers	Mr David MacLennan (City of Vincent) Mr Bill Parker (City of Wanneroo) Mr James Pearson (City of Joondalup) Ms Michelle Reynolds (City of Perth) Mr Gary Tuffin (Town of Cambridge) Mr Anthony Vuleta (Town of Victoria Park)
In Attendance Participant Councils' Advisers	Mr Stevan Rodic (City of Stirling)
Members of the Public	Nil
Press	Nil

1. OFFICIAL OPENING

The Chief Executive Officer, Mr Chris Adams, assumed the chair at 5:03pm in order to conduct the meeting until election of a Chair, and formally declared open the Special Meeting of the Catalina Regional Council of 16 November 2023.

The Chief Executive Officer congratulated Councillors on their election to the Catalina Regional Council and wished them well in their deliberations over the next two years.

A formal declaration was verbally made by all Councillors present, and declaration forms were signed to indicate that members agree to abide by the *Local Government (Model Code of Conduct) Regulations 2021.*

2. ELECTION OF CHAIR

In accordance with Clause 4(2) of Schedule 2.3 of the *Local Government Act 1995*, the Chief Executive Officer presided over the conduct of the election of the Chair.

The Chief Executive Officer advised the meeting that he had received three nominations in writing for the position of Chair of Catalina Regional Council, being:

- Councillor Jane Cutler
- Councillor Brent Fleeton
- Councillor Tony Krsticevic

The CEO called for any further nominations. There being none, the CEO declared nominations for Chair closed.

In accordance with Regulation 11A of the *Local Government (Constitution) Regulations 1998*, ballot papers were prepared, with the nominated Councillors listed in alphabetical order. The Chief Executive Officer authenticated each ballot paper by initialling it.

A ballot box was provided to Councillors, and a secret ballot was undertaken.

The Governance Officer oversaw the counting of the votes for Chair by the CEO.

In accordance with Regulation 11F of the Local Government (Constitution) Regulations 1998, the Chair declared Councillor Tony Krsticevic elected as Chair of Catalina Regional Council until 18 October 2025.

Cr Krsticevic made the declaration of office in the prescribed form and assumed the Chair to conduct the remainder of the meeting.

3. ELECTION OF DEPUTY CHAIR

In accordance with Clause 8(2) of Schedule 2.3 of the *Local Government Act 1995*, the Chair presided over the conduct of the election of the Deputy Chair.

The Chair informed the meeting that he had received three nominations in writing for the position of Deputy Chair of Catalina Regional Council, being:

- Councillor Jane Cutler
- Councillor David Lagan
- Councillor Suzanne Migdale

The Chair called for any further nominations. There being none, the Chair declared nominations for Deputy Chair closed.

In accordance with Regulation 11A of the *Local Government (Constitution) Regulations 1998*, ballot papers were prepared, with the nominated Councillors listed in alphabetical order. The Chief Executive Officer authenticated each ballot paper by initialling it.

A ballot box was provided to Councillors, and a secret ballot was undertaken.

The Governance Officer oversaw the counting of the votes for Deputy Chair by the CEO.

In accordance with Regulation 11F of the *Local Government (Constitution) Regulations 1998*, the Chair declared Councillor Suzanne Migdale elected as Deputy Chair of Catalina Regional Council until 18 October 2025.

Cr Migdale made the declaration of office in the prescribed form.

4. APOLOGIES AND LEAVE OF ABSENCE

Nil

5. DISCLOSURE OF INTERESTS

Nil

6. PUBLIC STATEMENT/QUESTION TIME

Nil

7. ANNOUNCEMENTS BY CHAIR (WITHOUT DISCUSSION)

Nil

8. PETITIONS

Nil

9. CONFIRMATION OF MINUTES

Nil

10. ELECTION OF COMMITTEES

10.1 Audit Committee

The Chair called for nominations from elected members for Audit Committee membership.

The following nominations were received:

- Cr Helen Berry
- Cr Jane Cutler
- Cr Lewis Hutton
- Cr Tony Krsticevic
- Cr Suzanne Migdale
- Cr Karlo Perkov

No further nominations were received.

Moved Cr Migdale, Seconded Cr Perkov.

[The recommendation in the agenda]

That in accordance with the provisions of the *Local Government Act 1995*, the following Council members be APPOINTED BY ABSOLUTE MAJORITY to the Audit Committee:

1. **Cr Helen Berry**
2. **Cr Jane Cutler**
3. **Cr Lewis Hutton**
4. **Cr Tony Krsticevic**
5. **Cr Suzanne Migdale**
6. **Cr Karlo Perkov**

(The Chair will be elected at the next Audit Committee Meeting)

The Motion was put and declared CARRIED by ABSOLUTE MAJORITY (12/0).

For: Councillors Anderson, Berry, Chester, Coetzee, Fleeton, Hutton, Krsticevic, Migdale, Le Page, Perkov and Wallace.
Against: Nil.

11. ADMINISTRATION REPORTS AS PRESENTED

11.1 Change of December Ordinary Council Meeting Location

Moved Cr Chester, Seconded Cr Migdale

That the Ordinary Meeting of Council for the Catalina Regional Council that is scheduled for Thursday 7 December 2023 be CHANGED from an online/instantaneous communication meeting to an in-person meeting with the venue of the meeting being the City of Stirling Council Chambers.

The Motion was put and declared CARRIED BY ABSOLUTE MAJORITY (12/0).

For: Councillors Anderson, Berry, Chester, Coetzee, Fleeton, Hutton, Krsticevic, Migdale, Le Page, Perkov and Wallace.
Against: Nil.

12. ELECTED MEMBERS MOTIONS OF WHICH NOTICE HAS BEEN GIVEN

Nil

13. QUESTIONS BY ELECTED MEMBERS OF WHICH DUE NOTICE HAS BEEN GIVEN

Nil

14. FORMAL CLOSURE OF MEETING

The Chair declared the meeting closed at 5:22pm.

Placeholder for Attachment B

Information Bulletin

Statistics for Development Services Applications as at the end of November 2023 - to follow due to end of Month

REGISTER OF STATE ADMINISTRATIVE TRIBUNAL (SAT) APPEALS
AS AT 28 NOVEMBER 2023

NO.	ADDRESS & SAT REVIEW NO.	DATE RECEIVED	APPLICANT	REVIEW MATTER & COMMENTS
1.	Nos. 212-214 Lake Street, Perth (DR 223 of 2021)	19 October 2021	Hanoze Park Pty Ltd	Application for review of notice issued in accordance with the *Health (Miscellaneous Provisions) Act 1911* to address odour nuisance at 7 Grams Chicken Café. Hanoze Park Pty Ltd believes the notice to be invalid. ********** SAT Directions Hearings were held on 5 and 11 November 2021, and a further directions hearing held 1 March 2022. The presiding member heard submissions from the City and from the Applicant. On 20 April 2022, the Tribunal handed down their decision, affirming the decision of the City that a Notice can be given under S.184 of the *Health (Miscellaneous Provisions) Act 1911* (for a nuisance not specifically mentioned in Section 182 of that Act). The matter proceeded to confidential mediation on 5 July 2022. The session centred on a practical solution proposed by the business. The business agreed to present plans for this solution to the City to review by 2 August 2022 with a further mediation hearing scheduled for 9 August 2022. SAT agreed to further adjournment to 21 September 2022. Applicant required to submit mechanical drawings prior to the next SAT Hearing. Matter further adjourned to 17 November 2022 as the consultant contracted by Hanoze Park Pty Ltd passed away. Mechanical drawings have been submitted and it has been identified that a development application and building application would be required. Mediation listed for 17 November 2022 was vacated, and matter is listed for hearing on 3 March 2023. A development approval has been issued for external fixtures, and the City is awaiting submission of a building application for solution. The SAT mediation hearing that was schedule for 3 March 2023, was adjourned, with the matter relisted for a Directions Hearing on 14 April 2023. The City is advised the installation of the new exhaust system at the premises is imminent. The SAT hearing that as schedule for 14 April 2023, was adjourned, with the matter relisted for 12 May 2023. The City is advised the installation of the new exhaust system will be completed by 2 May 2023. The two parties will return to SAT on 23 June 2023. At this time, the matter will either be resolved to the satisfaction of both parties, adjourned to a later mediation or programmed for a Hearing by the SAT Member. 29 June 2023. The SAT Directions hearing set for 23 June was adjourned and relisted for 21 July 2023. At this time, the matter will either be resolved to the satisfaction of both parties, or it will likely be programmed for a Hearing by the SAT Member. The matter was heard by the Senior Member at SAT on 21 July 2023. The matter was listed for a directions hearing on 29 September 2023. Within the timeframe specified by the Order, the City and the Applicant lodged their statements of issues, facts and contentions. As at 30 October 2023 – matter has been listed for a final hearing, commencing 18 March 2024. *Representation by: McLeods*

REGISTER OF STATE ADMINISTRATIVE TRIBUNAL (SAT) APPEALS
AS AT 28 NOVEMBER 2023

NO.	ADDRESS & SAT REVIEW NO.	DATE RECEIVED	APPLICANT	REVIEW MATTER & COMMENTS
2.	No. 129 Loftus Street, Leederville (DR 76 of 2023)	23 May 2023	Hidding Urban Planning	Application for review of a Joint Development Assessment Panel decision to refuse an application for a Child Care Premises on 1 May 2023. ********** Directions hearing held on 9 June 2023 and programmed to mediation. Mediation was scheduled for 24 August 2023 and 8 November 2023, which were both vacated. Mediation has now been rescheduled for 31 January 2024. *Representation by: JDAP Presiding Member*
3.	Nos. 41-43 & 45 Angove Street, North Perth (DR 81 of 2023)	1 June 2023	Hidding Urban Planning/Lavan	Application for review of a Joint Development Assessment Panel decision to refuse an application for a Service Station on 3 May 2023. ********** Directions hearing held on 16 June 2023. Mediation held on 4 July 2023, with Mayor Cole and interested community members in attendance to make a presentation. A second mediation was scheduled for 14 August 2023 and was vacated. Mediation was rescheduled to 10 October 2023 and was subsequently vacated. The matter was listed for a directions hearing on 10 November 2023 to schedule a new date for mediation. This was vacated. The matter has been listed for a directions hearing on 2 February 2024 with the applicant to provide additional information by 11 January 2024. *Representation by: JDAP Presiding Member*
4.	No. 12 Brookman Street, Perth (DR 83 of 2023)	4 June 2023	Peter Arnell	Application for review of Council decision to refuse an application for Alterations and Additions to Single House on 16 May 2023. ********** Directions hearing held on 30 June 2023. Mediation held on 26 July 2023. The SAT issued Orders on 26 July 2023 with the application to be reconsidered by no later than 27 October 2023. Following discussions with the applicant, on 22 September 2023, the City lodged proposed Orders by Consent to delay the date by which the application was to be reconsidered. On 22 September the SAT issued orders with the following key dates associated: • 1 December 2023 – The Respondent is invited to reconsider its decision on the application by this date pursuant to Section 31 of the *State Administrative Tribunal Act 2004*. • 8 December 2023 – Directions hearing scheduled. The application was reconsidered by Council at its Ordinary Meeting held on 21 November 2023 and was approved subject to conditions. *Representation by: Administration*

REGISTER OF STATE ADMINISTRATIVE TRIBUNAL (SAT) APPEALS
AS AT 28 NOVEMBER 2023

NO.	ADDRESS & SAT REVIEW NO.	DATE RECEIVED	APPLICANT	REVIEW MATTER & COMMENTS
5.	Nos. 334-336 Beaufort Street, Perth (DR 87 of 2023)	9 June 2023	Dark Knight Retail Pty Ltd t/as Evolution Bikes Australia	Application for review of Council decision to refuse an application for Proposed Alterations and Additions to Shop (Roller Shutters) (Unauthorised Existing Development) on 16 May 2023. ********** Directions hearing held on 23 June 2023. Mediation held on 13 July 2023. The SAT issued Orders on 13 July 2023 with the following key dates associated: • 27 July 2023 – The Applicant to provide additional information to the City. • 10 August 2023 – Second mediation scheduled. The Mediation on 10 August 2023 was vacated and has been rescheduled for 3 November 2023. Following this Mediation, a Directions Hearing was held on 25 November 2023 where the SAT issued Orders listing the matter for a Directions Hearing on 11 December 2023 to program for a final hearing. *Representation by: Administration*
6.	No. 80 Auckland Street, North Perth (DR 131 of 2023)	10 August 2023	Number 80 Pty Ltd/Altus Planning	Application for review of deemed refusal following Council's decision to defer an application for a Single House on 20 June 2023. ********** Directions hearing scheduled for 25 August 2023 was vacated. Mediation held on 29 August 2023. SAT Orders to be issued with the following key dates associated: • 19 September 2023 – The Applicant to submit additional information to the City. • 21 November 2023 – The Respondent is invited to reconsider its decision on the application by this date pursuant to Section 31 of the *State Administrative Tribunal Act 2004*. • 8 December 2023 – Directions hearing scheduled. The application was reconsidered by Council at its Ordinary Meeting held on 21 November 2023 and was refused. *Representation by: Administration*

METRO INNER-NORTH JOINT DEVELOPMENT ASSESSMENT PANEL (DAP)
REGISTER OF APPLICATIONS RELATING TO THE CITY OF VINCENT
AS AT 28 NOVEMBER 2023

No.	ADDRESS	APPLICANT	PROPOSAL	DATE APPLICATION RECEIVED	DAP MEETING DATE	DAP DECISION
1.	Nos. 37-43 Stuart Street, Perth	Planning Solutions	Form 1 – Change of Use to Unlisted Use (Community Purpose) and Alterations and Additions	5 May 2023	10 November 2023	The DAP meeting was held on 3 August 2023. The DAP resolved to defer consideration of the application (3-2) by no later than 1 December 2023. The meeting minutes can be found here. The application was reconsidered and approved at the DAP meeting on 10 November 2023, against the City's recommendation 3-2. Cr Hallett and Cr Wallace voted to refuse the application. The meeting minutes can be found here.
2.	Nos. 38-44 Brisbane Street, Perth	Rowe Group	Form 1 – Mixed Use Development	2 June 2023	30 November 2023	The application is scheduled to be considered by the JDAP on 30 November 2023. The City has recommended that the application be approved, and the agenda can be viewed here.
3.	Nos. 367-373 Fitzgerald Street and 103 Alma Road, North Perth	Celsius Property	Form 1 – Mixed Use Development	30 June 2023	30 November 2023	The application is scheduled to be considered by the JDAP on 30 November 2023. The City has recommended that the application be approved, and the agenda can be viewed here.

METRO INNER-NORTH JOINT DEVELOPMENT ASSESSMENT PANEL (DAP)
REGISTER OF APPLICATIONS RELATING TO THE CITY OF VINCENT
AS AT 28 NOVEMBER 2023

No.	ADDRESS	APPLICANT	PROPOSAL	DATE APPLICATION RECEIVED	DAP MEETING DATE	DAP DECISION
4.	Nos. 384-388, 390 and 392 Oxford Street, Mount Hawthorn	Planning Solutions	Form 1 – Mixed Use Development	6 July 2023	24 November 2023	The application approved at the DAP meeting on 24 November 2023, against the City's recommendation 3-2. Cr Hallett and Cr Castle voted to refuse the application. The meeting minutes can be found here.
5.	No. 168 Scarborough Beach Road, Mount Hawthorn	Rowe Group	Form 1 – Mixed Use Development	22 August 2023	Not yet scheduled	The application is on stop-the-clock as the City has requested further information. A due date for the Responsible Authority Report has not yet been confirmed.

DAP Process Improvements:
The City's Administration has changed the process for DAP matters. This will include early confirmation of the availability of Elected Members that are DAP Members to attend DAP meetings. This will also include the circulation of the Responsible Authority Report to all Elected Members on contentious DAP items.

CITY OF VINCENT DESIGN REVIEW PANEL
REGISTER OF APPLICATIONS CONSIDERED BY DESIGN REVIEW PANEL
AS AT 28 NOVEMBER 2023

ADDRESS	APPLICANT	PROPOSAL	DRP MEETING DATE	REASON FOR REFERRAL
Nil items referred to the Design Review Panel between 6 November – 28 November 2023.				

CITY OF VINCENT

INFORMATION BULLETIN

TITLE:	**Register of Petitions – Progress Report – November 2023**
DIRECTORATE:	**Chief Executive Officer**

DETAILS:

Petitions received by the City of Vincent are read out at the Council Meeting and are referred to the appropriate Director for investigation and report. This normally takes 6-8 weeks and the purpose of this report is to keep the Council informed on the progress of the petitions which have been reported to the Council.

A status report is submitted to Council as an Information Bulletin item on a monthly basis.

The following petitions still require action or are in the process of being actioned.

Key Index:
CEO: Chief Executive Officer
EDCBS: Executive Director Community & Business Services
EDIE: Executive Director Infrastructure & Environment
EDSD: Executive Director Strategy & Development

Date Rcd	Subject	Action Officer	Action Taken
06/11/2023	A petition with 23 signatures has been received from Andre Rampono of Mt Hawthorn. The petition requests that Council explore op options for improved signage, line marking and road infrastructure, around and approaching the corner of Scarborough Beach Road and Killarney Street, with a view to preventing vehicles driving into and through the one-way street (Killarney Street). An increasing number of cars are driving the wrong way up Killarney Street. Mostly on weekends and more so over the school holiday periods. With the opening of the cafe II Falco - at 214 Scarborough Beach Road, our concern is driver and patrons of the cafe will turn into Killarney Street to access the parking zone along the Mount Hawthorn Primary side of the road, reinforcing the idea that it is a two-way street.	EDIE	Report will be submitted to December 2023 Council Meeting.
04/11/2023	A petition with 12 signatures has been received from Gerald Frichot of North Perth. The petition requests that the parking signpost on the street verge of 18 Ellesmere Street, North Perth be removed for the following reasons: 1. There is no need for it since people very rarely park there. 2. People usually park on Les Lilleyman Reserve because it is safer. 3. The signpost erected is dangerously close to Highlands Rd side street. More than 50 cars per day are now using Ellesmere Street to avoid Green Street and travel at high speed over the hill down to London Street. We recommend a No Right Turn sign in Charles Street would reduce the traffic on Ellesmere Street.	EDIE	Report will be submitted to December 2023 Council Meeting.

CITY OF VINCENT

INFORMATION BULLETIN

TITLE:	**Register of Notices of Motion – Progress Report – November 2023**
DIRECTORATE:	**Chief Executive Officer**

DETAILS:

A status report is submitted to Council as an Information Bulletin item on a monthly basis.

The following Notices of Motion still require action or are in the process of being actioned.

Key Index:

CEO:	Office of the CEO
EDCBS:	Executive Director Community & Business Services
EDIE:	Executive Director Infrastructure & Environment
EDSD:	Executive Director Strategy & Development

Details	Action Officer	Comment
No outstanding Notices of Motion		

CITY OF VINCENT

INFORMATION BULLETIN

TITLE:	**Register of Reports to be Actioned – Progress Report – November 2023**
DIRECTORATE:	**Chief Executive Officer**

DETAILS:

A status report is submitted to Council as an Information Bulletin item on a monthly basis.

The following reports still require action or are in the process of being actioned.

Key Index:
CEO: Office of the CEO
CFO: Chief Financial Officer
EDSD: Executive Director Strategy & Development
EDIE: Executive Director Infrastructure & Environment

Item	Meeting Date	Meeting Type	Report Details	Action Officer	Comments	Due Date / Timeframe for Completion
17.1	21/11/2023	**OCM**	Undertakings relating to the Parking Local Law 2023	**EDIE**	Amendment process commenced.	Amendment to Council by April 2024
10.1	21/11/2023	**OCM**	Advertising of amended policy - Street Trees	**EDIE**	public consultation initiated.	March 2024
9.2	17/10/2023	**OCM**	Amendment to the Municipal Heritage Inventory: 40 Guildford Road, Mount Lawley	**EDSD**	Applicant is considering Council's deferral reasons and request for additional information.	March 2024.
11.4	17/10/2023	**OCM**	Advertising of amended policy – Diversity, Access and inclusion	**EMC&E**	Advertising commenced 26 October 2023. Outcome of advertising report will be presented to Council in early 2024.	Early 2024
9.3	19/09/2023	**OCM**	Community Sporting and Recreation Facilities Fund - Annual and Forward Planning Round Application	**EDIE**	Council endorsed Robertson Park Tennis Precinct Stage 1B Implementation as priority for application to CSRFF 2024/25 forward planning grants round. Submitted 29 September 2023.	Grants to be awarded February 2024.
11.4	19/09/2023	**OCM**	Advertising of New Policy – Child Safe Awareness	**EMC&E**	Advertising commenced 26 October 2023.	Outcome of advertising report will be presented to Council in early 2024.
9.9	22/08/2023	**OCM**	Community Sporting and Recreation Facilities Fund - July Small Grants Round Application	**EDSD**	Council approved the grant application for submission to the Department of Local Government, Sport and Cultural Industries.	Elected Members will be notified once the results of the grant application are released in late 2023.
10.1	22/08/2023	**OCM**	Advertising Of New/Amended Policy - Asset Management Policy	**EDIE**	To come back to Council after advertising	The outcome of consultation to be presented

Item	Meeting Date	Meeting Type	Report Details	Action Officer	Comments	Due Date / Timeframe for Completion
						back to Council in December 2023.
10.2	22/08/2023	**OCM**	Harold Street - Black Spot Project	**EDIE**	MRWA contacted in regards City return of prepaid black spot funds. Project investigations initiated.	March 2024
10.4	22/08/2023	**OCM**	Tender - Escooter Shared Scheme Trial	**EDIE**	Launch of EES achieved 12 November 2023. One provider (Bird) has withdrawn from trial. Initial report of first week of operations to Council Workshop November 2023.	August 2024
11.5	22/08/2023	**OCM**	Dual Naming of Warndoolier / Banks Reserve	**EMC&E**	Community consultation to commence after LG elections.	Estimated to be reported back to Council Feb 2024
5.5	04/05/2023	**Audit Committee**	Review of Audit Committee Terms of Reference	**EDSD**	Comprehensive review completed. Deferred to the December Meeting.	Deferred to DecemberAudit Committee
9.5	14/03/2023	**OCM**	Minor Amendment to Metropolitan Region Scheme - Leederville Parade Primary Regional Road Reserve	**EDSD**	Council requested that the WAPC proceed with a Minor Amendment to the Metropolitan Region Scheme to remove the Primary Regional Road reservation.	Advertising carried out by the WAPC. To be determined by the Minister.
10.3	14/03/2023	**OCM**	Waste Strategy Project – Verge Valet Vincent Trial Update	**EDIE**	Extend trial 12 months (July 2023- June 2024).	Further report (inclusive of community consultation feedback) to Council on progress of trial in March 2024.
12.4-4.2(1)	14/03/2023	**AGM**	Development Green Space - That Council REQUEST the CEO to present a review of the landscaping requirements in the City's Built Form Policy to Council by December 2023.	**EDSD**	Administration completed a review of the City's Built Form Policy against the State's Medium Density Code. Commencement of this Code has now been deferred by the State Government to enable them to make changes to their approach to medium density development.	Administration will present this review and the impact to the Built Form Policy to Council once the approach to the approach to medium density development is determined by the State Government.
Motion 4.5	14/03/2023	**AGM**	"Pedestrian Safety (Newcastle / Fitzgerald): ""4.5.1 That the City of Vincent-addresses the safety issues for pedestrians at the corner of Fitzgerald Street and Newcastle Street in this	**EDIE**	Improvements / modifications to the intersection of Newcastle and Fitzgerald Streets requires the collaboration of several stakeholders and is expected to take over eighteen months to achieve. The interim solution	2024

Item	Meeting Date	Meeting Type	Report Details	Action Officer	Comments	Due Date / Timeframe for Completion
			financial year 2022/23. "" ""4.5.2 That the City of Vincent places a bollard or visual deterrent to offer a pedestrian refuge and protection of the Heritage listed building on the corner Newcastle Street and Fitzgerald Street. (similar to what exists on the City of Perth side of the fore mentioned intersection)."""""""" "		has the support of the proposer of the motion.	
12.4-4.11	14/03/2023	**AGM**	"Speed Humps That Council REQUESTS that Administration undertakes a road condition assessment to underpin a program of maintenance and needs assessment for speed humps and other traffic interventions in local areas, and report to Council Workshop on the findings of these assessments by end of 2023."	**EDIE**	Workshop item 29/11/2024. Info Bulletin Item for OCM December 2023	December 2023
12.4-4.16(3)	14/03/2023	**AGM**	"E-Waste That Council NOTES the various e-waste disposal options already available to residents and REQUESTS Administration to advertise these disposal options to increase community awareness; and REQUESTS:"	**EDIE**	Investigation to be commenced. Proposal to Council Workshop for information.	To be presented to Council at the end of the trial. First trial drop-off day highly successful. Second drop-off day being scheduled.
10.1	13/12/2022	**OCM**	Stormwater Drainage	**EDIE**	Commencing within the Mount Hawthorn precinct; Hydraulic modelling to be undertaken in 2023 – 2024 financial year (estimated cost of $80,000 - $160,000). Initial works undertaken to address flooding in William Street. Designs finalised for works in Lynton Street.	Anticipated be undertaken during the 2023 - 2024 financial year (funded through the above modelling project); and 2023 - 2024 Annual Budget preparations.
10.4	13/12/2022	**OCM**	Full Median Strip for Angove Street and Woodville Street Intersection	**EDIE**	Workshop item 29/11/2024. Info Bulletin Item for OCM December 2023	December 2023
9.7	26/07/2022	**OCM**	Beaufort Street and Grosvenor Road Pedestrian	**EDSD**	Following the trial, concept plan options for a flexible public plaza are being developed, including investigating the feasibility of	To be presented to Council in late 2023.

Item	Meeting Date	Meeting Type	Report Details	Action Officer	Comments	Due Date / Timeframe for Completion
			Improvement Projects		reconfiguring or integrating the car parks with key consideration given to the key movement issues identified during the trial. A road safety audit would be completed on these plans.	
9.4	08/03/2022	**OCM**	Sale of No. 26 Brentham Street, Leederville	**EDSD**	Scheme Amendment approved. Liaising with potential purchaser. Confirmation with adjoining landowner, interested in making offer for purchase.	Late 2023
9.7	14/09/2021	**OCM**	Outcomes of Advertising: Draft Precinct Structure Plan and Draft Place Plan – Leederville; and Preparation of Amendment 7 to Local Planning Scheme No. 2	**EDSD**	LPSP referred to WAPC for comment and endorsement. Previous comments: Final comments not expected until mid-late 2022 early mid late 2023. Statutory Planning Committee anticipated to consider before the end of 2023.	Late 2023

COUNCIL WORKSHOPS

One workshop has been held since 18 October 2023, the items on the agenda were:

- Scarborough Beach Road, Green Street and Brady Street - Blackspot Roundabout project
- Governance Scorecard
- Grosvenor Road Trial Outcomes – Options Analysis
- Children and Young People Advisory Group
- Update on Innovate Reconciliation Action Plan, Reconciliation Action Plan Working Group and Stretch Reconciliation Action Plan
- Sustainability and Transport Advisory Group (STAG) and review the Sustainability Strategy
- Speed Hump Condition Assessment
- Traffic Calming Project Update
- Community Facility Unfunded Priorities
- Update of the Strategic Projects in the Corporate Business Plan 2023/24 – 2026/27
- Update on Vincent Underground Power Program (VUPP)
- Update on North Perth Planning Framework (NPPF)
- Council Capacity Building Program and Decision making Forward Agenda – 2024
- Administration Foyer Upgrades
- Neuron Mobility
- Auckland Street Character Area Nomination

Speed Hump Condition Assessment

As a consequence of a motion arising from the Annual General Electors Meeting, Council at its March 2023 meeting requested a review of speed humps and other interventions in local areas with findings to be presented to a Council Workshop prior to the end of 2023.

Administration presented its findings at the November 2023 Council Workshop with the report included as **Attachment 1**.

Traffic Calming Project Update

At the November 2023 Council Workshop Administration presented an update on various traffic calming projects, the report included as **Attachment 2.**

4.7 SPEED HUMP CONDITION ASSESSMENT

Attachments: **1. A visual condition assessment**

BACKGROUND:

At the 14 March 2023 Ordinary Council Meeting, Council noted and endorsed item 12.4 point 10.

> Motion 4.11 – Speed Humps *"That Council REQUESTS that Administration undertakes a road condition assessment to underpin a program of maintenance and needs assessment for speed humps and other traffic interventions in local areas, and report to Council Workshop on the findings of these assessments by end of 2023."*

DETAILS:

The Engineering Team has a reactive roads maintenance budget of **$232,849** per year, to maintain kerbing, road pavement, speed humps, raised plateaus, median islands, and other road furniture. The Team is endeavouring to update asset management information and GIS mapping of assets which will allow prioritising planned maintenance works in the annual budget.

In January 2023 the Team undertook a high-level desktop review of all speed humps including raised plateaus within the City of Vincent. It was decided that a full detailed condition survey of speed humps including other traffic interventions such as raised plateaus was required to determine a planned maintenance and renewal program. Talis consultants were already engaged in November 2022 to complete other infrastructure asset condition surveys and had capacity in March 2023 to undertake the speed hump condition survey.

In July 2023 results of the condition assessment by Talis Consultants were received. The information is summarised as detailed within attachment 1. All speed hump and raised plateau information is now mapped within the City Asset Management System.

COMMENT:

Following the condition survey, Administration confirms that there are in total **1,128** speed humps throughout the City of Vincent. It is calculated that the replacement cost for these assets is **$5.5 million** with the majority constructed from Asphalt material.

The condition of all speed humps has been rated as follows –

- Very Good Condition – 9.2%
- Average Condition – 89%
- Very Poor Condition – 1.8%

A speed hump level of service of 'very poor condition' suggests that the device is ineffective and therefore not able to slow traffic speeds as designed.

The Team has started to analyse the need of all 1,128 speed humps, and it is expected that the number of installations may be reduced by around 10% due to factors such as:

- The current placement and location of the Speed Humps.
- Outcomes of the long-term strategic precinct wide traffic modelling which is likely to make some speed humps redundant with new traffic calming measures.
- The implementation of the 40km/h residential speed limit.

Although a short-term decrease in speed humps is likely, longer term the number may increase to address specific residential streets where the 40km/h limit has not influenced driver behaviour and speeding.

DISCUSSION POINTS:

- Need for Planned Maintenance.
- Desired Level of Service.
- 10-year program renewal and replacement cost.

ANTICIPATED OUTCOME FROM COUNCIL WORKSHOP:

To note –

1. the outcome of the condition assessment of speed humps as requested through the Annual Meeting of Electors.

2. Further work required to determine an appropriate level of service for speed humps and applicable environment and use criteria.

3. The requirement for operational maintenance funds to complete “Planned” maintenance of all speed humps within the City of Vincent.

4. A 10-year capital renewal and replacement program to address the desired speed hump level of service needs is to be prepared, with works commencing in 2024-2025 financial year.

A visual condition assessment of the City's Road and footpath network was conducted in March 2023. As part of this survey all speed humps were located, and condition rated. In total there are are 1,128 and Figure 1 displays them by material type.

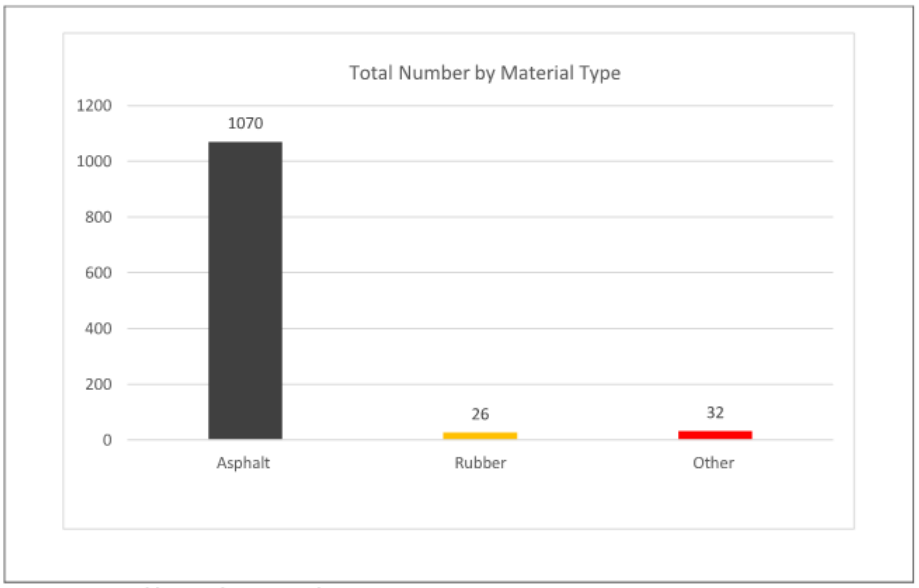
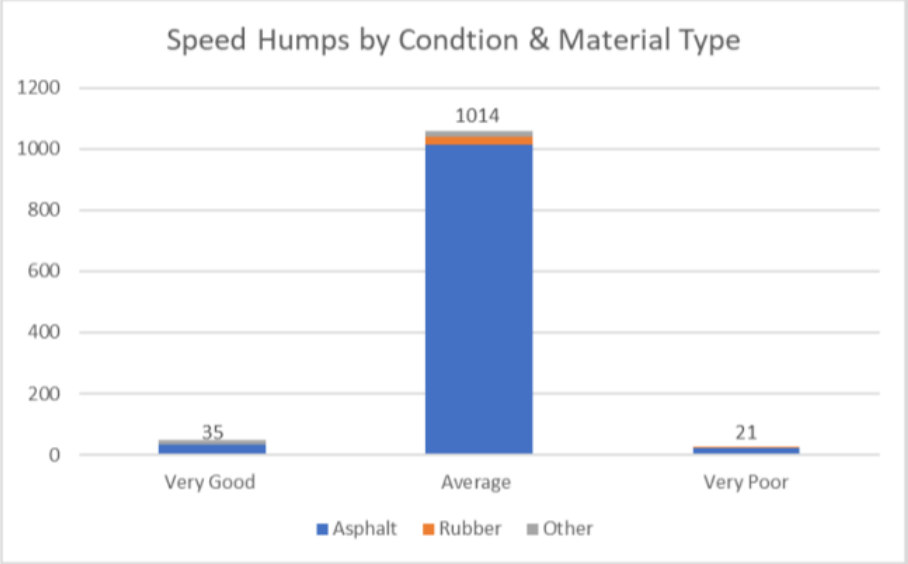


Figure 1 – Speed humps by material type.

Figure 2- All speed humps coloured by material type.

All speed humps were given a condition score from 1- Very Good, 3- Average, and 5- Very Poor.
Note: Functionality was not considered as part of this assessment.

At the time of this survey there were only 21 speed humps there were rated 5- Very Poor



4.8 TRAFFIC CALMING PROJECT UPDATE

Attachments: **Nil**

BACKGROUND:

Administration has an annual capital works allocation of **$125,000** per year for *"Minor Traffic Management Improvement Program",* these funds are municipal funds used for reactive Traffic and Transport project which deals with speeding, community concerns for unsafe roads and other road safety issues which the community requests the City of Vincent to investigate.

Traffic Warrant scoring systems (as per the Austroad Traffic Engineering guidelines) are used to determine if a road requires traffic management intervention. Where a score warrants intervention, the Engineering Team would prepare a concept design and go out for community consultation. If the community is supportive of the concept design, the project and calming device is installed; if not supportive, Administration would take to a Council meeting for final decision on the matter.

If the Traffic Calming warrant score determined there was no need for any intervention, the requesting resident/s would be notified of the outcome.

Planned Traffic and Transport projects which deal with road safety are co-funded or fully funded by Main Roads Western Australia. Funding can be through:

- Federal Blackspot
- State Blackspot
- Low-Cost Urban Road Safety Program

Over 2022-2023 and 2023-2024 financial years, there has been around **$400,000** of funding provided to the City of Vincent from Main Roads WA for Blackspot projects. Blackspot projects have typically been ad hoc, stand-alone projects that have strict funding conditions attached to.

DETAILS:

Currently Administration has over sixty (60) Traffic and Transport requests, some short-term measures, and other longer-term projects. The Engineering Team is currently working on priority Traffic and Transport Projects, some of which are approved Blackspot funding projects due for delivery in 2023-2024.

Local Area Traffic Management Projects include:

- Britannia Road and Matlock Street Traffic Calming.
- Eucla Street and Federation Street Intersection Changes.
- Green Street and Merredin Street Intersection Changes.

Historical Community Consultation and project Information as of June 2023 is available via the below link:
Local Area Traffic Management Projects | The City of Vincent

Blackspot Projects include:

- Brady Street and Tasman Street Blackspot Project
- Beaufort Street and Harold Street Blackspot Project
- Fitzgerald Street and Lawley Street Blackspot Project
- William Street and Forrest Street Blackspot Project
- Fitzgerald and Forrest Street Blackspot Project
- Broome Street and Wright Street Blackspot Project

Historical Community Consultation and project Information as of August 2023 is available via the below link.
Black Spot Program | The City of Vincent

***Other Traffic and Transport* Projects** include:

- Angove Street and Woodville Street Intersection Changes
  Historical Community Consultation and project Information as of March 2023 is available via the below link.
  Angove Street and Woodville Street Intersection changes | The City of Vincent

- View Street and Fitzgerald Street Median Island trail.
  Historical Community Consultation and project Information as of April 2022 is available via the below link.
  North Perth Traffic Calming | The City of Vincent

COMMENT:

The Engineering Team (the Team) has been working through the eleven (11) priority Traffic and Transport projects over the last two (2) financial years and obtaining community support on these 'ad hoc' road safety projects has been difficult. The Team is now conducting precinct wide traffic modelling starting with the Mt Lawley area (including Beaufort Street) and will not deliver any ad hoc projects within the 2024-2025 financial year. This is intended to address traffic safety and intervention analysis on a broader scale with the objective to deliver sound and informed project outcomes.

Current update on projects as of November 2023 are below:

- *Britannia Road and Matlock Street* Traffic Calming – Community consultation has been reviewed with community support for a slow point on Britannia Road to slow traffic. Speed humps and cycle lanes were not supported, the Team is finalising the drawings with works due to start in 2024.

- *Eucla Street and Federation Street Intersection Changes* - Community consultation has been reviewed on Option 1 and 2, 67% of the community do not support options 1 or 2 however if one were to be constructed, 51% would choose Option 1.

  This project has come from the Local Member with $25K of funding already received. The Main Roads WA roundabout design at the corner of SBR, Brady St and Green Street plays a key role regarding this project which is expected to assist in deterring "rat running" down Federation Street and Eucla Street. The design for Option 1 is completed and construction is due to start once agreement has been reached with Main Roads WA on timing.

- *Green Street and Merredin Street Intersection Changes* – On hold to see what positive impacts the new Main Roads WA roundabout design at the corner of SBR, Brady St and Green Street brings. The Team continues to receive Community concern regarding safety issues with several crashes witnessed over the last 6 months. The Team will meet with the City of Stirling regarding previous design solutions which is proven to eliminate 95% of crashes but not yet implemented as the City of Stirling were not supportive of the project in 2022.

- *Brady Street and Tasman Street Blackspot Project* - Community consultation has been reviewed with community support for the project. The design is now completed with works starting in early 2024.

- Beaufort Street and Harold Street Blackspot Project – Project cancelled, and funds returned to Main Roads WA. Council minutes for the 22 August 2023 OCM can be found in Minutes of Ordinary Council Meeting - Tuesday, 22 August 2023 (infocouncil.biz)

- Fitzgerald Street and Lawley Street Blackspot Project – Completed.

- William Street and Forrest Street Blackspot Project – Completed.

- Fitzgerald and Forrest Street Blackspot Project - Community consultation has been reviewed with community support for the project. The Team has taken into consideration past Blackspot Project treatments within the area, considered future developments and completed some additional traffic modelling.

  After careful consideration it is determined that negative impacts on the Wesley Street intersection with Fitzgerald Street is highly likely. Wesley Street intersection with Fitzgerald Street has known safety issues and cannot be negatively impacted upon therefore the Fitzgerald and Forrest Street Blackspot Project is recommended not to proceed as designed.

- *Broome Street and Wright Street Blackspot Project* - Community consultation has been reviewed with community support for the project. The design is completed however delays with Western Power works are ongoing and likely result in delivery being pushed into the 2024-2025 financial year.

- *Angove Street and Woodville Street Intersection Changes* - Community consultation has been reviewed with community not supporting the concept design. The Team recommend the design is reviewed to focus on free-flowing traffic which improves accessibility for pedestrians. Council minutes for the 13 December 2022 OCM can be found in Minutes of Ordinary Council Meeting - Tuesday, 13 December 2022 (infocouncil.biz)

- *View Street and Fitzgerald Street Median Island trail* – Community consultation in April 2022 asked the community if the trial was beneficial. There have been mixed responses with around 50% suggesting it has had a negative impact and 30% suggesting is had a positive impact. The Team has reviewed the traffic data from the Main Roads WA crash map site and recommends that there have been significant benefits with over 80% of crashes eliminated, therefore it should remain permanent.

DISCUSSION POINTS:

- View Street and Fitzgerald Street Median Island trail recommended to become permanent.
- Fitzgerald and Forrest Street Blackspot recommended to be cancelled.
- Angove Street and Woodville Street Intersection Changes recommended not to proceed with the trial.

ANTICIPATED OUTCOME FROM COUNCIL WORKSHOP:

Council NOTES:

1. The process for reactive traffic calming requests.
2. Administration's strategic direction for planned Traffic and Transport requests in conducting precinct wide traffic analysis rather than approving ad hoc individual projects.
3. There is no ad hoc Blackspot Projects for delivery in 2024-2025 financial year.
4. Administration will take the opportunity to improve accessibility including pedestrian crossings and footpaths at the Angove Street and Woodville Street intersection.

CITY OF VINCENT

NOTES

Council Briefing

14 November 2023

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NOTES OF CITY OF VINCENT
COUNCIL BRIEFING
HELD AS E-MEETING AND AT THE ADMINISTRATION AND CIVIC CENTRE,
244 VINCENT STREET, LEEDERVILLE
ON TUESDAY, 14 NOVEMBER 2023 AT 6.00PM

PRESENT:	**Mayor Alison Xamon**	**Presiding Member**
	Cr Ron Alexander	**North Ward**
	Cr Suzanne Worner	**North Ward**
	Cr Nicole Woolf	**North Ward**
	Cr Jonathan Hallett	**South Ward**
	Cr Ashley Wallace	**South Ward**
	Cr Sophie Greer	**South Ward (electronically)**
	Cr Ashlee La Fontaine	**South Ward**
IN ATTENDANCE:	**David MacLennan**	**Chief Executive Officer**
	John Corbellini	**Executive Director Strategy & Development**
	Peter Varris	**Executive Director Infrastructure & Environment**
	Main Bhuiyan	**Acting Chief Financial Officer (left at 7.23pm, after Item 8.9)**
	Jim Siu	**Senior Financial and Projects Analyst (left at 7.20pm during Item 8.7)**
	Karsen Reynolds	**Coordinator Planning Services (left at 7.02pm during Item 5.6)**
	Jay Naidoo	**Executive Manager Development & Design and Strategic Planning (left at 7.02pm during Item 5.6)**
	Jayde Robbins	**Manager City Buildings & Asset Management (left at 7.23pm, after Item 6.2 confidential question)**
	Paul Morrice	**Manager Rangers Services (left at 6.39 during Item 5.7)**
	David Gerrard	**Coordinator Parks Strategy & Project**
	Sarah Hill	**Manager Parks (left at 7.19pm after Item 6.2)**
	Luke McGuirk	**Manager Engineering (left at 7.23pm, after Item 8.9)**
	Joslin Colli	**Executive Manager Corporate Strategy & Development**
	Wendy Barnard	**Council Liaison Officer**

Public: Approximately eighteen members of the public.

1 DECLARATION OF OPENING / ACKNOWLEDGEMENT OF COUNTRY

The Presiding Member, Alison Xamon, declared the meeting open at 6.00pm and read the following Acknowledgement of Country statement:

"The City of Vincent would like to acknowledge the Traditional Owners of the land, the Whadjuk people of the Noongar nation and pay our respects to Elders past and present."

2 APOLOGIES / MEMBERS ON APPROVED LEAVE OF ABSENCE

Cr Alex Castle is an apology for this Briefing.

3 PUBLIC QUESTION TIME AND RECEIVING OF PUBLIC STATEMENTS

The following is a summary of questions and submissions received and responses provided at the meeting. This is not a verbatim record of comments made at the meeting.

3.1 David Di Prospero – Item 5.7

- Spoke in support of the recommendation.
- Suggested the land be used for more affordable community housing.

The Presiding Member, Alison Xamon, thanked Mr Di Prospero for his comments.

3.2 Judy Barrows of North Perth – Item 5.3

- Encouraged Council to refuse the application.
- Mentioned precedence surrounding the setback of the property and highlighted discussions with previous Mayor, and mentioned that she was under the impression that there was no precedent.
- Requested written clarification as to where precedence stands as it is being used to compare 80 Auckland Street and 31 Gill Street
- Requested a consultation process which allows at least 6 residents to participate.

Ms Burrows submitted an email following the meeting on the same topic, which is below.

At last nights meeting I raised this issue and was asked to send this question to Governance for a written reply and if different to what the Vincent Planner outlined to me, what the difference is.
By the Vincent Planner:-
I was told that setbacks are decided based on the average of 5 lots either side of a development.
First floor set backs were required at 2 metre or again any precedent.

I was told that Precedence could only be taken from those same 5 properties and only on the same side of the street and could not be assessed based on properties on the opposite side of the street or around the street corner or a build at the rear of the applicants.
Ex Mayor Emma Cole told residents that there was no Precedence.

Question – what is the truth around Precedence in Vincent?

Administration provided the following response:

This query refers to the assessment of street setbacks for the ground floor and upper floor of a house. This relates to assessment against the street setback standards under the City's Policy No. 7.1.1 – Built Form (Clause 5.1). The deemed-to-comply standards for the ground floor and upper floor are:

> ***C5.1.1*** *The primary street setback is to be calculated by averaging the setback of the five adjoining properties, either side of the proposed development.*
>
> ***C5.1.4*** *Walls on upper floors setback a minimum of 2 metres behind the ground floor predominant building line (excluding any porch or verandah), as determined by the City.*

This means that for an assessment against the deemed-to-comply standards:

- *For the purposes of calculating deemed-to-comply primary street setback, it is based on the five adjoining properties on either side of the site. This means that properties on the opposite side of the street, around the corner or at the rear of the site are not used to calculate the deemed-to-comply standard.*
- *The upper floor setback deemed-to-comply standard is 2 meters behind the ground floor predominant building line, not 2 meters behind the calculated deemed-to-comply ground floor setback. The ground floor predominant building line is the minimum setback of the proposed development on the ground floor. For this proposal, the minimum setback is 2.97 metres to the Living Room and all other dwelling portions of the ground floor is setback further. 2.97 metres is the ground floor predominant building line along the length of the Auckland Street frontage for this proposal.*

- *Calculating the deemed-to-comply street setback is the only deemed-to-comply standard in the City's Built Form Policy that requires existing setbacks of dwellings on adjoining properties to inform the deemed-to-comply standard – or 'precedence' as it is referred to in the question.*
- *The method of determining the deemed-to-comply standard for street setback under the City's Built Form Policy replaces the deemed-to-comply standard of the R Codes. This means that the deemed-to-comply street setbacks in the R Codes Volume 1 have been replaced by the City's Built Form Policy and do not apply.*

Where a proposal does not satisfy the deemed-to-comply standard for street setbacks set out in the Built Form Policy, it is required to be assessed against the corresponding design principles of the R Codes and local housing objectives of the Built Form Policy.
In this assessment, a proposal is to demonstrate compliance with these design principles and local housing objectives. These are outcomes focused and is not an assessment of how 'close' or 'far' the proposal is from the calculated deemed-to-comply standard.
One of the design principles for street setback for example requires the consideration of the 'established streetscape'. Unlike for calculating the street setback deemed-to-comply standard, this design principle assessment is not limited to five properties adjoining and requires the consideration of other properties in the streetscape. In other words based on the term used in the question, it requires the consideration of other 'precedence' in the streetscape.

Based on the Built Form Policy the home should be set back 7.7m at ground level and 9.7m on first floor. (Average of connecting 5 homes for "Precedence would be more like 8m+)
Based on R20 Codes the home should be set back 6m at ground level and 8m on first floor.

I would also ask whether the Planning Dept has upheld the integrity promised to residents and therefore also request the recorded transcripts of the original meetings between Planners and Riverstone regarding requirements for this block. The Riverstone representative stated in Council that they were given the large reductions to work from at their first meeting with planners.

Question: What is the truth?

There are no recorded transcripts of meetings.

The City's planning officers regularly have meetings with landowners and builders looking to develop a property and who are seeking advice. The City's planning officers provide general advice in those meetings based on the planning framework and relevant policies. If specific or detailed advice is requested by a landowner or builder then a separate written planning advice request is required to be lodged with the City.

Meetings commonly include an explanation by the City's officers of the two pathways available in assessing a development application, being the deemed-to-comply standards and the design principles and also explaining the difference between these.

As part of these discussions, it is available to a landowner and builder to have intentions to propose a house that seeks a design principles assessment and that does not satisfy the deemed-to-comply standards. The acceptability of which can only be confirmed once a development application is lodged and the City can undertake a full assessment and undertake community consultation as required.

The Presiding Member, Alison Xamon, thanked Ms Barrows for her comments.

3.3 Julian Teles of East Perth – Item 5.1

- Provided context of land topography, surrounding streetscape and the proposed development.
- Encouraged Council to support the officer recommendation

The Presiding Member, Alison Xamon, thanked the speaker for his comments.

3.4 Trish Byrne of Perth – Item 5.7

- Spoke in support of the recommendation.
- Requested information on the City's expectation in reference to the shortest possible extension.

The Presiding Member, Alison Xamon, thanked Ms Byrne for her comments.

3.5 David Hunter of North Perth – Item 5.3

- Mr Hunter encouraged Council to refuse the application.

Mr Hunter submitted the comments below in writing, and spoke to them.

Firstly, congratulations to all those newly appointed in your respective roles. We wish you all the best for the future as you continue to make a difference in the City of Vincent.

My wife and I write to you all as the owners of **31 Gill Street, North Perth**. We write in opposition to the *amended* plans for **80 Auckland Street, North Perth**, which is the property directly to the south. Hopefully everyone is aware of the extensive and complex history with this block and series of events that has lead everyone to this point. All the neighbours affected by this development have vehemently opposed this development, resulting in the unanimous decision made by council on the **20/06/2023** deferring the application;

'To allow the applicant to consider a greater graduation of the development as it transitions to the south. This is both distance from the street horizontally across the development as well as greater articulation of the development in setbacks between the ground floor and upper floor.'

Following a review of the Agenda Briefing and the 'Amended Plans', it is quite clear that the applicant has disrespected this direction as they still try to preserve the large house that they wish to have at the expense of others. The applicant has made it clear that they want to house grandchildren and look after elderly parents as set out in the misleading and factually inaccurate **Altus Report** . Those are emotional considerations, which are important, but has no place in discretionary approvals that affect all neighbours in the immediate vicinity. The onus is on the buyer to research and carry out proper due diligence when purchasing a block and to understand limitations when it comes to **R20 zoning** and other factors.

Here is an excerpt from our legal submission from **Glen McLeod Legal**, to provide some context around some of the discretions being sought;

12. The Proposed Development seeks to vary the deemed-to-comply provisions in relation to the street setback requirements in the following ways, providing for:

*(a) a front setback of 2.95 m, a **67% variation** to the required 7.7 m setback;*

*(b) a porch setback of 2.7 m, a **30% variation** to the required 3.85 m setback;*

*(c) a setback for the walls on the upper floor of 1.12 m between the ground floor building line, a **44%** variation to the required 2 m setback; and*

(d) a northern boundary setback on the ground floor of 1.2m, a 20% variation to the required 1.5m setback.

The applicant has made minimal changes to the setbacks, in particular the northern quadrant of the house that affects us the most. The applicant has moved the upper floor setback in 'Bedroom 3' > **1 cm**. That is beyond insulting as we have fought to protect our asset and have some level of fairness applied to this process. There is absolutely no mention of this important detail anywhere in the Agenda briefing. The other changes are minimal including an unnecessary setback of 0.5 cm off the northern boundary which was not directed by Council. This whole endeavour has consumed the last year of our lives and has a taken a personal toll on the mental and emotional well-being of us as a couple and all we expect are changes consistent with Council direction.

The Agenda briefing also mentions the importance of the **DRP on page 6** as repeated questions have been raised regarding the massive disparity in processing and approval times for certain DA's.

'The City has also been seeking to improve its development assessment practices since 2021 to better inform its decision making. This has included introducing Design Review Panel review of single houses'

If this is the case, please be informed that the DRP still has issues with Bulk and Scale as per page 11 on the Agenda Briefing. The changes have not addressed the Bulk and Scale issues. This is because of the level of discretion being sought and the design of the house, which has a prominent ridgeline on a 2 metre pitched roof, not to mention 0.75m eaves that almost negate the 1.12m setback on the upper floor which is already a 40% concession on the 2metre setback rule.

The Agenda Briefing repeatedly mentions our house at 31 Gill Street as a level of precedence because of the concessions we sought for our approval. Bear in mind, our address is 31 Gill Street and our setback falls into line with the other properties on Gill Street. Our levels of concession were nowhere near what 80 Auckland Street seeks.

We also had the decency and foresight to consult our direct neighbours before we put in our development application. If our design impacted our neighbours we would have changed it, without question. It should also be noted that our Upper Floor size is a modest **49%** of our bottom floor, whilst the upper floor size on 80 Auckland Street is **76 %** of the bottom floor. There is a bulk and scale issue with 80 Auckland street, which is being exacerbated by the 2 metre pitched roof and the 0.75m eaves.

My wife and I are reasonable people and we understand there must be some level of discretion, however, as it stands now, the discretion being sought is still unreasonable and it still affecting the adjoining properties mostly through bulk and scale. There are ways to remedy this and lessen the impact of the design, such as ;

- Enforcing bigger setbacks.
- Designing a house with a flat roof
- Excavating down into the block and transitioning to lower levels as the house moves to the south.

Please consider these facts and we hope to see you all out at the block prior to the Council meeting so you can hear the neighbours collective voice.

The Presiding Member, Alison Xamon, thanked Mr Hunter for his comments.

3.6 Fiona Hunter of North Perth – Item 5.3

- Encouraged Council to refuse the application.
- Mentioned that she believes the agenda report contains inaccurate information.

Mrs Hunter submitted the comments below in writing, and spoke to them.

We have been most upset that comparisons have been made in regard to our build that is currently in progress for a number of reasons that we will speak about when we hopefully meet you all on site. However our biggest issue are the comparisons drawn with the bulk and scale of our property.

Please see attached a comparison of our upper floor footprint at 31 Gill Street compared with 80 Auckland Street.

We have 49% upper floor compared with our ground.
80 Auckland has 76%.

Considering one of the main issues with all adjoining neighbours and residents in the street is bulk and scale this is where the problem lies.

When looking at Bulk and Scale, 80 Auckland have also added 0.75m eaves (highlighted blue) to this which brings their already top heavy home up to over 90% coverage of their ground floor footprint.

***Please note that the DRP has also stated that the Bulk and Scale needs to be further addressed. Also I would like it to be noted that we have a 5m ground floor setback on Gill Street in line with all other Gill Street homes.**

The Presiding Member, Alison Xamon, thanked Ms Hunter for her comments.

3.7 Nicola Barnes of Perth – Item 5.3

- Spoke in support of the application, on behalf of the applicants
- Stated that many alterations have been made to the plans in response to neighbours concerns

The Presiding Member, Alison Xamon, thanked Ms Barnes for her comments.

3.8 Joe Algeri of South Perth – Item 5.3

- Stated he is from Atlus Planning and is representing the applicants
- Spoke in support of the application
- Urged Council to take professional advice, mentioning that visual privacy, overshadowing and height of the propsal all comply.

The Presiding Member, Alison Xamon, thanked Mr Algeri for his comments.

3.9 Pauline Holdaway of Claisebrook – Item 5.7

- Spoke in support of the recommendation.
- Mentioned that the companies requesting extension would have contigency plans in place if their extension is rejected, and notes that there would be no risk to the City if the requested extension is rejected.
- Requested that Council maintain their original expiry date and hold true to the commitments made to the community.

The Presiding Member, Alison Xamon, thanked Ms Holdaway for her comments.

3.10 Ross Ioppolo of Leederville – Item 5.8

- Mentioned that he has doubts about the financial outcomes of the project.
- Encouraged new Council Members to watch previous Council meetings to understand the background of this item
- Urged Council to abandon current process and move to a request for tender process.

The Presiding Member, Alison Xamon, thanked Mr Ioppolo for his comments.

3.11 Dudley Maier of Highgate – Item 5.7

- Spoke in support of the recommendation.
- Requested that more information be included in the report regarding the financial aspect of the land and relocating costs.

Item 5.8

- Urged Council to research extensively before making a decision.

The Presiding Member, Alison Xamon, thanked Mr Maier for his comments.

The following statements were received in writing prior to the meeting.

Kathryn Haykin of North Perth – Item 5.3

We are disappointed in the Administration's determination to recommend a development which seeks such excessive deviation to the setback provisions and which has such strong community objections. Successive briefing papers have lacked balance, omitted pertinent context, disregarded reviews by specialist planning and development lawyers and the DRP and the objections raised by the consulted community.

The applicant's obstinate refusal to incorporate permanent privacy screening between themselves and adjoining neighbours supports the conclusion the design brief is to capture city views from every level at the expense of the amenity of occupants, adjoining propers and neighbourhood. The applicant has been afforded numerous opportunities to present a more respectful design that is sympathetic to the streetscape and which addresses the concerns raised by adjoining neighbours. Instead they have elected not to engage or discuss the issues or to make any material changes.

We note the Administration's assessment that "*The amended proposal would not substantially change the overall development. The site planning and building form remains similar to the previously deferred plans*." We concur with this statement, the design has not materially changed nor has the excessive level of discretion being sought and therefore it is incumbent on the Council to maintain its original position of 20 June 2023.

In making its decision, we implore Council members to:

1) Attend a site visit to meet the impacted residents and see for yourselves the context of the proposed development;
2) Read the reasons set forward for refusing the applicant by Glen McLeod Legal (specialist planning and development lawyers) (Attachment 1);
3) Read the reasons set forward by the community why the development is out of context and should be refused (Attachment 2); and
4) View the online recording of 20 June 2023 Ordinary Meeting to provide context to the reasons for the deferral.

- Public question time where multiple statements were presented regarding the development applicant. Commence at time stamp 1:32 and conclude at 31:51
- Mayor and councillors' debate of item commences at time stamp 49:20

Reason for Deferral

Council's reasons for deferral at the Ordinary Meeting on 20 June 2023 are fully detailed in the online recording. The minuted reasons for deferral, which are included in the briefing paper are an abridged version. The reason for deferral, as voted on by Council was:

> "To allow the applicant to consider a greater graduation of the property as it moves to the south, from both a horizontal, so distance from the street and also vertical, to pick up on Mayor Cole's comments. And also to look at greater articulation of the development, so setbacks between the ground floor and the top floor as well."
>
> (online recording of the Ordinary Meeting https://www.youtube.com/watch?v=TyB-Ha8DJuA at time stamp 1:01:37)

The minor amendments to the current plans under consideration have not addressed the vertical graduation of the property as it moves to the south. Nor do they materially address the other reasons for deferral.

Streetscape

The applicant has again provided a streetscape which claims to be to scale and favourably presents the proposed development as comparable in bulk and scale to the adjoining property at 78 Auckland Street (refer to Fig 1 below). This is manifestly inaccurate.

Administration were advised of this spurious streetscape, but this inaccurate streetscape and conclusions drawn from it by the DRP and Altus has been included in the briefing paper without correction.

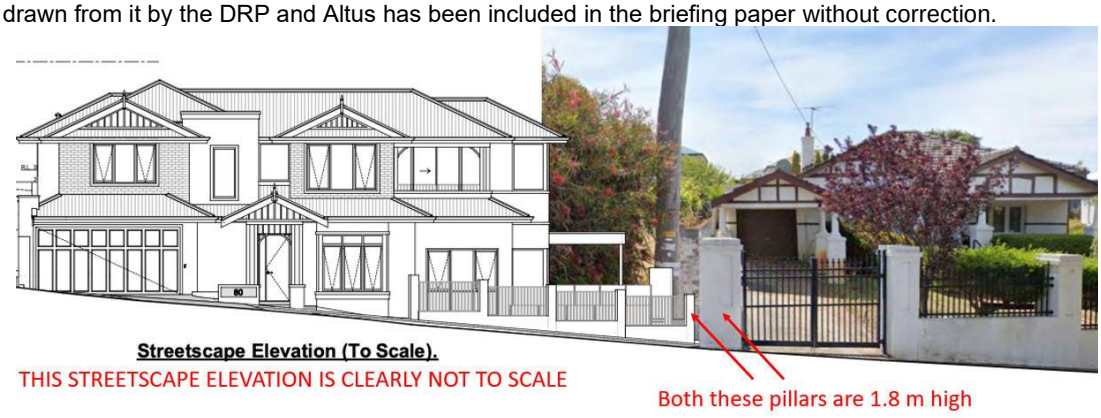

Fig 1. Incorrect streetscape elevation presented to Administration, DRP, Altus and the community during consultation.

Clearly, the proposed 2 storey building with ground floor ceiling heights of 3.5m, on an elevated block will be significantly higher and have a significantly greater bulk and scale than that shown in the applicant's streetscape.

The Altus Planning report draws conclusions based on the grossly inaccurate streetscape presented in Fig 1 (Attachment 6 of the report). These conclusions should be disregarded.

The DRP's comments and its support in relation to 'Context and Character' and 'Aesthetics' have relied on the grossly inaccurate streetscape presented in Fig 1. These should be disregarded.

Inaccurate and Incomplete Information

The briefing paper, including the Applicant's Reconsideration Report, contains factual inaccuracies and conclusions drawn and inferred from incorrect, inaccurate, and incomplete information. This includes:

1. *Administration's reasons for recommending approval of the applicant include "The applicant's proposed outdoor living area would not unduly impact the amenity of the adjoining southern property*". This is completely refuted by the residents of this property. The applicant's proposed outdoor living area is elevated, unscreened and directly overlooks the bay window to our living room. Our privacy concerns were recognised by Mayor Cole in her comments made in the Ordinary Meeting 20 June 2023. We extend an invitation to the Mayor and Councillors to come and see for yourselves the impact this proposed development will have on the adjoining neighbours and the street.

2. Council's reasons for deferral are not stated in full.

3. The term "key changes" is used to describe setback changes to the proposed design of between 4cm and 8cm.

4. Administration's reasons for recommending approval of the application include "*The site planning and aspects of the proposal where discretion is being sought are primarily the result of the irregular lot shape and site characteristics*." This assertion is misleading and fails to provide context that the proposed development is 38% larger than the average new-build house in Perth according to the Australian Bureau of Statistics. The magnitude of the discretion being sought by the applicant is primarily the result of overdevelopment of the site.

5. Administration's reasons for recommending approval of the applicant include "The design response of the proposed development has been guided by adjoining propers to the north and south along Auckland Street. This has informed street setbacks……" This statement is inaccurate. The design does not take into account the 11m street setback of the southern adjoining property (78 Auckland Street), nor does it follow guidance provided by the Government of Western Australia in the R-Codes Explanatory Guidelines which define an appropriate setback for blocks where the pattern varies, as mid-way between that of the adjacent buildings on either side. The proposal only seeks to be "consistent" with 31 Gill Street, which is a corner block. The R-Codes treat corner blocks differently as they are unable to be consistent with the street setback on both adjoining streets. Non corner blocks (e.g. 80
Auckland Street) should not be consistent with corner blocks (e.g. 31 Gill Street).

6. Existing Auckland Street streetscape and existing Auckland Street 2 storey buildings are discussed, but is silent on the context that all have R-20 compliant ground floor setbacks equal to or greater than 6m. Resulting in all second storeys being setback from the street equal to or greater than of 6m.

7. The briefing notes state that in relation to the deemed to comply standard "*a portion of the outdoor living area is located within the street setback area*." This implies an insignificant area, when it is in fact more than 50% of the outdoor living area within the street setback area. The design is so overdeveloped that it can only comply with the outdoor living area requirement by significantly encroaching into the street setback area.

8. Lot creation and site characteristics are discussed, but is silent on the context that:
   - The subject site's 26.2m frontage to Auckland Street is the single largest street frontage on the street by more than 4m;
   - The subject site is elevated 1m higher at the boundary than the neighbouring single storey lot to the South (78 Auckland Street); and
   - The subject site is in a prominent elevated position on the street.

9. Information about a sewer easement on the site is presented as an impediment to development but is silent on the context that the easement and permitted encroachment have no bearing on the actual proposal.

10. DRP's comments in relation to context and character and aesthetics are provided "the addition of a street scape eleva….is positive". However, it is not clear what streetscape the DRP received. This is pertinent as Administration provided community members with a version of the applicant's streetscape (Fig 1) which was grossly inaccurate and not to scale.

11. Administration's response to the DRP includes "the proposed single house has been designed to respond to the primary street setbacks of the adjoining proper". Given the adjoining property on the southern boundary has a street setback of 11m this assertion is very much contested.

12. Page 20 of the briefing notes contains an inaccurate representation of the setbacks along Auckland Street, this has previously been pointed out to Administration. The setbacks shown are not ground floor setbacks, instead they incorrectly show setbacks measured to car ports, verandas. The information shown on this diagram should not be relied upon.

13. The Altus report presents images of varied setbacks (Attachment 5 of the report) but fails to provide the critical context that although the setbacks are varied, they are all R-20 compliant setbacks.

14. Information about the 2018, 2020 and 2021 Lot 80 Auckland Street approvals and the number of community consultation submissions is provided, but is silent on the context of how these community consultations were conducted, who was sent the consultant information, whether there were any conflict of interests (e.g. Lot 31 Gill Street and Lot 80 Auckland Street were owned by the same developer) and how this met with the Councils' guidelines.

15. Planning information about one adjoining property (31 Gill Street) is discussed, but is silent on the context of the other 2 adjoining propers. It is not apparent why planning information regarding 31 Gill Street specifically (a corner block) is relevant to this applicant.

16. The briefing notes state in relation to Auckland Street Character Retention Area that the "*nomination not yet seriously entertained*" This statement is egregious and out of context. Administration fails to provide the details of the nomination and the amount of community support received for the nomination.

17. A comparison with the 2021 Lot 80 Auckland Street approval is provided but is silent on the context that each application assessed on its own merits and that previous approvals do not set any form of precedent (as stated by Mayor Cole).

18. The argument of precedence is used in the Altus report. Mayor Cole has previously addressed precedence in relation to planning and has stated that there is no such thing as precedence and each decision is taken on an individual basis based on its own merit.

Tristan Marshall of North Perth – Item 5.3

As my family and I have been on an extended tour of our beautiful state I have been unable to provide detailed comment on the latest iterations of the planned development under review of 80 Auckland Street . The proposed changes to the design of the building are minimal, do not address the intent of the tribunal and are not considered appropriate by any of the immediate neighbours.

A flat roofed, graduated structure would be far more fitting for this difficult space in an increasingly highly foot trafficked community.

There being no further speakers, Public Question Time closed at approximately 6.36pm.

4 DECLARATIONS OF INTEREST

Cr Nicole Woolf declared an impartiality interest in Item 5.2 No. 12 (Lots: 69 and 80; Plan: 4576) Brookman Street, Perth - Alterations and Additions to Single House Section 31 Reconsideration. The extent of her interest is that a close friend of hers lives next to the proposed development, and her property is mentioned multiple times in the report.

Cr Ashlee la Fontaine declared an impartiality interest in Item 7.4 First Quarter Budget Review 2023-2024. The extent of her interest is that she owns and resides in a property on Forrest Street, North Perth, which is included in one of the items in Attachment 4, Capital Budget including Carry Forward, specifically "Blackspot - Fitzgerald/Forrest North Perth".

5 STRATEGY & DEVELOPMENT

5.7 CONCRETE BATCHING PLANTS RELOCATION PLAN

Attachments:

1. **Relocation of Concrete Batching Plants from Claisebrook - Letter from Mayor to Minister**
2. **No. 1 Linwood Court, Osborne Park - Zoning and Aerial Plan**
3. **Batching Plants and Operations Depot - Location Plan**
4. **Crown Reserve 29320 - Proposed Operations Depot Location Plan**
5. **Letter from Minister for Lands - Management Order Crown Reserve 29320 - Confidential**

RECOMMENDATION:

That Council:

1. ENDORSES the Relocation of the two concrete batching plants from the City of Vincent as per Attachment 1;

2. AUTHORISES the Chief Executive Officer to:

2.1 accept a Management Order of Crown Reserve 29320, Mount Claremont for the relocation of the City of Vincent's Depot operations;

2.2 progress development of a Heads of Agreement with Hanson Australia Pty Ltd that is non-binding in relation to the relocation of Hanson's operations to No. 1 Linwood Court, Osborne Park;

2.3 sign a Development Application as landowner of No. 1 Linwood Court, Osborne Park on an Application for Development Approval to the City of Stirling for the relocation of Hanson's Claisebrook Concrete Batching Plant to No. 1 Linwood Court, Osborne Park;

2.4 obtain any required valuations of No. 1 Linwood Court, Osborne Park; and

2.5 prepare a Business Plan that addresses sections 3.58 and 3.59 of the *Local Government Act 1995* in relation to the relocation of Hanson's Claisebrook operations to No. 1 Linwood Court, Osborne Park and the relocation of the City's Depot operations to Crown Reserve 29320, Mount Claremont; and

3. NOTES that:

3.1 the Heads of Agreement key terms, along with a Business Plan, setting out Hanson's relocation of the City's depot operations to Mount Claremont and the relocation of their Claisebrook operations to the City's current depot site in Osborne Park would be presented to Council in the future for approval:

3.1.1 To determine the key terms of the non-binding Heads of Agreement with Hanson Australia Pty Ltd; and

3.1.2 To approve public notice and in due course thereafter consider submissions on that Business Plan before Council then decides whether or not to dispose of the land for the purposes of section 3.58 (if required) and enter into a major land transaction for the purposes of section 3.59 of the *Local Government Act 1995*;

3.2 Hanson Australia Pty Ltd has indicated that they are applying to the State Government for development approval so they can continue their operations in Claisebrook while they implement the above relocation plan in the shortest period possible. The Western Australian Planning Commission would be the decision maker on this application and the community and City of Vincent would have the opportunity to comment as part of the State Government's process; and

3.3 Holcim (Australia) Pty Ltd has received development approval to relocate from Claisebrook to an existing Holcim site in Welshpool but construction has not commenced and the company has advised it is also applying to the State Government for development approval so they can continue their operations in Claisebrook. The Western Australian Planning Commission would be the decision maker on this application and the community and City of Vincent would have the opportunity to comment as part of the State Government's process.

4. AGREES not to object to the shortest possible extension to Hanson's current planning approval in order to undertake a smooth and orderly relocation of its operations to No. 1 Linwood Court, Osborne Park based on the regional importance of facilitating a high-density mixed-used transit oriented development on its Claisebrook land in line with the City's local Planning Scheme and North Claisebrook Planning Framework (see Attachment 1 – Letter to Planning Minister).

5. OBJECTS in the strongest possible terms to any extension to Holcim's planning approval in Claisebrook as there is no legal, planning nor economic justification which would meet the threshold set by the State Government for the WAPC to consider this development application under its extraordinary planning powers and override the City's approved local planning scheme and local planning framework.

6. AUTHRORISES the Chief Executive Officer to enter into non-binding discussions with Holcim (Australia) Pty Ltd regarding the purchase of No.120 Claisebrook road, Claisebrook to facilitate a high-density mixed-used transit oriented development in accordance with the North Claisebrook Planning Framework.

ADDITIONAL INFORMATION:
In response to questions raised in the public gallery, additional information has been included in the report.

5.3 NO. 80 (LOT: 102; D/P: 413590) AUCKLAND STREET, NORTH PERTH - PROPOSED SINGLE HOUSE SECTION 31 RECONSIDERATION

Ward: North

Attachments:
1. Consultation and Location Plan
2. Development Plans
3. Applicant Reconsideration Report
4. 20 June 2023 Council Minutes and Deferred Plans
5. Auckland Street Render and Perspective
6. Summary of Submissions - Administration Response
7. Summary of Submissions - Applicant Response
8. Clause 67 of the Deemed Provisions and Residential Zone Objectives - Administration Assessment
9. Determination Advice Notes

RECOMMENDATION:

That Council, in accordance with Section 31 of the *State Administrative Tribunal Act 2004*, SETS ASIDE its decision dated 20 June 2023 and SUBSTITUTES its new decision to, in accordance with the provisions of the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme, APPROVE the application for a Single House at No. 80 (Lot: 102; D/P: 413590) Auckland Street, North Perth in accordance with the plans shown in Attachment 2 with the associated determination advice notes in Attachment 8, subject to the following conditions:

1. Development Plans

This approval is for Single House as shown on the approved plans dated 29 May 2023 and 6 October 2023. No other development forms part of this approval;

2. External Fixtures

All external fixtures, such as television antennas (of a non-standard type), radio and other antennas, satellite dishes, solar panels, external hot water heaters, air conditioners, and the like, shall not be visible from the street(s), are designed integrally with the building, and be located so as not to be visually obtrusive, to the satisfaction of the City;

3. Colour and Materials

The colours, materials and finishes of the development shall be in accordance with the approved schedule of finishes which forms part of this approval. The development must be finished, and thereafter maintained, in accordance with the schedule provided to and approved by the City, prior to occupation of the development;

4. Visual Privacy

Prior to occupancy or use of the development, all privacy screening shown on the approved plans shall be installed and shall be visually impermeable and is to comply in all respects with the requirements of Clause 5.4.1 (Visual Privacy) of the Residential Design Codes Volume 1 deemed-to-comply provisions, to the satisfaction of the City;

5. Boundary Walls

The surface finish of boundary walls facing an adjoining property shall be of a good and clean condition, prior to the practical completion of the development, and thereafter maintained, to the satisfaction of the City. The finish of boundary walls is to be fully rendered or face brick, or material as otherwise approved, to the satisfaction of the City;

6. Street Walls and Fences

The gate and/or fencing infill panels above the approved solid portions of wall shall be visually permeable in accordance with the Residential Design Codes, to the satisfaction of the City;

7. Stormwater

Stormwater from all roofed and paved areas shall be collected and contained on site. Stormwater must not affect or be allowed to flow onto or into any other property or road reserve;

8. Landscaping

8.1 An updated detailed landscape and reticulation plan for the development site and adjoining road verge, to the satisfaction of the City, shall be lodged with and approved by the City prior to lodgement of a Building Permit. The plan shall be drawn to a scale of 1:100 and show the following:

- **The location and type of existing and proposed trees and plants;**
- **Spacing between and pot size of proposed trees and plantings;**
- **Low maintenance groundcover and shrubs, such as native *hibberta scandens* (Snake Vine) or *grevillea obstusifolia* (Gin Gin Gem);**
- **Areas to be irrigated or reticulated;**
- **The provision of a minimum 15 percent deep soil and planting areas, as defined by the City's Policy No. 7.1.1 – Built Form; and**
- **The provision of trees to maximise canopy coverage within deep soil and planting areas and within the front setback area. The tree species are to be in accordance with the City's recommended tree species list; and**

8.2 All works shown in the plans as identified in Condition 8.1 above shall be undertaken in accordance with the approved plans to the City's satisfaction, prior to occupancy or use of the development and maintained thereafter to the satisfaction of the City at the expense of the owners/occupiers; and

9. Car Parking and Access

9.1 The layout and dimensions of all driveways and parking areas shall be in accordance with AS2890.1; and

9.2 All driveways, car parking and manoeuvring area(s) which form part of this approval shall be sealed, drained, paved and line marked in accordance with the approved plans prior to the first occupation of the development and maintained thereafter by the owner/occupier to the satisfaction of the City.

CR CASTLE (SUBMITTED IN WRITING)

Can you please confirm the planning timeframe for this application now? Did the SAT process stop the clock, or restart the time? Could a deferral be considered a deemed refusal (and are we then likely to proceed to the 8 Dec hearing?)

MANAGER DEVELOPMENT & DESIGN:
The time for deciding the application is 216 days (as of Council's Ordinary Meeting dated 21 November 2023). This is reflective of agreed timeframes with the applicant.

The commencement of the SAT appeal had the effect of not contributing to these application processing days.

The application has already been taken as a deemed refusal and an application for review lodged with the SAT. If Council was to again defer its consideration of the application, it would not change this. The SAT appeal process would continue, with a directions hearing scheduled for 8 December 2023. The purpose of this directions hearing is to plan how the SAT application will proceed following Council's decision. This may include proceeding to final hearing for a decision by the SAT.

CR CASTLE (SUBMITTED IN WRITING)

Have the applicants continued to engage with the process and do you think they are prepared to discuss any further changes, or do they want Council to just decide on these plans as is?

MANAGER DEVELOPMENT & DESIGN:
Yes the applicant has continued to engage with the application process.

It has been confirmed that the applicant will not consider making any further changes to their proposal and are seeking a decision on the amended plans submitted.

CR CASTLE (SUBMITTED IN WRITING)

A member of the public has mentioned inaccuracies in the Altus report from the applicant – can you shed any light?

MANAGER DEVELOPMENT & DESIGN:
The submission received from the resident detailed several inaccuracies within the applicant's planning report.

These matters have been detailed in and responded to by Administration in its response to submissions received included as Attachment 6 of the officer report. The applicant has also provided a response in Attachment 7.

Several queries related to concerns with specific wording or descriptions within the applicant's planning report.

There were also inaccuracies identified including:

- *Incorrectly stating the amount of submissions received in opposition (three submissions in lieu of nine). This is a factual error and the applicant confirmed and recognised this in their response.*
- *The streetscape elevation prepared not being to scale. Administration raised this with the applicant on the second day of advertising and the applicant provided an updated plan with an accurately scaled streetscape elevation. Community members were emailed once this update was made and the elevation drawing made available on the City's website for viewing.*

Administration has updated the officer report to confirm that the accurate and to scale streetscape elevation is included as Attachment 5 and that the applicant's planning report included as Attachment 3 to the officer report includes the not-to-scale streetscape elevation as initially submitted by the applicant.

CR CASTLE (SUBMITTED IN WRITING)

Can you please clarify if obstruction of view is a valid planning consideration in and of itself, or a factor in considering amenity impact?

MANAGER DEVELOPMENT & DESIGN:

Building height that creates no adverse impact on the amenity of adjoining properties or the streetscape… and where appropriate maintains access to views of significance' is one of the design principles under R Codes Clause 5.1.6 – Building Height.

This means that maintaining access to views of significance can be a planning consideration under the R Codes when there is a design principles assessment required in respect to building height.

The proposal complies with the applicable deemed-to-comply standard in the R Codes. This means there is no design principles assessment applicable and is not relevant for this application.

CR CASTLE (SUBMITTED IN WRITING)

Could you please prepare an alternative for next week on the basis of the amenity impact as a result of the bulk and scale of the development (similar to alternative prepared in June). Noting this is so Councillors have some options prepared for the Council Meeting should the application be refused and not necessarily an indication of how I will vote.

Reasons for the alternative recommendation are:

Despite minor variations to the setbacks as a result of the SAT process, the combined impact of setback variations sought and the bulk and scale of the development will have a negative impact on the streetscape and amenity of the neighbouring properties, in particular 78 Auckland St to the south.

An Alternative Recommendation for refusal is included below.

That Council, in accordance with Section 31 of the State Administrative Tribunal Act 2004, SETS ASIDE its decision dated 20 June 2023 and SUBSTITUTES its new decision to, in accordance with the provisions of the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme, REFUSE the application for a Single House at No. 80 (Lot: 102; D/P: 413590) Auckland Street, North Perth for the following reasons:

1. *The proposed development is inconsistent with the objectives of the Residential Zone under the City of Vincent's Local Planning Scheme No. 2, as the proposal does not result in a design that is compatible with, and that enhances the amenity and character of the residential neighbourhood and streetscape. This is because the proposed development that faces the Auckland Street frontage does not offer sufficient setbacks to reduce impacts of building bulk to the street and the amenity of neighbouring properties including No. 78 Auckland Street;*

2. *The proposed development does not satisfy relevant design principles of State Planning Policy 7.3 – Residential Design Codes Volume 1 (R Codes) and local housing objectives of the City's Policy No. 7.1.1 – Built Form (Built Form Policy), including:*

   (a) *Clause 5.1 of the Built Form Policy and Clause 5.1.2 of the R Codes in relation to Primary Street Setback. The development is not set back from the street sufficiently to contribute to, or be consistent with, the established streetscape. The proposed setback from the street results in a building bulk and scale that is not consistent with, and does not contribute to the established streetscape and would adversely affect the amenity of the neighbouring properties including No. 78 Auckland Street; and*

   (b) *Clause 5.1 of the Built Form Policy in relation to Upper Floor Primary Street Setbacks. The front elevation of the development has not been designed and does not offer sufficient setbacks behind the ground floor building line so as to clearly distinguish all upper floors from the ground floor of the dwelling. This adds to the building bulk and scale presented to Auckland Street that is not consistent with, and does not contribute to the established streetscape; and*

3. *Having regard to the reasons above, the proposed development:*

   (a) *Is not physically compatible with its setting nor with adjoining developments (Clause 67(2)(m) of the Deemed Provisions in Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015); and*

   (b) *Would have an adverse and detrimental impact on the amenity and character of the locality (Clause 67(2)(n) of the Deemed Provisions in Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015.*

ADDITIONAL INFORMATION

All changes that have been made from the plans that were previously deferred by Council are detailed below. The officer report has also been updated to reflect this.

These changes that were not highlighted in the Briefing Session report primarily relate to the setbacks to the primary street (Auckland Street) for every room on the ground and upper floors.

A side by side comparison of the deferred plans and the amended plans, highlighting the areas of change are also included below and appear in the officer report. These have been included to correspond to the reasons for Council's deferral.

- *Setback of the ground floor Alfresco to the southern lot boundary increased from 1.5 metres to 2.8 metres.*
- *Alfresco roof form change from a pitched roof to a flat roof. The former pitched roof had a maximum height of 4.2 metres. The proposed flat roof has a height of 3.1 metres.*
- *Ground floor setbacks from Auckland Street as follows:*
  - *Setback of the Garage to Auckland Street increased from 3.44 metres to 3.48 metres.*
  - *Setback of Staircase to Auckland Street decreased from 4.36 metres to 4.34 metres.*
  - *Setback of Living Room to Auckland Street increased from 2.92 metres to 2.97 metres.*
  - *Setback of Dining Room to Auckland Street increased from 2.92 metres to 3.0 metres.*
  - *Setback of the Alfresco to Auckland Street increased from 3.0 metres to 3.85 metres.*
- *Upper floor setbacks as follows:*
  - *Setback of the upper floor Bed 3 behind the ground floor predominant building line ~~increased~~ decreased from ~~1.34~~ 1.70 metres to 1.66 metres.*
  - *Setback of the upper floor Staircase behind the ground floor predominant building line decreased from 1.44 metres to 1.37 metres.*
  - *Setback of the upper floor Sitting Room behind the ground floor predominant building line increased from 0.67 metres to 1.12 metres.*
  - *Setback of the upper floor Bed 1 behind the ground floor predominant building line increased from 1.29 metres to 1.49 metres.*
  - *Setback of the upper floor Balcony behind the ground floor predominant building line increased from 0.58 metres to 1.0 metre.*
- *Garage width reduced from 6.7 metres to 6.4 metres.*
- *Setback of the ground floor boundary wall of the Garage increased from nil to 0.5 metres to the northern lot boundary.*

COUNCIL BRIEFING NOTES **14 NOVEMBER 2023**

1. Further consideration to the graduation of the development as it transitions to the south

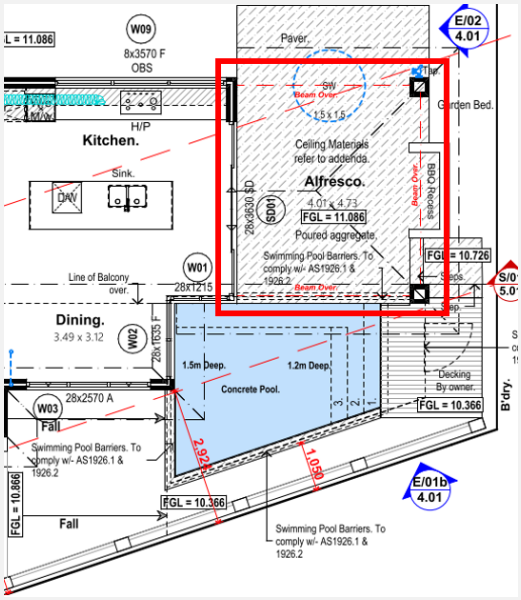

Figure 1 – Deferred Proposal

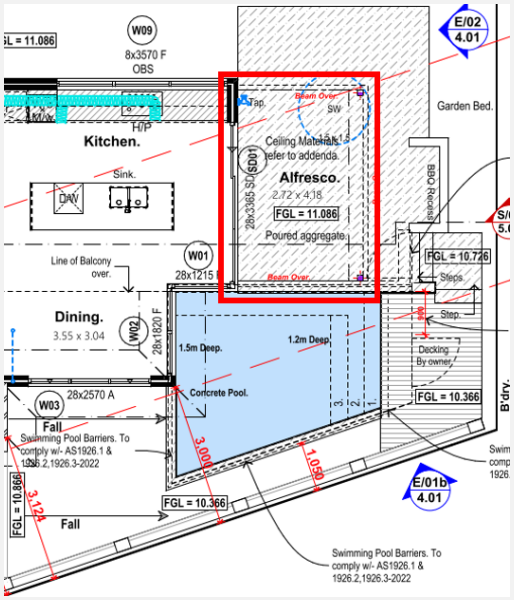

Figure 2 – Amended Proposal

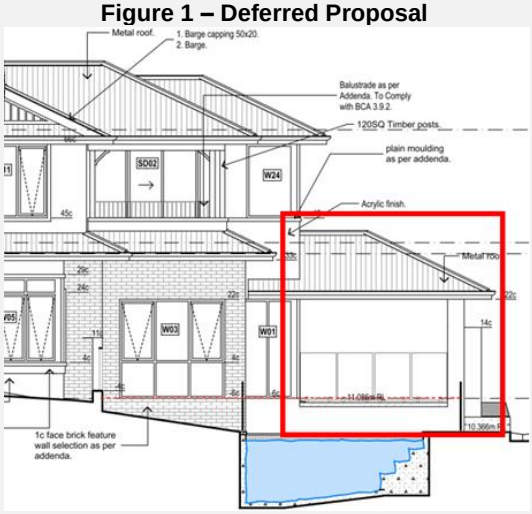

Figure 3 – Deferred Proposal

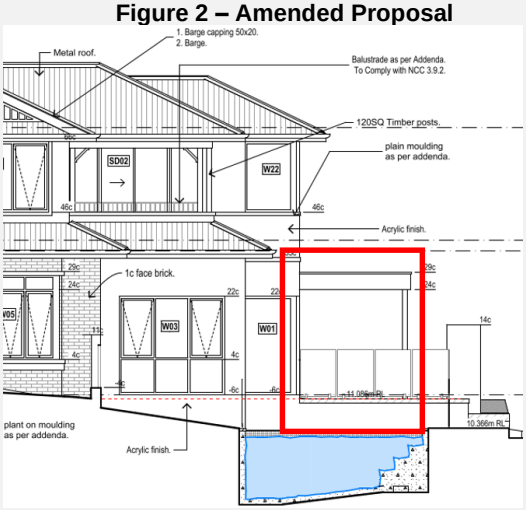

Figure 4 – Amended Proposal

2. Further consideration to the distance from the street horizontally across the development

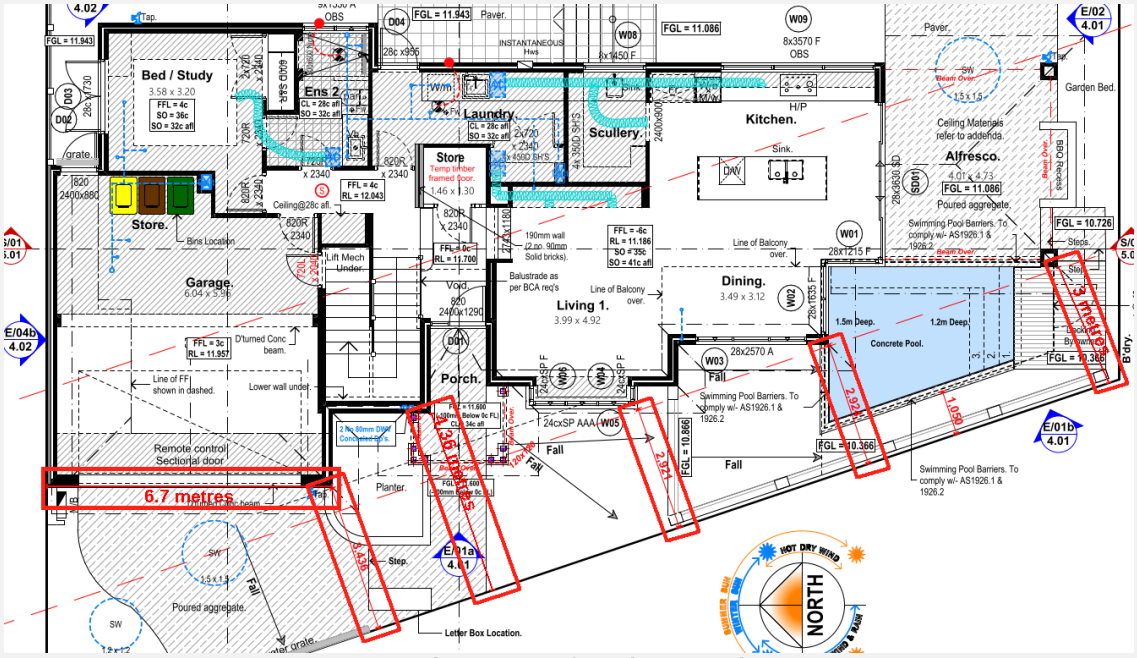

Figure 5 – Deferred Proposal

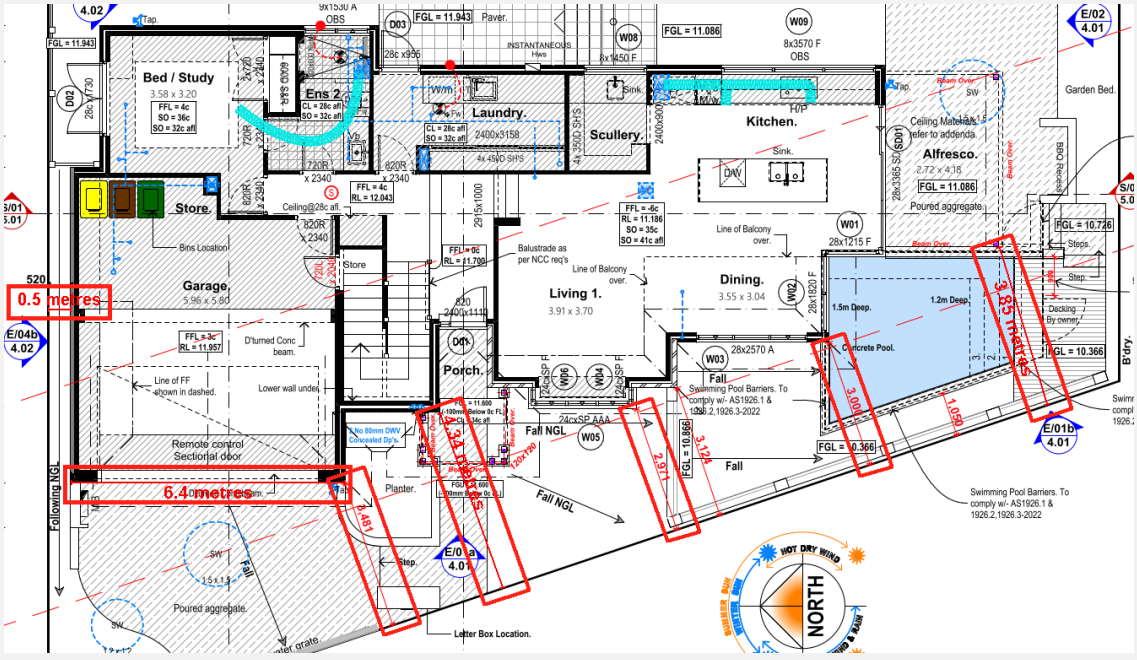

Figure 6 – Amended Proposal

3. Further consideration to providing greater articulation of the development in setbacks between the ground floor and upper floor

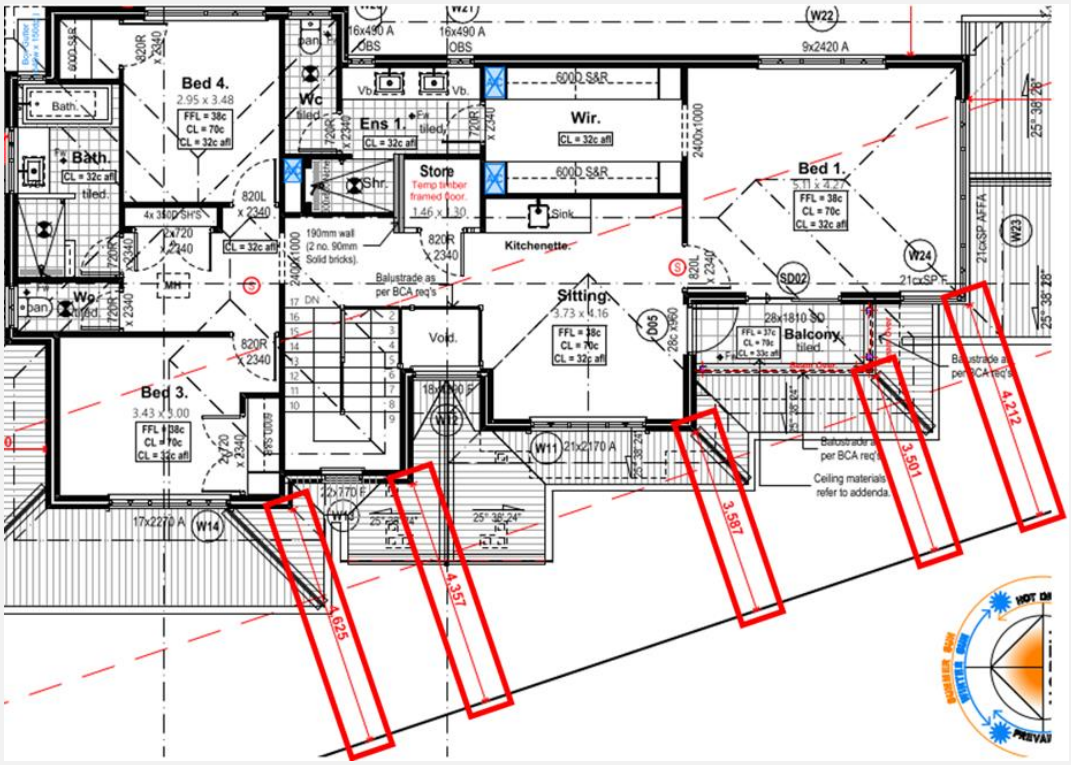

Figure 7 – Deferred Proposal

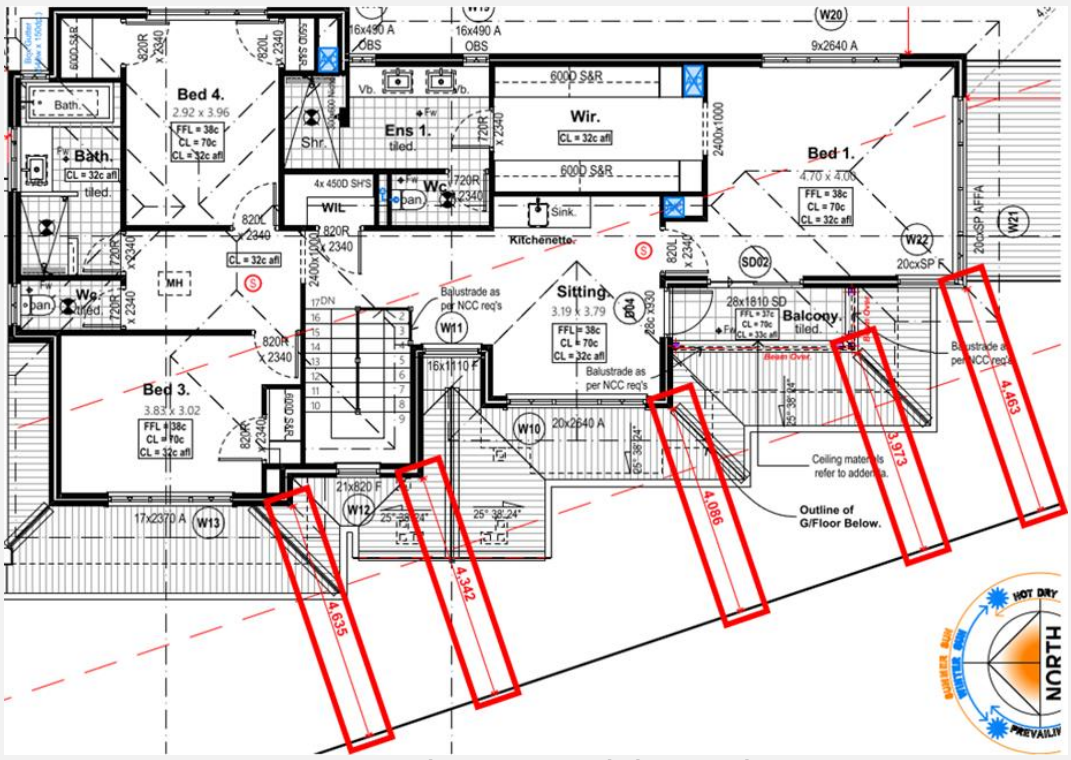

Figure 8 – Amended Proposal

5.1 NO. 46B (LOT: 1; PLAN: 417673) JOEL TERRACE, EAST PERTH - PROPOSED SINGLE HOUSE

Ward: South

Attachments:
1. Consultation and Location Plan
2. Development Plans
3. Summary of Submissions - Administration Response
4. Summary of Submissions - Applicant Response
5. Applicant Context and Character Study
6. Administration's Streetscape Review
7. Administration's Height Analysis
8. Administration's Overshadowing Analysis
9. Life Cycle Assessment
10. Advice Notes

RECOMMENDATION:

That Council, in accordance with the provisions of the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme, APPROVES the application for a Single House at No. 46B (Lot: 1; D/P: 417673) Joel Terrace, East Perth in accordance with the plans shown in Attachment 2, subject to the following conditions, with the associated determination advice notes in Attachment 10:

1. Development Plans

This approval is for a Single House as shown on the approved plans dated 29 September 2023. No other development forms part of this approval;

2. Boundary Walls

The surface finish of boundary wall facing No. 56 Joel Terrace, East Perth shall be of a good and clean condition, prior to the occupation or use of the development, and thereafter maintained, to the satisfaction of the City. The finish of boundary walls is to be face brick as shown on the approved plans, to the satisfaction of the City;

3. External Fixtures

All external fixtures, such as television antennas (of a non-standard type), radio and other antennae, satellite dishes, solar panels, external hot water heaters, air conditioners, and the like, shall not be visible from the street(s), are designed integrally with the building, and be located so as not to be visually obtrusive to the satisfaction of the City;

4. Colours and Materials

4.1 Prior to first occupation or use of the development, the colours, materials and finishes of the development shall be in accordance with the details and annotations as indicated on the approved plans which forms part of this approval, and thereafter maintained, to the satisfaction of the City; and

4.2 The meter box is to be painted the same colour as the wall it is attached so as to not be visually obtrusive, to the satisfaction of the City;

5. Landscaping

5.1 All landscaping works annotated on the approved plans shall be undertaken in accordance with the approved plans, prior to the occupancy or use of the development and maintained thereafter at the expense of the owners/occupiers, to the satisfaction of the City; and

5.2 No verge trees shall be removed without the prior written approval of the City. Verge trees shall be retained and protected from damage including unauthorised pruning to the

satisfaction of the City. Prior to any pruning of verge trees, an arborist report shall be prepared by the landowner and submitted to the City;

6. Visual Privacy

Prior to occupancy or use of the development, all privacy screening shown on the approved plans shall be installed and shall be visually impermeable and is to comply in all respects with the visual privacy standards of the Residential Design Codes, to the satisfaction of the City;

7. Car Parking and Access

The layout and dimensions of all driveways and parking areas shall be in accordance with Australian Standard AS2890.1; and

8. Stormwater

Stormwater from all roofed and paved areas shall be collected and contained on site. Stormwater must not affect or be allowed to flow onto or into any other property or road reserve.

NO QUESTIONS

5.8 OUTCOME OF PUBLIC NOTICE - PROPOSED MAJOR LAND TRANSACTION, LEEDERVILLE

Attachments:
1. **Business Plan - Leederville Car Parks Major Land Transaction**
2. **Proposed Concept and Vision - Appendix 1 of Business Plan - Leederville Car Parks Major Land Transaction**
3. **Head of Agreement Key Terms**
4. **Summary of Submissions - Administration's Comment**
5. **Proposed Additional Public Car Parks in Leederville**

RECOMMENDATION:

That Council:

1. **BY ABSOLUTE MAJORITY, having considered the submissions made, pursuant to Section 3.58 (3) of the *Local Government Act 1995*, PROCEEDS with the Major Land Transaction included in the Business Plan included in Attachments 1 and 2 in accordance with the Key Terms included in Attachment 3 and the Heads of Agreement with Hesperia Pty Ltd, pursuant to Section 3.59 (5) of the *Local Government Act 1995*, for the reason that it would improve the Leederville Town Centre, and AUTHORISES the Mayor and Chief Executive Officer to enter into, sign and seal the transaction documents;**

2. **AUTHORISES and DELEGATES to the Chief Executive Officer the performance of the City's rights, functions and obligations in any signed transaction documents in relation to the agreement that will need to be made between the City and Leederville Asset Pty Ltd as to the plans and specifications for the new multi storey car park to be constructed by Leederville Asset Pty Ltd or its builder on part of the Frame Court site;**

3. **DETERMINES that the City of Vincent Parking Local Law applies to the car park located on the northern and eastern side of No. 164 Oxford Street, Leederville (Oxford Street SIDE Car Park), between the hours of 4:00pm and 7:00am Monday to Friday and on Saturday, Sunday and Public Holidays, and is to be controlled and managed by the City of Vincent as a parking station, subject to the agreement in writing of the owners of that land and pursuant to Clause 1.5(3)(b) of that Local Law;**

4. **DETERMINES that the City of Vincent Parking Local Law applies to the car park located at No. 629 Newcastle Street, Leederville and No. 40 Frame Court, Leederville (Newcastle Street Car Park), and is to be controlled and managed by the City of Vincent as a parking station, subject to the agreement in writing of the owners of that land and pursuant to Clause 1.5(3)(b) of that Local Law;**

5. **AUTHORISES and DELEGATES to the Chief Executive Officer the authority to negotiate and approve agreements between the City of Vincent and the owners for the care, control and management of the Newcastle Street Car Park subject to the following:**

    5.1 The distribution of parking ticket revenue being split after expenses once the City of Vincent has fully recouped the cost of constructing the parking station on that owner's land, until which time all revenue to be retained exclusively by the City of Vincent;

    5.2 Revenue from infringements and any other penalties issued at the Newcastle Street Car Park to be retained exclusively by the City;

    5.3 Specified costs including the construction of the car park (demolition, removal of fences, grading, surfacing, drainage and installation of a crossover, landscaping, line marking, lighting, signage and ticket issuing machines) and replacement of boundary fencing and associated work for No. 40 Frame Court post use as a public car park, to be funded exclusively by the City of Vincent;

    5.4 Specified costs including the maintenance and repair of the car park and crossover surface, drainage, landscaping, line marking, lighting, signage and ticket issuing machines will be split between the City and owners; and

5.5 The owners reserving the right to allow all or part of their land to be used in extraordinary circumstances, subject to notice being provided to the City of Vincent; and

6. NOTES that adequate funding exists in the Cash-in-Lieu of Car Parking Reserve to fund the construction of the parking stations and that funding of this project would be considered by Council as part of the Mid Year and 2023/24 Budget.

ADDITIONAL INFORMATION:
Recommendation 3., which relates to the proposed Newcastle Street Car park, has been updated to include an additional qualifier requested by the Water Corporation as follows:

The use of any portion of 629 Newcastle St as a public carpark (and the associated terms) are subject to final approval from the Water Corporation Executive.

Recommendation 5.5, which relates to the owners rights to close the car park in extraordinary circumstances, has been updated in line with a request by the Water Corporation to refer instead to circumstances 'agreed' between the City of Vincent and Water Corporation.

5.2 NO. 12 (LOTS: 69 AND 80; PLAN: 4576) BROOKMAN STREET, PERTH - ALTERATIONS AND ADDITIONS TO SINGLE HOUSE SECTION 31 RECONSIDERATION

Ward: South

Attachments:
1. Consultation and Location Plan
2. Development Plans
3. Perspectives
4. Heritage Impact Statement
5. 16 May 2023 Council Minutes and Refused Plans
6. 8 September 2023 Superseded Development Plans
7. Summary of Submissions - Applicant Response
8. Summary of Submissions - Administration Response
9. Determination Advice Notes

RECOMMENDATION:

That Council, in accordance with Section 31 of the *State Administrative Tribunal Act 2004*, SETS ASIDE its decision dated 16 May 2023 and SUBSTITUTES its new decision to, in accordance with the provisions of the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme, APPROVE the application for Alterations and Additions to Single House at No. 12 (Lots: 69 and 80; P: 4576) Brookman Street, Perth in accordance with the plans shown in Attachment 2 with the associated determination advice notes in Attachment 9, subject to the following conditions:

1. Development Plans

This approval is for Alterations and Additions to Single House as shown on the approved plans dated 13 October 2023. No other development forms part of this approval;

2. External Fixtures

All external fixtures, such as television antennas (of a non-standard type), radio and other antennas, satellite dishes, solar panels, external hot water heaters, air conditioners, and the like, shall not be visible from the street(s), are designed integrally with the building, and be located so as not to be visually obtrusive, to the satisfaction of the City;

3. Boundary Walls

The surface finish of boundary walls facing an adjoining property shall be of a good and clean condition, prior to the occupation or use of the development, and thereafter maintained, to the satisfaction of the City. The finish of boundary walls is to be fully rendered, face brick or limestone, or material as otherwise approved, to the satisfaction of the City;

4. Colours and Materials

4.1 Prior to the lodgement of a building permit, a schedule providing detailed specifications of the colour and texture of the building materials, consistent with the annotations on the approved plans, must be submitted to, and approved by the City; and

4.2 The development shall be finished, and thereafter maintained, in accordance with the schedule identified in Condition 4.1, prior to occupation of the approved development;

5. Landscaping

5.1 A detailed landscape and reticulation plan for the development site, to the satisfaction of the City, shall be lodged with and approved by the City prior to commencement of the development and show the following:

- **Areas to be irrigated or reticulated;**
- **The location and type of proposed plants including the provision of a minimum of**

one tree on the subject site within the deep soil area; and

5.2 All works shown in the plans as identified in Condition 5.1 above shall be undertaken in accordance with the approved plans to the City's satisfaction, prior to occupancy or use of the approved development and maintained thereafter to the satisfaction of the City at the expense of the owners/occupiers;

6. Construction Management Plan

A Construction Management Plan shall be lodged with and approved by the City prior to the issue of a building permit. This plan is to detail how construction (including demolition and/or forward works) will be managed to minimise disruption in the area and shall include:

- **The delivery of and delivery times for materials and equipment to the site;**
- **Parking arrangements for contractors and sub-contractors;**
- **Dilapidation reports of the adjoining properties at Nos. 10 and 14 Brookman Street;**
- **Notification to affected landowners; and**
- **Construction times.**

The approved management plan shall be complied with for the duration of the construction of the development;

7. Vehicle Access and Manoeuvring

7.1 Prior to the lodgement of a Building Permit, amended plans shall be submitted to and approved by the City, showing the garage door to be 3 metres wide, to the satisfaction of the City;

7.2 The layout and dimensions of all parking area shall be in accordance with Australian Standard AS2890.1;

7.3 Car parking areas which form part of this approval shall be sealed, drained, paved and line marked in accordance with the approved plans prior to the first occupation of the development and maintained thereafter by the owner/occupier to the satisfaction of the City; and

7.4 Prior to the first occupation or use of the garage, the kerbing and access point to Wellman Street shall be modified to align with the approved garage door. The kerb, bitumen and paving shall be made good at the applicant/owner's expense, to the satisfaction of the City; and

8. Stormwater

Stormwater from all roofed and paved areas shall be collected and contained on site. Stormwater must not affect or be allowed to flow onto or into any other property or road reserve.

NO QUESTIONS

5.4 GREENTRACK INCENTIVES FOR ENVIRONMENTALLY SUSTAINABLE DESIGNED DEVELOPMENTS

Attachments:
1. **Amended Fees and Charges 2023/2024 (pages 15-16)**
2. **RapidLCA City of Vincent Case Study**

RECOMMENDATION:

That Council:

1. **APPROVES BY ABSOLUTE MAJORITY, in accordance with Section 6.16 of the *Local Government Act 1995,* to adopt the following amendment to the Schedule of Fees and Charges 2022/2023 and as shown in red text in Attachment 1:**

    1.1 To reduce development application fees for Single House and Grouped Dwelling proposals, including alterations and additions, that submit a Lifecycle Assessment Report in accordance with Local Housing Objectives of Policy No. 7.1.1 – Built Form. The development application fee shall be reduced by the cost incurred by the proponent to obtain the Life Cycle Assessment Report, capped at a maximum reduction of $200.00 per development application;

2. **SUPPORTS Administration to implement a trial pre-lodgement consultation service until the end of the 2023/24 financial year for homeowners, developers and designers to receive advice from a member of the City's Design Review Panel on how they can improve energy efficiency in their design; and**

3. **SUPPORTS Administration to implement a Priority Assessment Process where Single House and Grouped Dwelling proposals submit an eligible Lifecycle Assessment Report in accordance with Local Housing Objectives of Policy No. 7.1.1 – Built Form.**

CR WOOLF:
Would like to better understand the length of the queue that would be skipped in the priority assessment stream. Can you please provide some indicative timeframes that an applicant would experience with and without a Lifecycle Assessment?

COORDINATOR PLANNING SERVICES:
When development applications are lodged with the City, Administration triage proposals and may prioritise their assessment dependant on a range of considerations including complexity and proposal type.

The timeframe of when the initial assessments are undertaken range dependant on these factors, anywhere from 7 days for proposals of low complexity to 21 days for applications of greater complexity.

Single House and Grouped Dwellings development applications are often considered to be of greater complexity and the initial assessments are undertaken on-average at 21 days or greater, also dependant on Officer workload at any given time.

The GreenTrack process would prioritise the assessment of Single House and Grouped Dwelling development applications submitted with a LCA report at the time of lodgement. Administration have set an indicative timeframe of first assessment to be undertaken within 7 calendar days from lodgement and any assessment of amended plans and/or additional information to also be undertaken within 7 days of submission. This would effectively reduce the timeframe of first assessment by 2 weeks on-average.

By prioritising the initial assessment and re-assessment of these applications, Administration would seek to reduce the overall processing times which would be tracked over time to monitor the success of the priority assessment stream.

The current average processing time for development applications this financial year is 71 days. Based on these current average processing timeframes, if say a 50 percent uptake occurs, the GreenTrack priority assessment would reduce the total processing timeframes for applicable applications by approximately two weeks, reducing their total average processing time down to 57 days.

Administration notes that this re-prioritisation would increase the processing days of remaining Single House and Grouped Dwelling applications that do not submit a Life Cycle Assessment with their proposal to 85 days, which is still within statutory timeframe of 90 days set out in the Planning and Development (Local Planning schemes) Regulations 2015.

5.5 OUTCOME OF ADVERTISING OF AMENDMENTS TO LOCAL PLANNING POLICY NO. 7.5.22 - CONSULTING ROOMS

Attachments: **1. Draft Amended Local Planning Policy: Consulting Rooms and Medical Centres**

RECOMMENDATION:

That Council PROCEEDS with the amendments to Local Planning Policy 7.5.22 – Consulting Rooms, included as Attachment 1, in accordance with Schedule 2, Part 2, Clause 5(1) of the *Planning and Development (Local Planning Schemes) Regulations 2015.*

NO QUESTIONS

5.6 PUBLIC HEALTH PLAN (2020 - 2025) - ANNUAL REVIEW 3

Attachments: 1. Annual Review - Public Health Plan - 2020-2025 - Review 3

RECOMMENDATION:

That Council NOTES the third annual review and progress towards the deliverables within the Public Health Plan 2020 – 2025, at Attachment 1.

At 7.02pm Coordinator Planning Services and Manager Development & Design left the meeting and did not return.

CR WORNER:
Note that the update states all actions are on track, except for one item, what is the ETA of this action?

EXECUTIVE DIRECTOR STRATEGY & DEVELOPMENT:
*Deliverable 4.3 of the Public Health Plan is to '**Review proposals to introduce new smoke-free environments on City owned land'** and is scheduled for commencement this financial year.*
This project is proposed to commence at the end of this financial year, in mid 2024. Administration will assess new public places/spaces that could become smoke-free within the City. Thereafter, a report will be presented to Council to propose new designated smoke-free areas in accordance with the Local Government Property Local Law, if suitable locations are identified.

6 INFRASTRUCTURE & ENVIRONMENT

6.1 ADVERTISING OF AMENDED POLICY - STREET TREES

Attachments: **1. Proposed Amended Street Tree Policy**
2. Policy No. 2.1.2 - Street Trees

RECOMMENDATION

That Council APPROVES the proposed amendments to the Street Tree Policy, at Attachment 1, for the purpose of community consultation.

CR HALLETT:
Objective, care control and management of trees in thoroughfares – can this objective include the increasing the quantities of trees in thoroughfares?

MANAGER PARKS:
The below amendment has been made to the draft policy objective:

To provide guidance for the planting and management of street trees to maximise canopy coverage within throughfares.

CR WALLACE:
Street tree planting within the road itself. Could the policy be updated to offer guidance on where in-road planting could be included, where verge planting is not possible?

MANAGER PARKS:
Clause 1 of the draft policy states (in summary) that tree planting locations are determined by the City with the intent of providing continuity of canopy. Therefore this would include tree planting within the verge, median or road subject to investigations and consultation.

CR WALLACE:

Item 5 – street tree protection – can we refer to the Australian Standard on this item? Storage of material and debris within the street tree canopy?

MANAGER PARKS:
The Australian Standards for Protection of Trees within Development Sites (AS 4870-2009) predominantly refers to the tree protection zone (TPZ) which is calculated from tree measurements (12 times the trunk diameter at breast height). The TPZ generally correlates to the canopy drip line of the tree.

Given the space constraints within some areas of the City, Administration did not believe it would be feasible to expect exclusion of the TPZ for all developments. It was therefore included in the draft Policy for provision of a protection zone two meters from the base of the tree.

Clause 5(ii) point two has been amended to include that the no building materials are to be stored within the fenced off protection area. Point four which states that building material must not be stored under the canopy has been removed to provide consistency within the policy.

Administration will be providing additional guidance on tree protection for developments within the supporting policy procedures and guidelines.

At 7.19pm Manager Parks left the meeting and did not return.

6.2 RFT IE233/2022 LITIS STADIUM CHANGEROOM REDEVELOPMENT

Attachments:
1. **Evaluation Worksheet RFT IE233-2022 - Confidential**
2. **Project on a Page (POAP) - Litis Stadium Changeroom Development**
3. **Britannia North West Reserve Development Plan - Council Endorsed**
4. **Litis Changeroom Concept & Floor Plan**

RECOMMENDATION:

That Council:

1. **NOTES the outcome of the evaluation process for Tender IE233/2022 Litis Stadium Changeroom Redevelopment; and**

2. **ACCEPTS the tender submission of Schlager Group Pty Ltd for Tender IE233/2022 Litis Stadium Changeroom Redvelopment.**

3. **APPROVE the capital project budget of $1,724,799, as outlined in the 2023/2024 First Quarter Budget Review (November 2023- OCM report) for the Litis Stadium Redevelopment and Floreat Athena Football Clubroom refurbishments;**

4. **ALLOCATE a capital project budget of $1,600,000 in the 2024/2025 annual budget for the delivery of this project and update the 4 year capital works program accordingly.**

CONFIDENTIAL response provided separately

6.3 RFT IE254/2023 INDOOR POOL CHANGE ROOM RENEWALS AT BEATTY PARK LEISURE CENTRE

Attachments:
1. **Evaluation Summary - Confidential**
2. **Project on a Page - Beatty Park Changeroom Upgrade**

RECOMMENDATION:

That Council:

1. **NOTES the outcome of the evaluation process for Tender IE254/2023 Indoor Pool Change Room Renewals at Beatty Park Leisure Centre; and**

2. **ACCEPTS the tender submission of LKS Constructions (WA) Pty Ltd for Tender IE254/2023 Indoor Pool Change Room Renewals at Beatty Park Leisure Centre.**

3. **ALLOCATES an additional $650,000 to be sourced from the 2024/25 Annual Budget to fund the Indoor Changeroom renewal project over two financial years.**

CR HALLETT:
In relation to the reallocation of the funds from 24/25 budget, why was that? Was the estimate significantly less than what was proposed in the submissions?

MANAGER CITY BUILDINGS & ASSET MANAGEMENT:
No the estimate was not less, this project was planned to be delivered over two financial years and therefore the budget was funded over two financial years. A modification has been made to clause 3 of the recommendation, to clarify that $550,000 allocated in the 2024/2025 (4 year capital budget) has been recommended to increase to $650,000 to allow for project contingency bringing the total project budget to $1,300,000 (funded over two years 2023/24 & 2024/25).

7 COMMUNITY & BUSINESS SERVICES

7.1 FINANCIAL STATEMENTS AS AT 30 SEPTEMBER 2023

Attachments: **1. Financial Statements as at 30 September 2023**

RECOMMENDATION:

That Council RECEIVES the Financial Statements for the month ended 30 September 2023 as shown in Attachment 1.

CR HALLETT:
Can you clarify cancelled projects of Solar installation in Belgravia and Replace electrical distribution boards in the capital works schedule report as at 30 September 2023.

ACTING CHIEF FINANCIAL OFFICER:
Belgravia Solar Installation project:
The roof structure will need improvements in order to support the solar panels and structures. The project was to be funded by contribution from Belgravia. They have identified other projects they would like to priorities and pursue. In addition, given the current lease terms are for four years, Belgravia does not see any benefit or payback in the short term.

Replacement of Electrical distribution boards:
The electrical distribution board replacement–(part of the asbestos management program) has been completed. The funds have been reallocated to the Miscellaneous asset renewal budget which is used for reactive maintenance and these types of unplanned capital replacements should the need arise.

7.2 AUTHORISATION OF EXPENDITURE FOR THE PERIOD 01 SEPTEMBER 2023 TO 30 SEPTEMBER 2023

Attachments:
1. **Sept 2023 Payment by EFT and Payroll**
2. **Sept 2023 Payments by Direct Debit**
3. **Sept 2023 Payments by Cheques**

RECOMMENDATION:

That Council RECEIVES the list of accounts paid under delegated authority for the period 1 September 2023 to 30 September 2023 as detailed in Attachments 1, 2 and 3 as summarised below:

EFT payments, including payroll	$7,591,415.94
Cheques	$240.30
Direct debits, including credit cards	$160,440.49
Total payments for September 2023	**$7,752,096.73**

NO QUESTIONS:

7.3 INVESTMENT REPORT AS AT 30 SEPTEMBER 2023

Attachments: 1. Investment Statistics as at 30 September 2023

RECOMMENDATION:

That Council NOTES the Investment Statistics for the month ended 30 September 2023 as detailed in Attachment 1.

NO QUESTIONS:

7.4 FIRST QUARTER BUDGET REVIEW 2023-2024

Attachments:
1. **Statement of Comprehensive Income 2023/24**
2. **Rate Setting Statement 2023/24**
3. **Reserves 2023/24**
4. **Capital Works Budget 2023/24**

RECOMMENDATION:

That Council BY ABSOLUTE MAJORITY APPROVES the following amendments to the 2023/2024 Annual Budget:

1. **A net decrease in the Operating result of $1,819,530 as per Attachment 1;**

2. **An increase to Cash Backed Reserves of $586,684 as per Attachments 2 and 3;**

3. **A net increase in the Capital Expenditure Budget of $681,538 as per Attachment 4; and**

4. **A net increase in the closing surplus of $1,908,932 resulting in a forecast year end surplus at 30 June 2024 of $1,954,040 as per Attachment 2.**

CR CASTLE (SUBMITTED IN WRITING):

Were the legal fees for the Heads of Agreement etc unbudgeted or in excess of estimates? Why the increase?

EXECUTIVE DIRECTOR STRATEGY AND DEVELOPMENT:
Last year's budget for the Leederville Car Park Redevelopment project was $170,000 but only $90,000 of that was spent by 30 June 2023, as much of the work occurred in July as the Heads of Agreement negotiations were finalised. As a result an additional $60,000 is being requested as part of this first quarter budget review. The remaining $190,000 is being requested on the basis that Council decide to proceed with the Major Land Transaction, in order to develop and finalise the transaction documents.

CR CASTLE (SUBMITTED IN WRITING):
Can you provide detail of the extra legal fees for various land matters?

EXECUTIVE DIRECTOR STRATEGY AND DEVELOPMENT:
The $130,000 is being requested on the basis that should Council decide to proceed with the concrete batching plant relocation plan for Hanson Australia Pty Ltd, with the $100,000 estimated for development of the Heads of Agreement and Business Plan. An additional $30,000 has been requested in order to finalise the Business Plan, though no estimate for this work has been provided and it would be dependent on the submissions received and legal issues that required consideration at that time.

8 CHIEF EXECUTIVE OFFICER

8.1 COUNCIL BRIEFING AND ORDINARY MEETING OF COUNCIL DATES FOR 2024

Attachments: **1. Council Briefing and Ordinary Meeting of Council Dates 2024**

RECOMMENDATION:

That Council:

1. ADOPTS the 2024 monthly cycle of Council Briefings and Ordinary Meetings of Council, each commencing at 6:30pm and held at the City of Vincent Council Chambers, 244 Vincent Street, Leederville, as listed below and shown in the calendar at Attachment 1; and

Council Briefing	Ordinary Meeting of Council
6 February	13 February
12 March	19 March
16 April	23 April
14 May	21 May
11 June	18 June
16 July	23 July
13 August	20 August
10 September	17 September
15 October	22 October
12 November	19 November
3 December	10 December

2. PROVIDES local public notice of the Council Briefing and Ordinary Meeting of Council dates, time and place, as listed in Recommendation 1. above.

NO QUESTIONS:

8.2 APPOINTMENT OF COUNCIL MEMBER AND COMMUNITY REPRESENTATIVES TO THE CITY OF VINCENT AUDIT COMMITTEE

Attachments:
1. **Resume - Applicant 1 - Confidential**
2. **Resume - Applicant 2 - Confidential**
3. **Resume - Applicant 3 - Confidential**

RECOMMENDATION:

That Council:

1. **In accordance with section 7.1A of the *Local Government Act 1995,* APPROVES BY ABSOLUTE MAJORITY the appointment of the following Council Members to the City's Audit Committee for the term 22 November 2023 to the date of the next ordinary local government election, 16 October 2025:**

   Cr _____;

   Cr _____;

   Cr _____;

   Cr _____;

2. **In accordance with section 7.1A of the *Local Government Act 1995,* APPROVES BY ABSOLUTE MAJORITY the appointment of the following three external independent members details contained in Confidential Attachments 1, 2 and 3 to the City's Audit Committee for the term 22 November 2023 to the date of the next ordinary local government election, 16 October 2025:**

   - **Applicant 1;**
   - **Applicant 2;**
   - **Applicant 3;**

NO QUESTIONS:

8.3 APPOINTMENT OF COUNCIL MEMBERS TO CHIEF EXECUTIVE OFFICER PERFORMANCE REVIEW PANEL

Attachments: **Nil**

RECOMMENDATION:

That Council:

1. **APPOINTS the following Council Members to the Chief Executive Officer (CEO) Performance Review Panel for the term 21 October 2023 to the next ordinary local government election, 18 October 2025:**

    1. **Mayor Xamon Chairperson**
    2. **Cr**
    3. **Cr**
    4. **Cr**

2. **NOTES appointed Council Members are required to undertake relevant CEO performance review training course provided by the Western Australian Local Government Association (WALGA), or similar industry recognised training provider, within six months of appointment to the panel.**

NO QUESTIONS

8.4 APPOINTMENT OF COUNCIL MEMBERS AND COMMUNITY REPRESENTATIVES TO ARTS ADVISORY GROUP

Attachments:
1. **DRAFT Arts Advisory Group - Terms of Reference**
2. **Arts Advisory Group nominations - November 2023 - Confidential**

RECOMMENDATION:

That Council:

1. **APPROVES the Terms of Reference for the Arts Advisory Group, as at Attachment 1;**

2. **APPOINTS the following Council Members as Council's representatives on the Arts Advisory Group for a term expiring on 18 October 2025.**

   Members:

   1. **Cr _____;**
   2. **Cr _____;**

   and the Chair of the Advisory Group will be Cr _____;

3. **APPOINTS to following community members to the Arts Advisory Group, as detailed in Confidential Attachment 2;**

   1. **Applicant 1;**
   2. **Applicant 2;**
   3. **Applicant 3;**
   4. **Applicant 4;**
   5. **Applicant 5;**
   6. **Applicant 6;**
   7. **Applicant 7;**

NO QUESTIONS

8.5 APPOINTMENT OF COUNCIL MEMBERS TO THE METRO INNER NORTH JOINT DEVELOPMENT ASSESSMENT PANEL

Attachments:
1. **Department of Planning, Lands and Heritage Letter - Local Government Nominations**
2. **Local Government Development Assessment Panel Members - Nomination Form**

RECOMMENDATION:

That Council APPOINTS the following Council Members to represent the City of Vincent on the Inner City North Joint Development Assessment Panel (JDAP) for the period 26 January 2024 to 26 January 2026:

Member:	Alternate Members:
1. Cr	1. Cr
2. Cr	2. Cr

NO QUESTIONS

8.6 APPOINTMENT OF ELECTED MEMBER TO THE METROPOLITAN REGIONAL ROAD SUB-GROUP (CENTRAL)

Attachments:
1. **Metropolitan Regional Road Group WALGA reference information for Elected Members on a Regional Road Group.**
2. **Metropolitan Regional Road Group Policies and Practices.**

RECOMMENDATION:

That Council APPOINTS _____ as the City of Vincent Elected Member representative on the Metropolitan Regional Road Group, Sub-Group (Central) for a term expiring on 18 October 2025.

Sarah left at 7.19pm

NO QUESTIONS

8.7 POLICY DOCUMENT REGISTER AND REVIEW PLAN - PROGRESS UPDATE AND IMPLEMENTATION REVIEW 2023

Attachments:
1. **Policy Document Register and Review Plan (clean)**
2. **Policy Document Register and Review Plan (marked up)**
3. **Policy Review Schedule 2024**
4. **Policy Review Statistics**
5. **Policy Review Summary**

RECOMMENDATION:

That Council:

1. APPROVES the:

1.1 updated Policy Document Register and Review Plan, at Attachment 1; and

1.2 Policy Review Schedule for the remainder of 2024 at Attachment 3; and

2. NOTES the:

2.1 Policy Review Statistics at Attachment 4; and

2.2 Policy Review Summary at Attachment 5

At 7.20pm Senior Financial and Projects Analyst left the meeting and did not return.

NO QUESTIONS

8.8 REPORT AND MINUTES OF THE AUDIT COMMITTEE MEETING HELD ON 18 OCTOBER 2023

Attachments:
1. **Minutes of the Audit Committee Meeting 18 October 2023**
2. **Attachments to Audit Committee -18 October 2023 - Confidential**

RECOMMENDATION:

That Council:

1. **RECEIVES the minutes of the Audit Committee Meeting of 18 October 2023, as at Attachment 1 and Confidential Attachments as at Attachment 2; and**

2. **APPROVES the recommendations from the Audit Committee as follows:**

   2.1 RECEIVES the HR Policies and Procedures Audit Report and Use of Assets & Resources Report at Attachment 1;

   2.2 ENDORSES the management comments provided by Administration which are included in the Audit Reports at Attachment 2;

3. **NOTES :**

   3.1 the findings and any actions arising from the internal audits will be included in the City's audit log until such time as they are completed; and

   3.2 any new or emerging corporate risks, identified as a result of the internal audit findings, will be documented, assessed and managed through the City's Risk Management Framework

NO QUESTIONS

8.9 INFORMATION BULLETIN

Attachments:

1. **Minutes of the Catalina Regional Council meeting held on 19 October 2023**
2. **Statistics for Development Services Applications as at the end of October 2023**
3. **Unrecoverable Parking Infringements Write-Off**
4. **Register of Legal Action and Prosecutions Monthly - Confidential**
5. **Register of State Administrative Tribunal (SAT) Appeals - Progress Report as at 6 November 2023**
6. **Register of Applications Referred to the Metro Inner-North Joint Development Assessment Panel - Current**
7. **Register of Applications Referred to the Design Review Panel - Current**
8. **Register of Petitions - Progress Report - October 2023**
9. **Register of Notices of Motion - Progress Report - October 2023**
10. **Register of Reports to be Actioned - Progress Report - October 2023**
11. **Council Workshop Items since 7 September 2023**
12. **Council Meeting Statistics**
13. **Council Briefing Notes - 10 October 2023**

RECOMMENDATION:

That Council RECEIVES the Information Bulletin dated November 2023.

CR HALLETT:
Register of SAT appeals I note that there was a hearing on Friday for a new mediation date on item number 3 Nos. 41-43 & 45 Angove Street, North Perth, do you have any update on the outcome? What is the status of new application?

EXECUTIVE DIRECTOR STRATEGY & DEVELOPMENT:
The SAT Appeals register has been updated to confirm that the directions hearing scheduled for 10 November 2023 was vacated and has been rescheduled for 2 February 2024.

The new application is under assessment and is currently awaiting further information from the applicant.

At 7.23pm Manager Engineering left the meeting and did not return.

At 7.23pm Financial Controller left the meeting and did not return.

At 7.23pm Manager City Buildings & Asset Management left the meeting and did not return.

9 MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

Nil

10 REPRESENTATION ON COMMITTEES AND PUBLIC BODIES

Nil

11 CONFIDENTIAL ITEMS/MATTERS FOR WHICH THE MEETING MAY BE CLOSED

11.1 UNDERTAKINGS RELATING TO THE PARKING LOCAL LAW 2023

RECOMMENDATION:

That Council:

1. **RESPONDS to the Joint Standing Committee on Delegated Legislation indicating its agreement to the following undertakings in respect to the City of Vincent Parking Local Law 2023:**

   1.1 **Provide feedback to the Committee by 27 November 2023, about how Australian Standard 1742.11-1999 and a symbol specified from time to time by Standards Australia for use in the regulation of parking can be accessed by the public free of charge*;***

   1.2 **Within 6 months, amend clause 2.16 and correct typographical errors in clauses 1.6 and 2.6(1);**

   1.3 **Ensure the local law will not be enforced in a manner contrary to Recommendation 1.2;**

   1.4 **Ensure all consequential amendments arising from Recommendation 1.2 will be made; and**

   1.5 **Where the local law is made publicly available by the City, whether in hard copy or electronic form, ensure that it is accompanied by a copy of the undertakings.**

2. **AUTHORISES the Chief Executive Officer to provide local public notice in accordance with section 3.12(3) of the *Local Government Act 1995,* for a period of at least 6 weeks, that:**

   2.1 **It is proposed to make the City of Vincent *Parking Amendment Local Law 2024* at Attachment 2*;***

   2.2 **the purpose of this amendment local law is to amend certain provisions of the City of Vincent *Parking Local Law 2023*;**

   2.3 **the effect of this amendment local law is to provide further clarity of the requirements that any person parking a vehicle within the City of Vincent is to comply with these provisions;**

   2.4 **copies of the proposed amendment local law are available for inspection at the City's office, Library and Local History Centre and on its website.**

3. **NOTES that in accordance with Section 3.12(3)(b) of the *Local Government Act 1995* a copy of the proposed amendment local law and pubic notice will be provided to the Minister for Local Government;**

4. **NOTES that any submissions received as a result of the public notice provided as set out in recommendation 2 above will be presented to Council for consideration; and**

5. **APPROVES the amended days and times of operation of the Parking Facilities under the care, control and management of the City, as shown in Attachment 3.**

NO QUESTIONS:

12 CLOSURE

There being no further business, the meeting closed at 7.24pm.

9 MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

Nil

10 REPRESENTATION ON COMMITTEES AND PUBLIC BODIES

11 CONFIDENTIAL ITEMS/MATTERS FOR WHICH THE MEETING MAY BE CLOSED (“BEHIND CLOSED DOORS")

12 CLOSURE