CITY OF VINCENT

AGENDA

Ordinary Council Meeting

17 September 2024

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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Public Questions will be strictly limited to three (3) minutes per person.

The following conditions apply to public questions and statements:

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.
2. Members of the public present at Council Meetings, Special Council Meeting or Committee Meeting have an opportunity to ask questions or make statements during public question time in accordance with section 2.19(4) of the City's Meeting Procedures Local Law.
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.
- All livestreams can be accessed at https://www.vincent.wa.gov.au/council-meetings/livestream
- 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

ACCOUNTABLE TO

Community and Stakeholders
Ratepayers
Residents
Community groups/ sporting clubs
Businesses
Town Teams
Visitors
State and Federal Government
Neighbouring local governments
Government Departments

INFORMS

CITY OF VINCENT COUNCIL

COMPRISES

MAYOR AND COUNCILLORS

CHIEF EXECUTIVE OFFICER

PRESCRIBES ROLE AND POWERS

ADMINISTRATION

Culture and Vision
(Principle 1)
Culture informs the management structure and ethical standards, the vision reflects the City's strategic priorities

PRESCRIBES IPFR – CBP, SCP, BUDGET

Legislative Framework
The *Local Government Act 1995* (WA) sets out the key roles and responsibilities of a local government (Council and CEO). Local governments must operate in accordance with the LGA and associated Regulations. The LGA is the source of local government power and allows local governments to make local laws and policies and provides guidance on good governance

Roles and Responsibilities
(Principle 2)
Role and relationships between the Council, Mayor, Councillors, CEO and Administration

Strategic Community Plan
Corporate Business Plan
Long Term Financial Plan
Annual Budgets

INFORMS/GUIDES

Accountability
(Principle 5)
Functions and systems that control risks and facilitate consistent, transparent and accountable decision making

Decision Making and Management
(Principle 3)
Processes that ensure open and accountable decisions by Council and the CEO

Commitment to Sustainability
(Principle 4)
Sound financial, resource and environmental management

AUDIT COMMITTEE



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 (A) PUBLIC QUESTION TIME AND RECEIVING OF PUBLIC STATEMENTS

(B) RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

Dudley Maier of Highgate

1. In April 2024 the City's web site indicated that the conversion to underground power in Area 3 (Perth Highgate – Western Power Project 348) would commence in 'late 2025'. The city's web site currently shows the commencement date for this area as 'late 2026'.

    1.1. Why has the commencement date slipped again?

    To minimise disruption to residents and to manage cash flow requirements, the City has asked Western Power to avoid having more than two project areas in construction at one time. For this reason, the third project area is planned to start construction after the first project area is completed. The first project area experienced delays in the planning and procurement phase. This carries through to the planned start date of the third project area.

    1.2. Was the change of commencement date initiated by the city or by Western Power?

    Please see above.

    1.3. How many FTEs are employed on the Underground Power program? What percentage of their time is spent in that program?

    There are 1.4 FTE employed directly on the Underground Power program. Several other staff who work on the project absorb this as part of their existing roles at no additional cost to the City.

    1.4. Can you confirm that the Business Case for underground power presented to Council on 13 December 2022 indicated that construction would commence in October 2023, April 2024 and January 2025 for areas 1, 2 and 3 respectively?

    Yes, those are the construction start dates listed in the Preliminary Business Case presented to Council on 13 December 2022. The forecast construction start date for each project area is indicative only and remains subject to change until a Co-Funding Agreement for that project area is executed between the City and Western Power.

2. At the beginning of August I was informed by a member of the administration that the City has over 200m3 of stormwater storage and infiltration installed at the City's Administrations Centre, and that the installation was done 7 years ago (circ 2017). I was also informed that the city has over 400m3 of stormwater storage and infiltration capacity installed (i.e. about half of all storage is located at the Administration Centre).

    When the Loftus Centre was redeveloped in 2007-2008 stormwater storage and infiltration system(s) were installed as part of the redevelopment.

2.1. How much extra capacity was created about 7 years ago, and how much previously existed (from the redevelopment)?

The 2020/2021 works were to replace and enhance capacity and performance of the pre-existing system, with the following specifications installed -

TOTAL NUMBER OF CHAMBERS	126	CHAMBERS
OVERALL TANK HEIGHT	0.68	m
OVERALL TANK LENGTH	41.88	m
OVERALL TANK WIDTH	4.38	m
TANK INFILTRATION AREA	183	m2
TOTAL STORAGE VOLUME IN CHAMBERS	65	m3
TOTAL STORAGE VOLUME IN ROCK	46	m3
TANK STORAGE VOLUME	111	m3
EXCAVATION VOLUME	180	m3
DRAINAGE ROCK VOLUME	115	m3

It is understood that there was an increase in capacity, but this is unable to be quantified across the chamber, rock and drainage volumes.

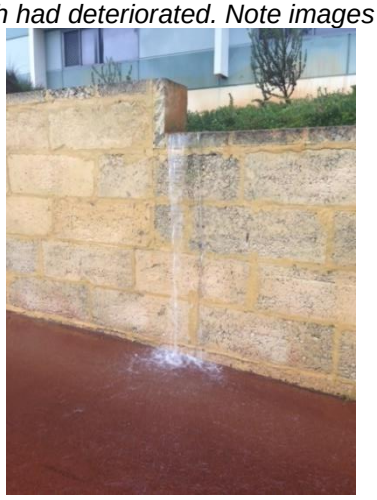
2.2. What was the cost of the extra storage added about 7 years ago?

The 2020/2021 upgrade work cost $118,500.

2.3. What precipitated the decision to add extra storage at the Administration Centre – what areas had become vulnerable to potential flooding?

The extra storage was added to mitigate significant water shedding from the Loftus Centre roof (approx. 1.4 hectares) that was unable to be contained within pre-existing retention system, the performance of which had deteriorated. Note images of flooding below.





2.4. Why was this prioritised over other areas of the city that had experienced localised flooding?

The flooding originating from the Loftus Centre was impacting access and use of the pathway and if not addressed, had the potential to erode and damage limestone walling and tiered seating. It was also impacting the Leederville Oval playing surface and mitigation was required to address stakeholder concerns.

3. In answer to a question I asked at the last meeting, the administration have said that an adjustment of the budget for the Business Enhancement Grants from $32,500 to approximately $114,000 was reflected in the mid-year budget review (19 March 2024).

3.1. Was this change to the budget explicitly identified for council or was it buried in the line item relating to Policy and Place Services?

No, these costs were included in the Policy & Place services budget.

3.2. Were council members explicitly informed that the budget for Business Improvement Grants was to be increased – if so, when?

No.

3.3. Did the administration approve the grants totalling approximately $114,000 prior to getting Council approval to significantly increase the budget for the grants?

The increased spend was funded by other savings identified in the budget and did not require additional budget to be approved by Council.

Lesley Florey of Mt Hawthorn

1. Will Council raise and list this important matter for audit with the Audit Committee?

This would be at the discretion of Council Members whether to consider inclusion of this matter in the internal audit program.

2. From 10 April 2024 to date, how many pipes have been UV lined?

Response included in the minutes in response to questions from July:

From 1 April to 30 June 2024, how many properties with stormwater pipes have been relined and at what cost?

One. The cost has previously been detailed.

3. A formal complaint has been raised against a City decision maker. Please confirm if I will be advised of the outcome of the complaint, and which regulatory body oversees the complaint process within the City of Vincent, particularly when it involves a decision maker?

Administration will be in contact directly about this matter.

4 APPLICATIONS FOR LEAVE OF ABSENCE

5 THE RECEIVING OF PETITIONS, DEPUTATIONS AND PRESENTATIONS

6 CONFIRMATION OF MINUTES

Ordinary Meeting - 20 August 2024

7 ANNOUNCEMENTS BY THE PRESIDING MEMBER (WITHOUT DISCUSSION)

8 DECLARATIONS OF INTEREST

8.1 Cr Suzanne Worner declared an impartiality interest in Item 9.2 No. 9 (Lot: 22, D/P: 6645) Baker Avenue, Perth - Change of Use from Single House to Single House and Unlisted Use (Music Studio) (Amendment to Approved). The extent of her interest is that she is acquainted with the applicant and has helped him arrange events in the space, and has attended events in the space.

8.2 Mayor Alison Xamon declared an impartiality interest in Item 10.3 RFT IE346/2024 Sullivan Logistics Stadium Sports Floodlighting Upgrade. The extent of her interest is that she is a member of the East Perth Football Club.

8.3 Mayor Alison Xamon declared an impartiality interest in Item 10.4 RFT IE345/2024 Sullivan Logistics Stadium Playing Surface Redevelopment. The extent of her interest is that she is a member of the East Perth Football Club.

8.4 Cr Ashley Wallace declared a financial interest in Item 9.4 Outcome of Advertising and Adoption of Local Planning Policy: Development Guidelines for Heritage Places. The extent of his interest is that his home is on the municipal heritage inventory. He is not seeking approval to participate in the debate or to remain in Chambers or to vote on the matter.

8.5 Cr Ron Alexander declared a financial interest in Item 9.4 Outcome of Advertising and Adoption of Local Planning Policy: Development Guidelines for Heritage Places. The extent of his interest is that his home is on the municipal heritage inventory. He is not seeking approval to participate in the debate or to remain in Chambers or to vote on the matter.

9 STRATEGY & DEVELOPMENT

9.1 NOS. 367 AND 369 (LOT: 273 & 274; D/P: 1237) FITZGERALD STREET, NORTH PERTH - PROPOSED VIEWING PLATFORM (UNLISTED USE) (UNAUTHORISED EXISTING DEVELOPMENT)

Ward: South

Attachments:

1. Consultation and Location Plan ⇩
2. Development Plans ⇩
3. Site Photos ⇩
4. Assessment of Clause 67 – Matters to be Considered by Local Government ⇩
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 Viewing Platform (Unlisted Use) (Unauthorised Existing Development) at Nos. 367 and 369 (Lot: 273 & 274; D/P: 1237) 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 temporary Viewing Platform (Unlisted Use) including associated fencing (Unauthorised Existing Development) as shown on the approved plans dated 10 June 2024 and 19 August 2024. No other development forms part of this approval;

2. Time Limited Approval

This development approval is valid for a maximum period of 9 months from the date of this approval, until 17 June 2025. The Viewing Platform and associated fencing shall be disassembled and removed entirely from the subject site by 1 July 2025, being 14 days after the approval ceases, by the applicant/landowner and to the satisfaction of the City;

3. Use of Viewing Platform

3.1 The Viewing Platform shall be limited to the following hours of operation, by appointment only:

- **Monday to Friday: 10:00am to 6:00pm; and**
- **Saturday and Sunday: 10:00am to 5:00pm;**

3.2 No more than three people are permitted on the Viewing Platform at any one time, to the satisfaction of the City;

3.3 The base of the Viewing Platform shall be enclosed by the approved fencing during its entire operation and securely locked outside of viewing times, to the satisfaction of the City; and

3.4 Attendees shall be accompanied by a staff member associated with the Viewing Platform at all times, to the satisfaction of the City; and

4. Car Parking

Prior to use of the Viewing Platform, three (3) car parking bays and related access ways as shown on the approved plans shall be available for the Viewing Platform use. These bays shall be line marked, sign-posted and maintained in accordance with Australian Standard AS2890.1, to the satisfaction of the City.

EXECUTIVE SUMMARY:

The purpose of this report is to consider an application for development approval for a temporary Viewing Platform at No. 367-369 Fitzgerald Street, North Perth (the subject site). A location plan of the subject site is included as **Attachment 1**.

The proposal includes the Viewing Platform that is located to the south-east corner of the site and associated fencing around the perimeter of the Viewing Platform.

The Viewing Platform is a steel structure with a maximum height of 20.2 metres above natural ground level, which is approximately equivalent to a six-storey building height.

Metal sheet perimeter fencing surrounds each side of the temporary Viewing Platform to secure the site. The height of the fencing along the north and east is to a maximum height of 2.6 metres. The height of fencing to the western and southern boundaries is to a maximum of 2.1 metres. A lockable pedestrian gate is provided to the northern elevation.

Real estate signage has been affixed to the northern, eastern and southern elevations of the fence which is exempt from development approval in accordance with the City's Signs and Advertising Policy.

The Viewing Platform is proposed as part of the sales and marketing strategy to aid in the sale of apartments associated with the mixed-use development approved at the subject site by the Joint Development Assessment Panel (JDAP) in November 2023. The Viewing Platform would allow prospective buyers to understand potential views from different levels of this approved development.

The Viewing Platform and associated fencing has existed on-site since 10 June 2024. The development was lawfully constructed and has been operating in accordance with relevant planning and building legislation.

The development is currently unauthorised as the relevant planning exemption that the Viewing Platform was constructed in accordance with, expired on 19 July 2024 during the assessment of this development application.

The proposal seeks to extend the period the structure remains on-site for an additional 9-month period, until 17 June 2024, after which time all structures would be removed entirely from the site. This means the Viewing Platform would exist on-site for total of 12-months. The time period proposed aligns with the applicants sales and construction timeline.

The area of discretion being sought under the planning framework relates to the acceptability of the proposed land use, building height, fencing and car parking. The Viewing Platform is an Unlisted Use under the City's Local Planning Scheme No.2, which is capable of approval in the Commercial Zone.

The application has been assessed against Clause 67 – matters to be considered by local government under the *Planning and Development (Local Planning Schemes) Regulations 2015 Schedule 2*. Matters relevant to this application include objectives of the City's LPS2, Policy No. 7.1.1 Built Form (Built Form Policy), the compatibility of the proposal within the context of the locality, amenity impacts to surrounding properties and community submissions on the application.

The height is acceptable due to location of the temporary Viewing Platform, its intended purpose, and the scale of the structure relevant to the approved mixed-use development at the subject site. Large setbacks provided to surrounding residential properties to reduce visual impacts, overlooking and shadows cast.

The use would be appropriately managed to reduce amenity impacts through day-time operating hours, appointments held by an authorised sales representative, a maximum of three people using the structure at any one time, and the provision of sufficient on-site parking. The development is temporary and would not provide long-term impacts to the streetscapes and surrounding locality.

Having regard to the objectives of the Commercial zone under LPS2, the development supports the redevelopment of the site to an approved mixed-use development. Future redevelopment would deliver a range of retail, office and social land uses in the future that would facilitate economic growth in the North Perth town centre and create long-term employment opportunities.

The matters raised during community consultation have been addressed by recommended conditions of approval which relate to:

- A maximum 9-month term of approval.
- Number of people on the structure at any one time.
- Operating hours.
- Provision of carparking on-site.

The proposed use, location and design of the temporary Viewing Platform and associated fencing satisfies the planning framework and is recommended for approval, subject to conditions.

PROPOSAL:

The application seeks approval for a temporary Viewing Platform and associated fencing on the subject site.

The development is proposed to assist in the marketing of apartments for sale, relevant to the Mixed Use Development approved by the Metro Inner-North Joint Development Assessment Panel (JDAP) on 30 November 2023.

The development currently exists on-site, as further detailed within the Background section of this report.

The proposal details are summarised below:

Built Form

The temporary Viewing Platform is a steel open structure located to the southeast corner of the subject site. The structure has a maximum height of 20.2 metres, which is approximately equivalent to a six-storey building height.

The structure is setback 42.7 metres from western boundary (right-of-way), 6.5 metres from the southern boundary (Raglan Road), and 4.0 metres from the eastern boundary (Fitzgerald Street).

Metal sheet perimeter fencing surrounds each side of the temporary Viewing Platform to secure the site. The height of the fencing along the north and east is to a maximum height of 2.6 metres. The height of fencing to the western and southern boundaries is to a maximum of 2.1 metres.

The fencing includes a 2.0 metre by 2.0 metre sightline truncation at the intersection of Fitzgerald Street and Raglan Road. A lockable pedestrian entry gate is provided to the northern portion of the fence, providing access to the temporary Viewing Platform.

Real estate signage attached to the fencing does not form part of this application. This is because it is exempt from obtaining development approval in accordance with the City's Signs and Advertising Policy.

Operation

Use of the Viewing Platform would be by appointment only, during the following hours:

- Monday – Friday: 10:00am and 6:00pm.
- Saturday and Sunday: 10:00am and 5:00pm.

No more than two customers and one staff member are proposed on the structure at any given time.

The application seeks a maximum operational period of nine months from the date of determination, until 17 June 2025. Following this date, the Viewing Platform and associated fencing would be removed within 14 days, by 1 July 2025.

Three car parking bays would be available for customer and staff use, located within an existing car parking area to the rear of No. 369 Fitzgerald Street, North Perth.

The development plans are included as **Attachment 2** and site photos of the development are included as **Attachment 3**.

Applicant Justification

A summary of the Applicant's reasoning for the Viewing Platform to remain on-site for an additional 9-month period is provided below:

The initial three-month period was taken from issue of the building permit. The building permit for the platform was issued on 19 April 2024 and the construction period took almost 2 months. The Notice of Completion was lodged on 10 June 2024.

Taking the construction period into account, this only left approximately five-weeks of the three months where the Viewing Platform could be used.

The Viewing Platform is an important component of the sales and marketing, as it enables prospective buyers the chance to see what views would be like from the first six levels in the building.

With a value more than $100m, this project is the largest mixed-use project to be undertaken in North Perth in the last 20 years.

To obtain construction finance, projects of this size require a minimum level of debt cover by unconditional pre-sales. Typically for a project of this scale we will need to obtain 75% of the peak debt covered by pre-sales which in this case will mean approximately 40 sales.

To help secure these sales, fit out is being undertaken for a sales and marketing suite located at No. 103 Alma Road which is due to be completed in October.

Commencement of an extensive spend on advertising and lead generation would not begin until all marketing collateral such as the high-quality 3D renders and the sales office including a display kitchen are complete. At this stage it is expected this would be ready for October.

Once the sales and marketing officially launch, the Viewing Platform would assist in closing sales, allowing construction to commence as soon as possible, which is earmarked for quarter 2 of 2025.

The proposal for the Viewing Platform to remain on-site until June 2025 would align with the current timeline for the above sales and the indicative commencement of construction. If sales are positive, the Viewing Platform would be removed earlier than June 2025.

DELEGATION:

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 for development approval that receive more than five objections during the community consultation period.

The proposed application received 21 objections during the community consultation period.

BACKGROUND:

Landowner:	Victor Miasi and Joseph Miasi
Applicant:	Celsius Developments Pty Ltd
Client:	Celsius Developments Pty Ltd
Date of Application:	10 June 2024
Zoning:	MRS: Urban \ LPS2: Zone: Commercial R Code: N/A
Built Form Area:	Activity Corridor
Existing Land Use:	367 Fitzgerald Street: Vacant Land 369 Fitzgerald Street: Office
Proposed Use Class:	Unlisted Use (Viewing Platform)
Lot Area:	367 Fitzgerald Street: 693 square metres 369 Fitzgerald Street: 731 square metres Total: 1,424 square metres
Right of Way (ROW):	Yes, 4.0 metres, constructed
Heritage List:	No

DETAILS:

Site Context and Zoning

The subject site is bound by Fitzgerald Street to the east, Raglan Road to the south, an unnamed 4.0 metre wide sealed ROW to the west, and a single storey converted office to the north. A location plan is included as **Attachment 1**.

The subject site and the adjoining property to the north are zoned Commercial under LPS2 and are located within the Activity Corridor Built Form Area under the City's Built Form Policy, with a building height standard of four storeys.

The surrounding context is summarised as follows:

- Northern properties are zoned District Centre under LPS2, located are within the Town Centre Built Form Area under the City's Built Form Policy, with a building height standard of six storeys.
- Western properties are zoned Residential R40 under LPS2 and are located within the Residential Built Form Area under the City's Built Form Policy, with a building height standard of two storeys.
- Southern properties fronting the west side of Fitzgerald Street are zoned Mixed Use R80 under LPS2, and the properties fronting the east side of Fitzgerald Street are zoned Commercial under LPS2. These properties fronting Fitzgerald Street and are located within the Activity Corridor Built Form Area under the Built Form Policy, with a building height standard of four storeys.
- Southern properties fronting Raglan Road are zoned Residential R60 under LPS2 and located within the Residential Built Form Area under the City's Built Form Policy, with a building height standard of three storeys.

Along Fitzgerald Street, the subject site is surrounded by mixed-use developments of a commercial nature and of various scales and typologies. The western and eastern sides of Fitzgerald Street include residential development, comprising single house and grouped dwelling developments.

Site History & Application Background

The Viewing Platform is proposed as part of a broader sales and marketing strategy as the applicant prepares the site for the approved redevelopment.

Separate to the proposed temporary Viewing Platform, Administration have been working on other matters relevant to the broader site area. This includes the provision of a temporary sales office, real estate signage and matters relating to antisocial behaviour and homelessness.

Separate matters occurring to other areas of the site have no relevance and cannot influence the decision making of the Viewing Platform and associated fencing, which shall be considered on its merits against the relevant planning framework.

Administration are working with the applicant and community to resolve the separate matters occurring across the site under separate processes.

A summary of relevant site history and application background is detailed below.

Previous Approvals

Approved Mixed-Use Development

At its meeting on 30 November 2023 the Metro-West Joint Development Assessment Panel (JDAP) approved a mixed-use development at Nos. 367-373 Fitzgerald Street & 103 Alma Road, North Perth which includes the subject site.

The mixed use development was approved to a maximum of nine storeys with a maximum building height of 32 metres.

In the location where the Viewing Platform is located, the mixed use development was approved to a maximum of six storeys with a building height of 23.3 metres.

The Viewing Platform would allow prospective buyers to understand potential views from different levels of this approved development.

The approved development has not yet commenced construction.

Office at No. 369 Fitzgerald Street

The City approved a change of use from Single House to Office at No. 369 Fitzgerald Street, North Perth in 2011 under Delegated Authority.

At this time the Office required three on-site parking bays. The application was approved with six on-site parking bays, including four bays at the rear of the site, accessed from the ROW and two bays to the front of the site, accessed from Fitzgerald Street. As such, the development was approved with a three-car parking bay surplus.

The property at No. 369 Fitzgerald Street, North Perth still operates as an Office in accordance with the 2011 development approval. No changes are proposed to this aspect of the site as part of the subject application.

Planning Exemptions and Unauthorised Development

The Viewing Platform was lawfully constructed and is operating in accordance with relevant planning and building legislation.

The Viewing Platform did not require planning approval to be constructed or used for a three-month period. This is because temporary Viewing Platforms are permitted to be constructed and operate for a period of three months following the issue of a building permit for the structure, subject to conditions. This is in accordance with Table 4 the City's Local Planning Policy: Planning Exemptions (Planning Exemptions Policy).

In addition to this, use of the Viewing Platform is also exempt from the need to obtain development approval provided that it operates for less than 48 hours in any 12-month period. This is in accordance with Clause 61(2)(f) of the *Planning and Development (Local Planning Schemes) Regulations 2015* (Planning Regulations).

A building permit for the Viewing Platform and associated fencing was issued by Administration on 19 April 2024 and construction was completed on 10 June 2024.

At the time of the building permit application, Administration confirmed that the Viewing Platform met all relevant conditions to be exempt from requiring development approval under the Planning Exemptions Policy.

The applicant lodged the current development application seeking approval for an extension to the time period for the Viewing Platform to remain in place on 10 June 2024.

Based on date of issue for the building permit, the temporary planning exemption for the Viewing Platform structure ended on 19 July 2024. The development is unauthorised as the relevant planning exemption that the Viewing Platform was constructed in accordance with, expired on 19 July 2024 during the assessment of this development application.

In accordance with the City's Development Compliance Enforcement Policy, Administration determined it acceptable for the Viewing Platform to remain and be used following the end of the planning exemption on 19 July 2024, for the following reasons:

- The structure does not have an adverse impact to surrounding properties. This is due to the setbacks provided to surrounding properties, the provision of on-site car parking, and due to low-scale use of the structure.
- A development application was lodged prior the expiration of the exemption. The September Council Meeting was the earliest meeting the proposal could be referred to due to community consultation requirements and report preparation.
- Based on logs submitted by the developer regarding use of the Viewing Platform, it is unlikely the use of the Viewing Platform will exceed 48 hours of usage, prior to the application being determined.

Summary Assessment

The table below summarises the planning assessment of the proposal against the provisions of LPS2, the City's Built Form Policy and Local Planning Policy: Non-Residential Parking (Non-Residential Parking 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 Outcomes	Requires the Discretion of Council
Land Use		✓
Street Setback	✓	
Building Height/Storeys		✓
Building Setbacks	✓	
Visual Privacy	✓	
Car Parking		✓
Bicycle Parking		✓
Public Domain Interface (Fence)		✓
Pedestrian Access and Entries	✓	
Orientation	✓	

Detailed Assessment

The use permissibility and acceptable outcome assessment of the elements that require the discretion of Council is as follows:

Land Use	
Use Permissibility	**Proposal**
LPS2 – Zoning Table 'P' use	A Viewing Platform is an Unlisted Use. This is because is not a land use defined in LSP2.
Building Height	
Acceptable Outcome	**Proposal**
Built Form Policy Volume 3, Clause 3.1 **F**our storeys Height of 14.3 metres	The Viewing Platform has a maximum height of 20.2 metres, which is equivalent to approximately six-storeys.

Public Domain Interface	
Acceptable Outcome	**Proposal**
Built Form Policy Volume 3, Clause 1.7 **A1.7.5** – Fencing should be visually permeable above 1.2 metres and the average height of solid fences to the street should not exceed 1.2 metres. **A1.7.6** – Fencing on the frontage is designed to eliminate opportunities for concealment.	 Fencing is visually impermeable to a maximum height of 2.6 metres to Fitzgerald Street and 2.1 metres to Raglan Road. The fencing to No. 369 Fitzgerald Street would provide opportunities for concealment.
Car and Bicycle Parking	
Deemed-to-Comply Standard	**Proposal**
Non-Residential Parking Policy For unlisted uses, car and bicycle parking arrangements to be determined by the City based on a site-specific Parking Management Plan.	 A parking management plan has not been submitted. 3 bays provided for the Viewing Platform.

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

Planning and Development (Local Planning Schemes) Regulations 2015

In accordance with Clause 67(2) of 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.

Administration's response to each matter requiring consideration is listed in the table included as **Attachment 4**.

CONSULTATION/ADVERTISING:

Community consultation was undertaken in accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015* and the City's Community and Stakeholder Engagement Policy for a period of 28 days, from 18 July 2024 to 15 August 2024. The method of consultation included a notice on the City's website, a sign on-site to the Fitzgerald Street and Raglan Road street frontages, a newspaper advertisement, and 370 letters mailed to the owners and occupiers of the adjoining and adjacent properties of the subject site as shown in **Attachment 1**.

A total of 24 submissions were received during the advertising period. This included three (3) submissions supporting the proposed development and 21 submissions objecting to the proposed development.

The key comments received in support are summarised as follows:

- The proposal assists with facilitating a high-quality redevelopment of the site, which would result in more residents supporting local businesses and invigorating the area.
- The Viewing Platform provides potential buyers with a better understanding of the location.
- Due to the current housing crisis, we should be making it easier for developers to sell apartments.
- The proposal is temporary.

The key concerns raised are summarised as follows:

- The height of the Viewing Platform is imposing and dominates the view from the backyards and windows of surrounding properties.
- The Viewing Platform is not consistent with the desired scale and character of the area and detrimentally impacts the amenity of surrounding properties due to its height and form.
- The Viewing Platform overlooks surrounding residential homes, compromising visual privacy of habitable rooms and backyards.
- Concerns relating to the structure being a public safety risk due to trespassers and attracting anti-social behaviour.
- The perimeter fencing is unsightly, results in opportunities for concealment, reduces surveillance between the site and the street, attracts antisocial behaviour, and is not consistent with the established streetscapes.

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

Design Review Panel (DRP):

Referred to DRP: No

The proposal was not referred to the Design Review Panel. This is because the application seeks a time limited approval for a structure that does not meet the requirements for referral established in the DRP Terms of Reference. Due to the nature of the structure, being a temporary viewing platform and associated fencing, there is limited scope for design advice.

LEGAL/POLICY:

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

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.

This would be 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*.

Local Planning Scheme No. 2

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

- *To facilitate a wide range of compatible commercial uses that support sustainable economic development within the City.*
- *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 maintain compatibility with the general streetscape, for all new buildings in terms of scale, height, style, materials, street alignment and design of facades.*
- *To ensure that development is not detrimental to the amenity of adjoining owners or residential properties in the locality.*

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.

Concerns relating to public safety risk were raised during community consultation for the proposal. There is no risk to City in making a planning decision to approve the Viewing Platform relating to public safety. This is because the development is located entirely on private land. All public safety responsibility and liability would sit with proponents of the application and not the City.

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 proposal is a temporary addition to the subject site. The use of the structure during the proposed approval period would not generate ongoing energy or water consumption.

As addition, the sustainability implications would be limited to the energy consumption and water use associated with the decommissioning, transport and deconstruction of the existing structure and associated fencing. These would be minimal due to the nature and scale of the works, being a temporary Viewing Platform with associated metal sheet fencing.

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

- Temporary Development: The proposal is for the temporary works and use of the land, which is proposed to aid the sale of apartments, supporting the overall redevelopment that is approved for the site. The structure would exist for an additional 9-months from the date of determination. A condition of approval is recommended requiring the removal of all structures within 2 weeks of when the approval expires, by 1 July 2025.
- Streetscape Compatibility: The Viewing Platform would not provide long-term impacts to the adjacent streetscapes or surrounding locality due to its temporary nature. The fencing height is consistent with fences within the existing Fitzgerald Street streetscape and the fence typology is typical to sites preparing for or that are under construction. Real estate signage has been affixed to street facing elevations, providing a level of interest to respective streetscapes.
- Height & Setbacks: The height is acceptable due to location of the temporary Viewing Platform, its intended purpose, and the scale of the structure relevant to the approved mixed-use development at the subject site. The structure is setback 46.7 metres from the nearest residential property, reducing adverse impacts of overlooking and subsequent loss of privacy. The siting of the Viewing Platform would reduce undue amenity impacts to surrounding properties by way of noise, parking and shadow.
- Appropriate Management of Use: The use would be appropriately managed to reduce adverse amenity impacts to surrounding properties, which is secured through conditions of approval. This is achieved through the proposed operating hours, given a maximum of three people are permitted on the structure at any given time, and as attendees must attend with staff members by appointment only.

- Secured Site & Surveillance: The site is secured appropriately via perimeter fencing that is provided at a height that would reduce access to the public. The proposed operating hours would provide activation and use of the site, providing actual and perceived surveillance, in addition to surveillance provided from surrounding properties and the street.
- Car Parking: A total of six on-site parking bays are provided to meet the needs for both the Viewing Platform and existing Office land uses.

Land Use

The proposed Viewing Platform land use is not specifically referred to in the zoning table of LPS2 and cannot reasonably be determined as falling within the interpretation of one of the listed land uses.

The Viewing Platform land use is required to be considered as an Unlisted Use in accordance with Clause 18(4) of LPS2.

An Unlisted Use is not a prohibited land use and can be approved at the discretion of the local government, in consideration of the objectives of the Commercial zone, and following community consultation.

Administration has assessed the acceptability of the land use against relevant considerations set out in the planning framework.

The Viewing Platform land use is acceptable for the following reasons:

- Temporary Development: The proposal is for the temporary works and use of the land, which aids in the sale of apartments, supporting the overall redevelopment that is approved for the site. The structure would exist for an additional 9-months from the date of determination to align with the applicants sales and marketing timeline. A condition of approval is recommended requiring the removal of the Viewing Platform at the end of the 9-month period, by 1 July 2025.
- Supporting Economic Development: The Viewing Platform aids with the sale of apartments that would facilitate redevelopment of the site to an approved mixed-use development. Future redevelopment would provide a range of retail, office and social land uses that would support economic development in the North Perth town centre, consistent with objectives of the Commercial Zone.
- Streetscape Compatibility: The development is temporary and would not provide long-term impacts to the streetscapes and surrounding locality. The development supports the sale of apartments that would facilitate approved redevelopment that is compatible with the general streetscape in the long-term.
- Amenity of Adjoining Properties: The Viewing Platform has been located and designed reduce detrimental impacts to surrounding properties. This is achieved through the following design measures:
  - Appropriate location: The Viewing Platform is setback a minimum of 46.7 metres from the closest residential property, at No. 138 Raglan Road North Perth. The siting of the Viewing Platform would reduce undue amenity impacts to surrounding properties by way of noise, parking or shadow.
  - Protection of Privacy: The proposal would not adversely impact the visual privacy of surrounding properties due to the large setbacks provided between the structure and surrounding residential buildings and their respective windows and outdoor spaces.
  - Car parking: Three car parking bays are provided on-site to meet the needs of customers and staff, reducing the need for on-street parking.
  - Anti-social behaviour: The proposed operating hours would provide activation and use of the site, providing actual and perceived surveillance. The adjacent office at No. 369 Fitzgerald Street also operates on weekdays, providing additional surveillance. The site is secured appropriately via perimeter fencing that is provided at a height that would reduce access to the public.
- Appropriate Management of Use: The use would be appropriately managed to reduce adverse amenity impacts to surrounding properties. This is achieved through the proposed operating hours, given a maximum of three people are permitted on the structure at any given time, and as attendees must attend with an authorised person by appointment only. Conditions of approval are recommended to secure these requirements.

Built Form

The proposed building height and associated fencing would satisfy the element objectives of the Built Form Policy for the following reasons:

- Height Responds to Desired Scale: The height is acceptable due to location of the temporary Viewing Platform, its intended purpose, and the scale of the structure relevant to the approved mixed-use development at the subject site. The height of the approved mixed-use development in the location of the temporary Viewing Platform is six storeys with a height of 23.3 metres. The overall maximum height approved for the site is nine storeys at 32 metres. The height of the temporary Viewing Platform sits well below these approved maximum heights, at 20.2 metres. For these reasons, the height of the structure responds to the future scale of the subject site, street and town centre area.
- Separation to Residential Properties: The temporary Viewing Platform is appropriately located to minimise amenity and height impacts to surrounding properties, particularly residential houses. The City's Built Form Policy provides an acceptable standard for buildings to provide a 12.5 metre setback to the mid-point of the ROW. The Viewing Platform exceeds this acceptable standard, providing setback of 44.7 metres to the mid-point of the ROW. The large separation between the structure and surrounding properties would reduce adverse impacts to surrounding properties from shadow, overlooking and noise.
- Visual Privacy: The location of the structure, including large setbacks to residential properties, and capacity limit of three people on the structure at any one time would reduce adverse overlooking impacts to surrounding properties.
- Temporary Fencing: While the fencing height and materiality is not a long-term desired outcome, it is acceptable for the 9-month period as appropriately secures the site from public access and anti-social behaviour. This is due to the height and given the fencing is made from a non-climbable material. Metal sheet fencing is typical to construction sites or development sites preparing for construction. The materiality is not uncharacteristic to the area and the heights are consistent with existing solid walls within the Fitzgerald Street streetscapes.
- Surveillance: The Office land use at No. 369 Fitzgerald Street is in operation and its front facing windows would provide actual and perceived surveillance which would assist in reducing antisocial behaviours and mitigate impacts from concealment.

Car and Bicycle Parking

A car parking assessment has been undertaken for both the proposed Viewing Platform use located at No. 367 Fitzgerald Street and the existing Office use at No. 369 Fitzgerald Street.

As highlighted in the Background section of the report, the existing Office use was approved with six parking bays on-site, with three bays required for the Office. As such, a three-car parking bay surplus currently exists at No. 369 Fitzgerald Street.

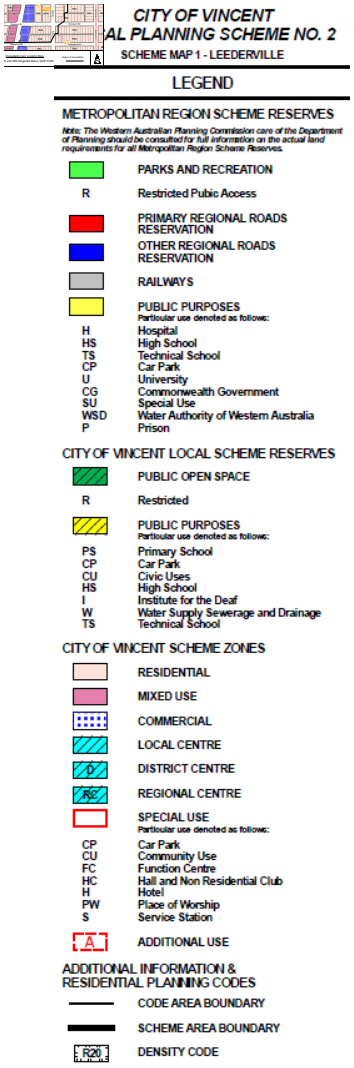
The City's Non-Residential Parking Policy does not seek for uses to provide on-site car parking bays for all customers or staff attending a premises and instead provides a ratio relevant to the Built Form Area the site is located.

For the Viewing Platform use, the proposal seeks for a maximum of three people to attend the site at any one time, including staff and customers. If each person attended the site individually, a maximum of three car parking bays would be used at any given time for the Viewing Platform use. It may be the case that attendees ride share or use alternate modes of transport to attend the site, reducing the need for on-site parking bays.

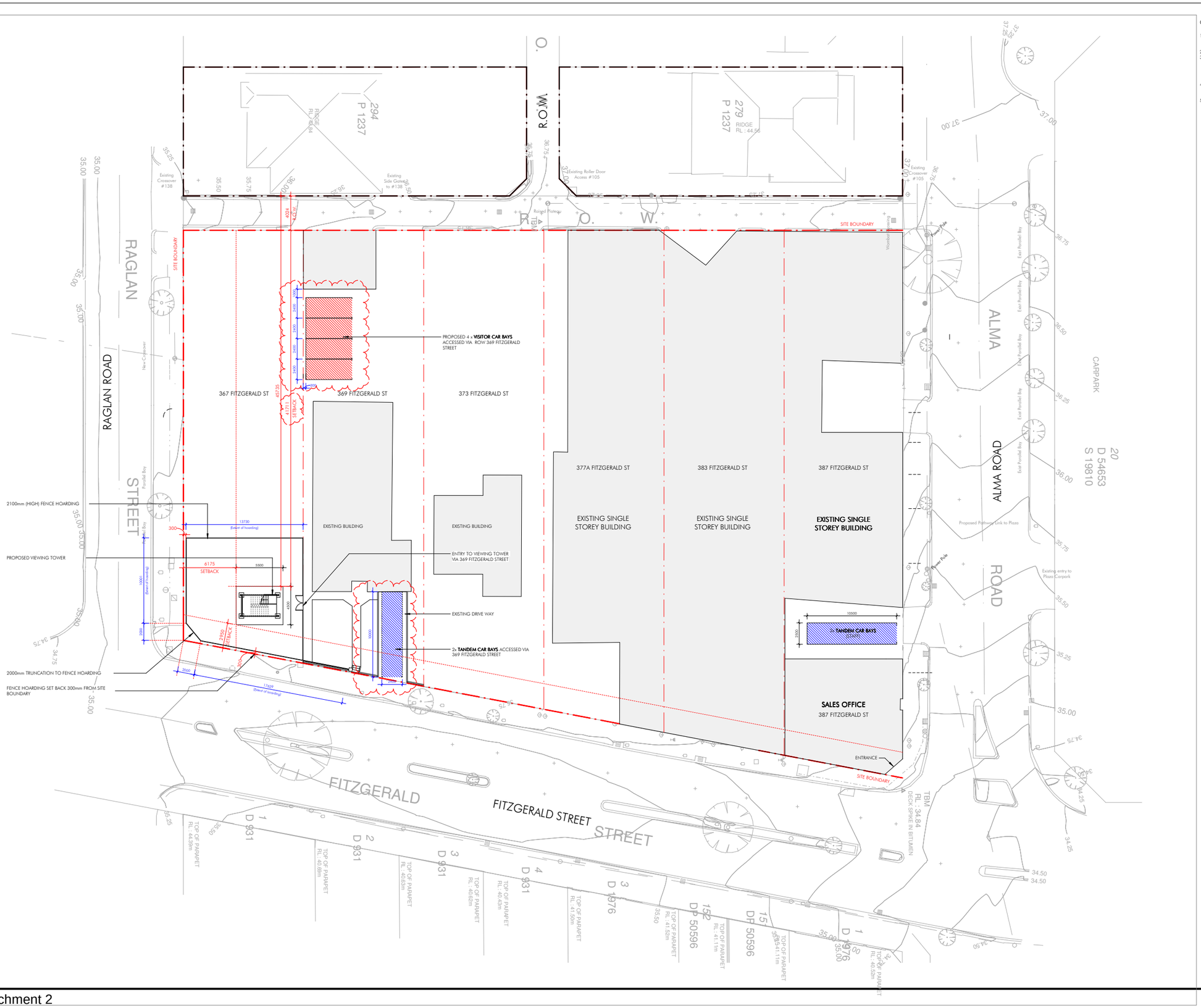
The proposed car parking arrangements would satisfy the objectives of the Non-Residential Parking Policy for the following reasons:

- On-Site Parking: Sufficient car parking is provided to meet the needs of users of both the Viewing Platform and Office land uses, reducing reliance on off-site parking.
- Use of Existing Parking Infrastructure: All car parking is located within existing approved car parking areas at No. 369 Fitzgerald Street. All bays have been constructed and are separated from adjoining western residential properties. This removes the need for the temporary use to construct further hardstand areas and alleviates adverse amenity impacts to surrounding residential properties.
- Alternate Modes of Transport: Short-term bicycle racks exist within verge areas adjacent to the subject site. This includes within the Raglan Street verge adjacent to No. 363 Raglan Road, as well as within the Fitzgerald Street verge adjacent to No. 373-380 Fitzgerald Street. The subject site is also located on Fitzgerald Street, which is a high frequency bus route. The proximity to bicycle bays and bus stops provides the ability for customers and staff to access the site through alternate modes of transport.

Due to the above, the car and bicycle parking provided is appropriate for its location and would not result in detrimental impacts to the surrounding area.


CITY OF VINCENT
AL 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
A ADDITIONAL USE
ADDITIONAL INFORMATION & RESIDENTIAL PLANNING CODES
CODE AREA BOUNDARY
SCHEME AREA BOUNDARY
R20 DENSITY CODE


SUBJECT SITE
North Perth Town Hall & Lesser Hall
Rainbow House
Alma Rd
Raglan Rd
Claverton St
Grosvenor Rd
Chelmsford Rd
Forrest St
Fitzgerald St
Ethel St
Norfolk St
Chenonetta Lane
0 20 40 60 80 m
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Nos. 367 and 369 Fitzgerald Street, North Perth
N



GENERAL NOTES

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL ARCHITECT, CONSULTANT DRAWINGS AND SPECIFICATIONS AND SCHEDULES.
2. USE FIGURED DIMENSIONS ONLY DO NOT SCALE.
3. ALL DIMENSIONS ON DRAWINGS SHALL BE CHECKED BY THE BUILDER PRIOR TO COMMENCEMENT OF CONSTRUCTION, PROCEEDING WITH PREPERATION OF SHOP DRAWINGS OR PLACING OF ORDERS. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES FOR CLARIFICATION.
4. ALL WORK SHALL COMPLY WITH THE NATIONAL CONSTRUCTION CODE (NCC), AUSTRALIAN STANDARDS AND THE REQUIREMENTS OF STATE AND LOCAL AUTHORITIES.
5. ALL MATERIALS, FIXTURES, FITTINGS AND BUILDING COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS' SPECIFICATIONS AND RECOMMENDATIONS.

PRELIMINARY

DD.MM.YY	REV	DESCRIPTION	CHECKED
16.08.2024	C	AMENDED DA (VIEWING TOWER)	KL
16.07.2024	B	AMENDED DA (VIEWING TOWER)	KL
07.06.2024	A	DA	DP

ARCHITECT
space collective architects
3/140 ONSLOW RD SHENTON PARK WA 6008

CLIENT
CELSIUS DEVELOPMENTS

PROJECT NAME
ALMA SQUARE

367-387 FITZGERALD ST
NORTH PERTH WA

DRAWING NAME
EX. SITE PLAN - VIEWING TOWER

DESIGN DEVELOPMENT

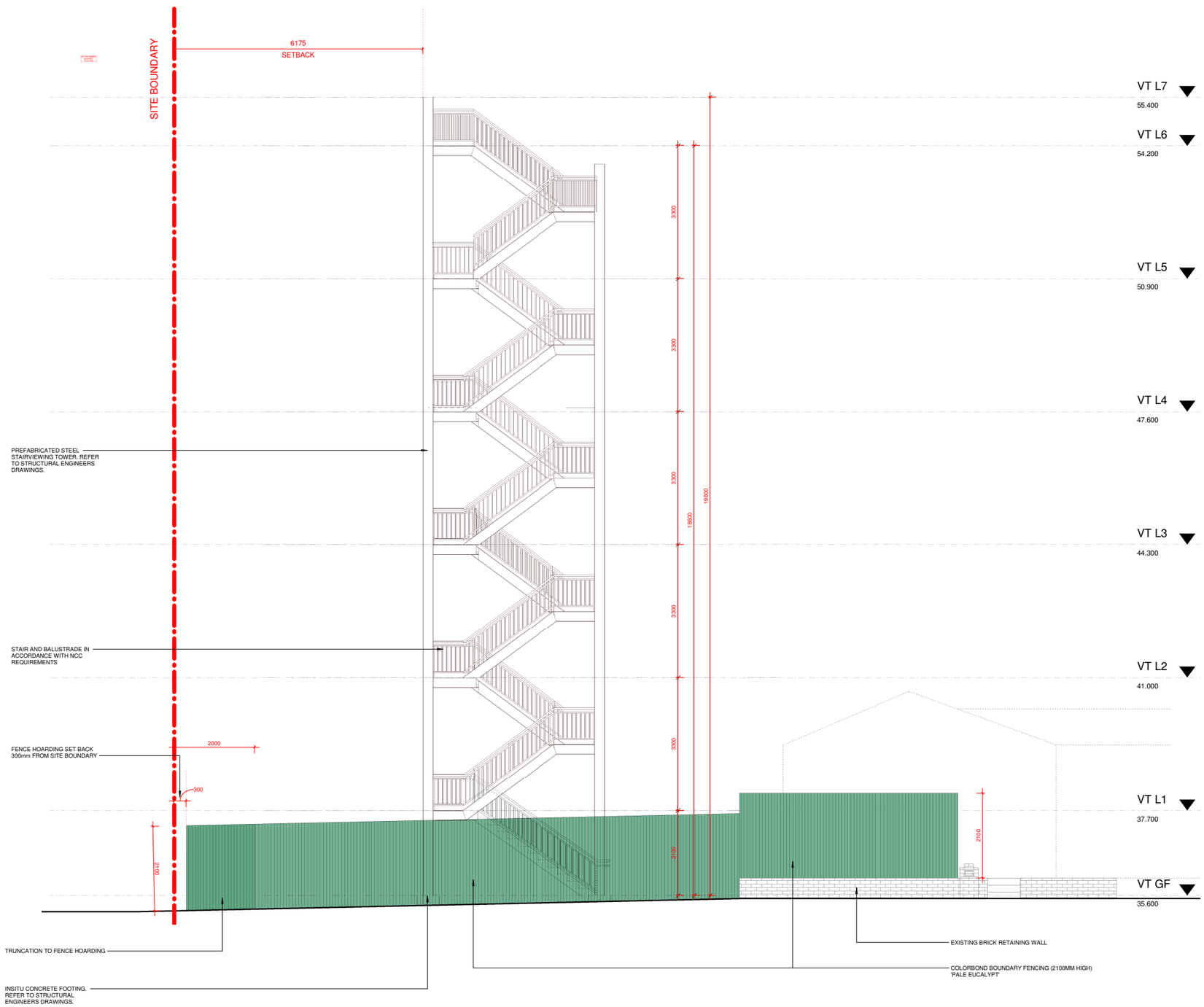
SCALE 1 : 200 @A1

0 1 2 3 4 5 m

PROJECT No.	DRAWING No.	REV
2305	A00-001	C

DRAWN BY DP

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GENERAL NOTES

PRELIMINARY

DD.MM.YY	REV	DESCRIPTION	CHECKED
07.06.2024	A	DA	DP

ARCHITECT

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3/140 ONSLOW RD SHENTON PARK WA 6008

CLIENT

CELSIUS DEVELOPMENTS

PROJECT NAME

ALMA SQUARE

367-387 FITZGERALD ST
NORTH PERTH WA

DRAWING NAME

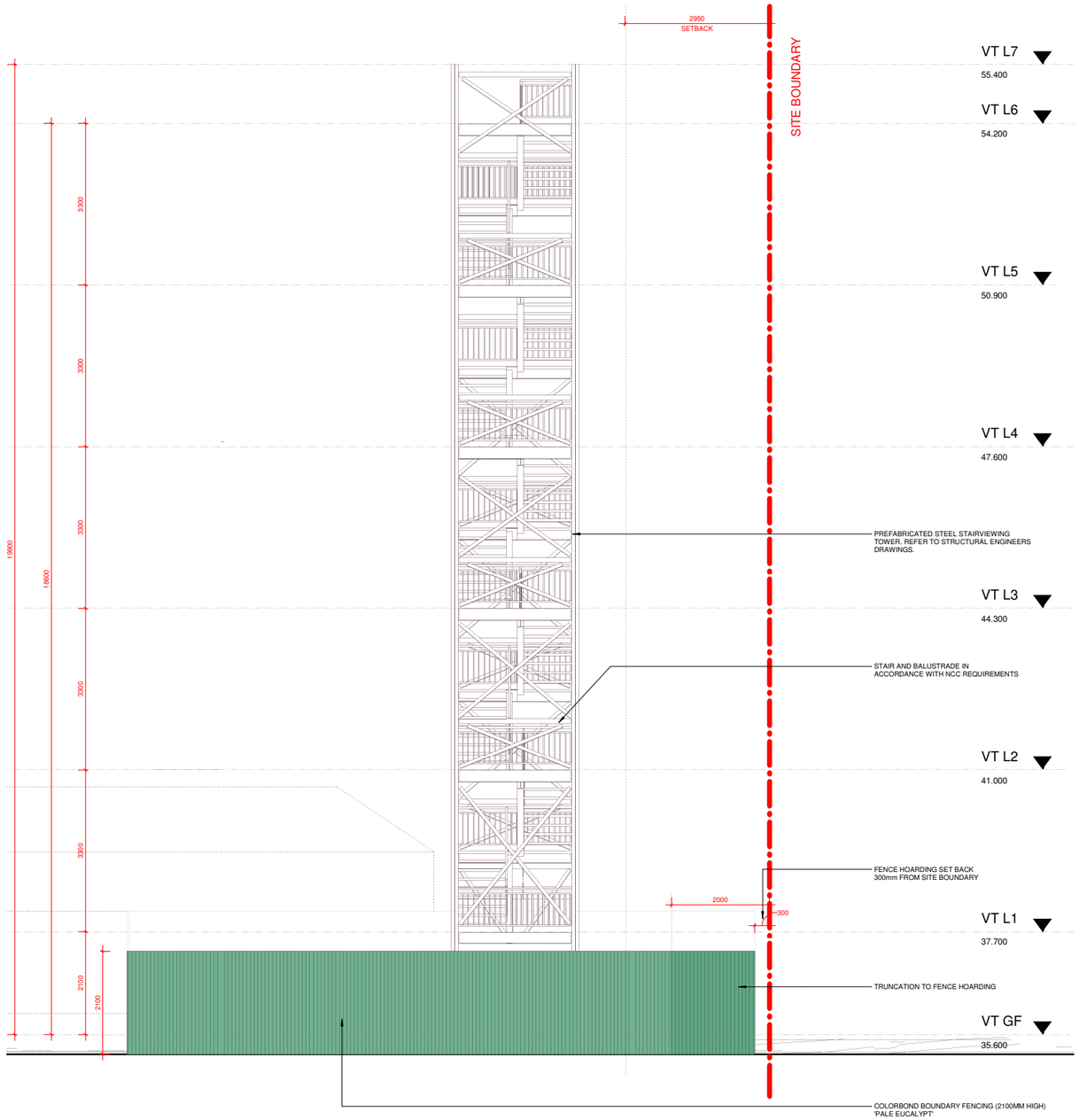
VIEWING TOWER - EAST ELEVATION

DEVELOPMENT APP

SCALE 1 : 50 (A1)

PROJECT No.	DRAWING No.	REV
2305	A00-002	A
	DRAWN BY	DP

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GENERAL NOTES

PRELIMINARY

DD.MM.YY	REV	DESCRIPTION	CHECKED
07.06.2024	A	DA	DP

ARCHITECT

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3/140 ONSLOW RD SHENTON PARK WA 6008

CLIENT

CELSIUS DEVELOPMENTS

PROJECT NAME

ALMA SQUARE

367-387 FITZGERALD ST
NORTH PERTH WA

DRAWING NAME

VIEWING TOWER - SOUTH ELEVATION

DEVELOPMENT APP

SCALE 1 : 50 (A1)

0 1 2 3 4 5 6 M

PROJECT No.	DRAWING No.	REV
2305	A00-003	A
	DRAWN BY	DP

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Site Photos – Viewing Platform 367-369 Fitzgerald Street, North Perth – 28.08.24



View from intersection of Fitzgerald Street & Reglan Road

Site Photos – Viewing Platform 367-369 Fitzgerald Street, North Perth – 28.08.24



View from east – Fitzgerald Street

Site Photos – Viewing Platform 367-369 Fitzgerald Street, North Perth – 28.08.24



Fencing to Fitzgerald Street

Site Photos – Viewing Platform 367-369 Fitzgerald Street, North Perth – 28.08.24



View from south-east - Raglan Road

Site Photos – Viewing Platform 367-369 Fitzgerald Street, North Perth – 28.08.24



View from north – No. 369 Fitzgerald Street

Site Photos – Viewing Platform 367-369 Fitzgerald Street, North Perth – 28.08.24



View from west – Right-of-Way

Site Photos – Viewing Platform 367-369 Fitzgerald Street, North Perth – 28.08.24



View from south-west – Intersection of Raglan Road & Right of Way

Planning and Development (Local Planning Schemes) Regulations 2015

In accordance with Clause 67(2) of 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.

Administration's response to each matter requiring consideration is listed in the table below.

Clause 67 – Matters to be Considered	
Matter	**Administration Comment**
(a) The aims and provisions of this Scheme and any other local planning scheme operating within the Scheme area.	This matter is addressed in the Land Use section of the Officer Report.
(b) The requirements of orderly and proper planning including any proposed local planning scheme or amendment to this Scheme that has been advertised under the *Planning and Development (Local Planning Schemes) Regulations 2015* or any other proposed planning instrument that the local government is seriously considering adopting or approving.	The suitability of the development has been assessed having regard to the relevant scheme requirements, the City's local planning framework, and the impact of the development on the area, consistent with the principles of orderly and proper planning. There are no draft planning instruments relevant to this application.
(g) Any local planning policy for the Scheme area.	An assessment against the City's Built Form Policy and Non-Residential Parking Policy is discussed within the comments section of the Officer Report.
(m) The compatibility of the development with its setting including – (i) The compatibility of the development with the desired future character of its setting. (ii) The relationship of the development on adjoining land or on other land in the locality including, but not limited to, the likely effect of the height, bulk, scale, orientation and appearance of the development.	The development would be compatible with its setting, located within a commercial zone and town centre area. This is because the subject site has been approved for redevelopment and the proposed development would assist in the sale of apartments to facilitate this development occurring. The temporary nature of the development would ensure that the development would not have long-term impacts to the locality.
(n) The amenity of the locality including the following – (i) environmental impacts of the development; (ii) the character of the locality; (iii) social impacts of the development.	The proposed development would not unduly impact on the amenity or character of the area. This is because the application is for a temporary viewing tower which is proposed to assist with apartment sales for the approved mixed use development on the site and is not a temporary structure. The location of the structure ensures sufficient separation from residential properties to reduce overlooking and shadow impacts. The use can be appropriately managed so as not to have an adverse social impact on the amenity of the area by way of light spill, noise and parking/traffic impacts.
(r) The suitability of the land for the development taking into account the possible risk to human health or safety.	The site has been appropriately secured through the provision of perimeter fencing and a lockable gate, restricting public access outside of appointments with authorised staff members.

Clause 67 – Matters to be Considered	
Matter	**Administration Comment**
	Conditions of approval have been recommended for sufficient lighting and safety signage to be provided to ensure the site is safe.
(s) The adequacy of — (i) the proposed means of access to and egress from the site; and (ii) arrangements for the loading, unloading, manoeuvring and parking of vehicles	The proposal seeks to utilise existing vehicle access arrangements to the site, located at No. 369 Fitzgerald Street. Three car parking bays provided are sufficient to meet needs of the proposed development.
(t) The amount of traffic likely to be generated by the development, particularly in relation to the capacity of the road system in the locality and the probable effect on traffic flow and safety.	The development includes suitable management measures to manage the anticipated parking demands generated by the development. This achieved through a restriction on the operating hours and the viewing tower being available for customers by appointment only. This will reduce the frequency of visits by customers and staff and reduce the car parking demand and traffic generated by the proposed development. The additional traffic generated by the proposed development is not anticipated to impact on the surrounding road network in terms of traffic flow and safety for the reasons listed above.
(u) The availability and adequacy for the development of the following — (i) public transport services; (ii) public utility services; (iii) storage, management and collection of waste; (iv) access for pedestrians and cyclists (including end of trip storage, toilet and shower facilities); (v) access by older people and people with disability.	The site is optimally located in proximity to easy and convenient public transport services with high level of walkability provided. The development would not generate any waste. The development does not offer access for people with limited accessibility or disabilities. As the development is proposed to facilitate sale of apartments, the developer would be in a position to provide information to these potential customers, should they wish to access sales information, including images of potential views from the apartments.
(w) The history of the site where the development is to be located.	A mixed-use development has been approved by the JDAP on the subject site and the northern adjoining properties. The development is proposed to aid in the sales and marketing strategy for the approved development. The viewing tower would allow prospective buyers to understand potential views from different levels of the development.
(x) The impact of the development on the community as a whole notwithstanding the impact of the development on particular individuals.	The development would not have an adverse impact on the community as a whole. The development is proposed to assist with sale of apartments, to facilitate the mixed-use development that is approved on the site which would contribute to broader community benefit in the future.
(y) Any submissions received on the application.	The City has undertaken consultation on the proposal in accordance with the City's Community and Stakeholder Engagement Policy.

Clause 67 – Matters to be Considered	
Matter	**Administration Comment**
	The outcomes of community consultation are addressed within the Consultation section of the Officer Report. A summary of the submissions received including Administrations response to each comment is included as **Attachment 6**. The issues raised in the submissions have been considered as part of Administration's assessment of this application.

PS ref: 9162

City ref: 5.2024.205.1

22 August 2024

City of Vincent
PO Box 82
Leederville WA 6902

Attention: Karsen Reynolds, A/Manager Development and Design

Dear Karsen,

LOTS 273 (367) FITZGERALD STREET, NORTH PERTH
DEVELOPMENT APPLICATION – VIEWING TOWER
RESPONSE TO PUBLIC SUBMISSIONS

Planning Solutions acts on behalf of Celsius, the proponent of the proposed development and associated viewing structure on the land identified as Lot 273 (367) Fitzgerald Street, North Perth (**subject site**). An application for temporary development approval for the structure is currently being assessed by the City of Vincent (**City**).

We refer to the summary of public submissions received from the City on 19 August 2024. In response to the matters raised, we are pleased to provide the following submission in support of the application lodged.

RESPONSE TO PUBLIC SUBMISSIONS

A written response to the submissions received during the public consultation period is provided in **Table 1** below. It is noted that despite the City issuing 320 referral letters to neighbouring properties, only 24 submissions were received (a response rate of 7.5%, assuming that all submissions were received from residents within 200m, which in reality is likely to be an over-representation). We are aware of objectors using social media to encourage others to lodge objections, and despite these efforts the response rate remains extremely low. This response rate clearly suggests that there is a small but vocal group of residents who are aggrieved by the substantive development approval and are using this application to frustrate the ultimate development.

Table 1 – Response to public submissions

Submission Summary	Applicant Response
Comments in Support	
• Thew viewing platform provides the ability for potential buyers with a better understanding of the location. • The proposal assists with facilitating a high-quality redevelopment of the site. This should be supported given it means more residents supporting local businesses and invigorating the area, which benefits everyone. • We are in a housing crisis and developers should be encouraged to build more housing. This proposal assists with this mission. • We should be making it easier for developers to sell apartments, not make them jump through more hoops.	Comments of support noted.

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Submission Summary	Applicant Response
Comments in Objection	
Building Height • The structure is too tall and well over the permitted height of 14.3m. • The additional 6.5m / 41% in height renders the tower even more visually intrusive. • The structure is imposing and dominates the sky view from surrounding backyards. • The viewing tower is an eye sore to the local area and degrades the character and identity of the neighbourhood. • The height and form of the structure is not consistent with and does not respond to the desired future scale and character of the street and local area. • The viewing tower has no compatibility with the surrounding streetscape. • There has been no landscaping incorporated to enhance the amenity of the public domain.	The structure is temporary in nature and has a maximum height lower than the mixed use development approved on the subject site. The purpose of the viewing tower is to show prospective purchasers the views that will be enjoyed from the proposed building and, as such, the viewing tower will logically reflect the height of the approved development. The subject site is approved for substantive development, and the viewing tower is related to that development. It would not make sense to provide landscaping to a temporary structure on a site that is likely to become a construction site in the very near future. The substantive development, when complete, will contain a significant amount of landscaping.
Land Use • The viewing tower land use which is located next to residential areas does not meet the needs of the community. • The proposal does not meet the objectives of the Commercial Zone. • The operating hours are excessive. They mean that residents do not have any period of time during the week where they could be free from visitors and staff intrusions upon their amenity. • Hours of operation should be reduced and should be restricted to only a few hours on the weekend. • Concerns more than 3 people would use the viewing tower at any one time.	The structure is temporary in nature and is intended to provide prospective purchases the opportunity to observe the view from the approved development. The structure will be used during regular business hours and home open times. The site has been approved for a mixed use development, comprising a variety of commercial and residential uses that entirely align with the objectives of the Commercial zone. The viewing tower will be utilised for only short periods at any time, by appointment only. It is not clear why the objector preference would be for the tower to be used at weekends, when residents are generally more likely to be at home.
Fence • The fencing is too high and should not exceed 1.2 metres solid. • The perimeter fencing is unsightly. • Reducing the solid portion of fencing would allow greater surveillance and reduce opportunities for crime. • The fence height does not support the City's policy position which specifically seeks to "eliminate opportunities for concealment". • The fencing is not compatible with the general streetscape. • The fencing blocks sightlines to view traffic at the Raglan Road and Fitzgerald Street intersection, making it more dangerous as it is obstructing visibility. • The fence should be changed to be visually permeable.	The fencing is typical for a development site, where it is important to limit access and screen construction activities and materials from the public realm. Noting comments below in respect to the safety of the site, including unauthorised access of the structure, it is imperative that the fence is of a height and materiality that does not allow access. Accordingly, the site is secured by a 2.1m Colorbond fence and access is restricted to gate that is locked at all times apart from when the platform is in use and under supervision. This balances the amenity of the site with public safety. The fence does not provide any external areas of concealment, in accordance with the City's policy framework. In addition, a sign will be erected to meet AS 1319-1194 warning members of the public that unauthorised entry is prohibited. The fencing is also outside the visual truncation required for the intersection of Raglan Road and Fitzgerald Street. Ultimately, the platform design and construction has been certified by a qualified Building Certifier and meets all required Australian Standards.

Submission Summary	Applicant Response
Visual Privacy • The viewing tower overlooks surrounding residential properties and compromises their privacy. • Direct overlooking to backyards and windows of adjoining properties. • There is no screening provided to reduce overlooking into surrounding properties. Screening should be provided to reduce views downwards into surrounding residential properties. • It is an invasion of privacy to allow people to be able to look directly downwards into peoples backyards,	The viewing tower is well outside the cone of vision used to determine visual privacy for developments pursuant to the provisions of the *Residential Design Codes – Volume 2*. The viewing tower does not contain any 'habitable rooms', and will be accessed infrequently and for short periods of time. The R-Codes make it clear that absolute privacy is not a realistic expectation in a suburban context, and it is entirely common for properties to be visible from surrounding dwellings. It is not anticipated that prospective purchasers accessing the viewing tower will have any desire to look into the surrounding properties, and the main focus is expected to be towards views of significance.
Car Parking • There are already plenty of parking bays across the property, do not support them providing more. • The proposal requires the use of on-street parking, limiting options for local residents. • Visitors parking on the street has been detrimental to surrounding residential properties.	There are no new bays being provided. All bays are existing and service the commercial tenancy at 369 Fitzgerald Street. This application is not changing the current parking on site. Ultimately, all buildings and improvements on the site will be removed to construct the approved development. The subject site is located within a District Centre. It is entirely reasonable for visitors to premises within the District Centre to utilise on-street parking in that area.
Street Trees • The construction of the viewing tower resulted in damage to the street trees.	This comment is not substantiated.
Antisocial Behaviour & Safety • The viewing tower has already experienced antisocial behaviour including graffiti and trespassing. • Concerns relating to public safety risk from people trespassing on the site. • Concerns there are no barriers in place to reduce trespassers from climbing up the tower unauthorised. • The proposal presents an unacceptable hazard to the community. • The high fencing allows people to get into the site and be hidden from the street, with a risk that crime and/or antisocial behaviour occurring due to this. • The graffiti on the signage encourages more antisocial behaviour in the area. • Dumping of garbage has increased over the fence. • Concerns regarding the need for people to climb up the number of steps proposed.	This comment is not substantiated. Conversely, the structure has been designed in a manner to mitigate antisocial behaviour. Specifically: • As discussed above, the structure is protected by a fence to ensure no unauthorised use of the tower. The fence is of a height and materiality which eliminates any unauthorised entry, with a lock provided on the gate. This is entirely consistent with other viewing structures installed throughout the City and broader metropolitan region. This is also consistent with fencing and safety measures for any construction site. • The fence and signs have anti-graffiti coating installed so graffiti can be cleaned off as it arises. • When in use, the structure provides passive surveillance over the property and surrounding streets. When not in use, as the lot is cleared, it is entirely visible from the street (noting the site is bound by three street frontages). Ultimately, placing a fence around the structure and not the entire lot is considered a superior outcome for streetscape amenity. Notwithstanding the above, the viewing structure is the initial stage in the ultimate development of the site which when complete, will ultimately help to resolve issues of anti-social behaviour in this area. This site and area of Fitzgerald Street is home to many buildings that have reached the end of their useful life. As a result they are sitting vacant and derelict which is likely to contribute to issues in the area. The approved development will deliver over 160m of activated commercial frontage as well as a significant number of apartments creating passive surveillance to the street. The new development proposes a significant number of café and restaurant tenancies that will

Submission Summary	Applicant Response
	provide day and night time activation of the site which will again greatly assist in reducing anti-social behaviour. It is the strong view that there is no evidence to show the **temporary** viewing structure has caused an increase in anti-social behaviour in the area. If anything, the temporary structure will increase activity and passive surveillance on a site that is currently sitting vacant *with no surveillance.*
General • Do not support the viewing tower because it is facilitating the future redevelopment of the site which is not supported. • If this application is approved, it sends a clear message to the community that developers are given much greater leeway in breaching guidelines than local residents are afforded. • The viewing tower should have been lodged before the tower was constructed and sets an undesirable precedent for future similar situations. • 3 months was a sufficient time for the viewing tower to be in-place and additional time provides adverse amenity impacts to the surrounding area. • The approval should not exceed more than 6 months. • Adequate time has already been provided to showcase views to potential buyers. • Concerns relating to the structural integrity of the structure, including impacts from wind.	A mixed use development on the subject site was approved by the Metro Inner Joint Development Assessment Panel on 30 November 2023. The temporary viewing structure allows prospective purchases to have a realistic perspective of views from the approved development and is entirely consistent and standard with developments of this nature. The structure is currently exempt pursuant to the City's *Local Planning Policy: Planning Exemptions.* This application simply allows the structure to continue to be used for an additional 9 months. This provides the applicant sufficient time to undertake marketing and sales prior to development. The structure has been designed to meet all relevant Australian Standards and will not be impacted by wind.

CONCLUSION

We trust the information provided above addresses the summary of public submissions received and provides sufficient clarity and certainty in the development proposed.

It is clear that the objections are generally unfounded, and the primary motivation for the objections to the viewing tower is clearly a desire to inconvenience the proponent in the hope of obstructing the substantive development which has already been approved. We submit the objections should be dismissed.

Accordingly, we respectfully request the City's officers continue their assessment of the proposal and approved the development.

Should you have any queries or require further clarification in regard to the proposal, please do not hesitate to contact the writer.

Yours faithfully,

p.p

NATHAN MAAS
SENIOR PLANNER

240822 9162 Response to Public Submissions.docx

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 Response:
• Thew viewing platform provides the ability for potential buyers with a better understanding of the location. • The proposal assists with facilitating a high-quality redevelopment of the site. This should be supported given it means more residents supporting local businesses and invigorating the area, which benefits everyone. • We are in a housing crisis and developers should be encouraged to build more housing. This proposal assists with this mission. • We should be making it easier for developers to sell apartments, not make them jump through more hoops.	Comments of support are noted by Administration.

Comments Received in Objection:	Administration Response:
Building Height • The structure is too tall and well over the permitted height of 14.3m. • The additional 6.5m/41% in height renders the tower even more visually intrusive. • The structure is imposing and dominates the sky view from surrounding backyards. • The viewing tower is an eye sore to the local area and degrades the character and identity of the neighbourhood. • The height and form of the structure is not consistent with and does not respond to the desired future scale and character of the street and local area. • The viewing tower has no compatibility with the surrounding streetscape. • There has been no landscaping incorporated to enhance the amenity of the public domain.	• The height is acceptable due to location of the temporary Viewing Platform, its intended purpose, and the scale of the structure relevant to the approved mixed-use development at the subject site. • The height of the approved mixed-use development in the location of the temporary Viewing Platform is six storeys with a height of 23.3 metres. The overall maximum height approved for the site is nine storeys at 32 metres. The height of the temporary Viewing Platform sits well below these approved maximum heights, at 20.2 metres. For these reasons, the height of the structure responds to the future scale of the subject site, street and town centre area. • The development is temporary and would not provide long-term impacts to the streetscapes and surrounding locality. The development would assist with the sale of apartments to facilitate the construction of a mixed-use development approved on the subject site. This would provide a new building that is compatible with the general Fitzgerald Street streetscape in the long-term. • The provision of landscaping is not necessarily due to the temporary nature of the proposal.

Summary of Submissions:

Comments Received in Objection:	Administration Response:
Land Use • The viewing tower land use which is located next to residential areas does not meet the needs of the community. • The proposal does not meet the objectives of the Commercial Zone. • The operating hours are excessive. They mean that residents do not have any period of time during the week where they could be free from visitors and staff intrusions upon their amenity. • Hours of operation should be reduced and should be restricted to only a few hours on the weekend. • Concerns more than 3 people would use the viewing tower at any one time.	• The Viewing Platform has been located and designed to ensure no detrimental impacts are provided to surrounding properties, particularly achieved through large setbacks to surrounding residential properties. The use would be appropriately managed to reduce amenity impacts through day-time operating hours, appointments held by staff members, a maximum of three people using the structure at any one time, and the provision of sufficient on-site parking. • The proposal is consistent with the objectives of the Commercial zone under LPS2, as detailed within the Officer Report. The development supports the redevelopment of the site to an approved mixed-use development. Redevelopment would provide a range of retail, office and social land uses in the future, supporting economic growth in the North Perth town centre. • The development is temporary and would not provide long-term impacts to the streetscapes and surrounding locality. • The proposed operating hours are acceptable as they are typical for the Commercial Zone and are consistent with operating hours of surrounding shops, restaurants, offices and other commercial uses within the Town Centre area. • The application proposes a maximum of three people on the structure at any one time. A condition of approval has been recommended securing this.
Fence • The fencing is too high and should not exceed 1.2 metres solid. • The perimeter fencing is unsightly. • Reducing the solid portion of fencing would allow greater surveillance and reduce opportunities for crime. • The high fencing allows people to get into the site and be hidden from the street, with a risk that crime and/or antisocial behaviour occurring due to this. • The fence height does not support the City's policy position which specifically seeks to "eliminate opportunities for concealment". • The fence should be changed to be visually permeable. • The fencing is not compatible with the general streetscape. • The fencing blocks sightlines to view traffic at the Raglan Road and Fitzgerald Street intersection, making it more dangerous as it is obstructing visibility.	• The fencing has been provided to a height and solid materiality to ensure the site is appropriately secured from public access. • The area behind fencing is completed secured. A pedestrian entry gate is provided to the northern portion of the fence, which would be closed and locked at all times, reducing public access. Windows from No. 369 Fitzgerald provide surveillance to reduce antisocial behaviour occurring behind fencing. • While the sheet metal fencing is not a built form outcome the City would typically accept, it is appropriate for its intended purpose as providing non-climbable perimeter fencing to secure Viewing Platform from being accessed from the public. The fencing is of a temporary nature, is not uncharacteristic to the area in terms of its materiality or height, and not provide long term visual impacts to the streetscape and locality. • The fencing provides a 2.0 metre by 2.0 metre truncation at the corner of Raglan Road and Fitzgerald Street, providing sufficient sightlines for turning vehicles.

Summary of Submissions:

Comments Received in Objection:	Administration Response:
Visual Privacy • The viewing tower overlooks surrounding residential properties and compromises their privacy. • Direct overlooking to backyards and windows of adjoining properties. • There is no screening provided to reduce overlooking into surrounding properties. Screening should be provided to reduce views downwards into surrounding residential properties. • It is an invasion of privacy to allow people to be able to look directly downwards into peoples backyards.	• The Viewing Platform is appropriately separated from surrounding residential properties to reduce undue impacts from overlooking and subsequent loss of privacy. The Viewing Platform is setback a minimum of 46.7 metres from the closest residential property boundary. These setbacks increase to windows and outdoor areas of residential properties. • The location of the structure, the capacity limit of the structure at any one time, and the likeliness that the structure would be used for short periods of time, would reduce overlooking and loss of privacy.
Car Parking • There are already plenty of parking bays across the property, do not support them providing more. • The proposal requires the use of on-street parking, limiting options for local residents. • Visitors parking on the street has been detrimental to surrounding residential properties.	• The application does not seek to provide additional parking spaces and would utilise three parking bays located to the rear of No. 369 Fitzgerald Street, North Perth. • Sufficient parking is accommodated on-site to meet the needs of the use and would not rely on on-street parking. • A condition of approval has been recommended requiring three parking bays to be accommodated at No. 369 Fitzgerald Street.
Street Trees The construction of the viewing tower resulted in damage to the street trees.	Administration have undertaken a review of existing street trees which remain in a healthy state. An advice note has been recommended for street trees to be protected during the dismantling and removal of the Viewing Platform and associated structures once the approval ceases.
Antisocial Behaviour & Safety • The viewing tower has already experienced antisocial behaviour including graffiti and trespassing. • Concerns relating to public safety risk from people trespassing on the site. • Concerns there are no barriers in place to reduce trespassers from climbing up the tower unauthorised. • The proposal presents an unacceptable hazard to the community. • The graffiti on the signage encourages more antisocial behaviour in the area. • Dumping of garbage has increased over the fence. • Concerns regarding the need for people to climb up the number of steps proposed.	• The Applicant has confirmed that all fencing and signage has an anti-graffiti coating allowing for easy removal. • The proposed operating hours would provide activation and use of the site, providing actual and perceived surveillance. The site is located on a busy street and is surrounded by several active uses which would provide additional actual and perceived surveillance to the tower when it is not in use. • The proposal does include a barrier to reduce trespassers. This is through the provision of solid fencing and a lockable gate to a 2.1 metre – 2.6 metre height around the perimeter of the structure. • Access to the site is only permitted by appointment and with an authorised representative, which form recommended conditions of approval. • The applicant has advised there has been no dumping of garbage over the fence since the Viewing Platform has been in use.

Summary of Submissions:

Comments Received in Objection:	Administration Response:
General • Do not support the viewing tower because it is facilitating the future redevelopment of the site which is not supported. • If this application is approved, it sends a clear message to the community that developers are given much greater leeway in breaching guidelines than local residents are afforded. • The viewing tower should have been lodged before the tower was constructed and sets an undesirable precedent for future similar situations. • 3 months was a sufficient time for the viewing tower to be in-place and additional time provides adverse amenity impacts to the surrounding area. • The approval should not exceed more than 6 months. • Adequate time has already been provided to showcase views to potential buyers. • Concerns relating to the structural integrity of the structure, including impacts from wind.	• The proposal is required to be assessed on its merits against the relevant planning framework. It would not be relevant nor orderly and proper planning to refuse the subject development application on the basis that the separate mixed-use development approved on the site is not supported. • The proponents of this application have not breached any relevant planning or building framework in the construction of the Viewing Platform and associated fencing. • The Viewing Platform did not require planning approval to be constructed or used for a three-month period. This is in accordance with the City's Planning Exemptions Policy which permits temporary viewing platforms to be constructed and operate for a period of three months following the issue of a building permit for the structure. • It is open for the applicant to seek development approval under the planning framework for the Viewing Platform to remain on-site for a greater period. • The Viewing Platform has been constructed in accordance with relevant National Construction Code requirements and in accordance with the approved Building Permit.

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 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.**

3. **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.**

4. **Any external artificial lighting installations, including in carparks and common areas, are 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.**

5. **At the time in which the development is dissembled and removed from the subject site, all verge trees shall be retained and protected from any damage including unauthorised pruning.**

9.2 NO. 9 (LOT: 22, D/P: 6645) BAKER AVENUE, PERTH - CHANGE OF USE FROM SINGLE HOUSE TO SINGLE HOUSE AND UNLISTED USE (MUSIC STUDIO) (AMENDMENT TO APPROVED)

Ward: South

Attachments:

1. Location and Consultation Plan
2. Development Plans
3. Applicant Justification
4. Acoustic Report
5. Parking Management Plan
6. Venue Management Plan
7. Matters to be Considered - Administration Comment
8. Summary of Submissions - Administration Response
9. Summary of Submissions - Applicant Response
10. 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 Change of Use from Single House to Single House and Unlisted Use (Music Studio) (Amendment to Approved) at No. 9 (Lot: 22; D/P: 6645) Baker Avenue, Perth, in accordance with the plans in Attachment 2, subject to the following conditions, with the associated advice notes in Attachment 10:

1. All conditions and requirements detailed on the development approval 5.2019.171.1 granted on 15 October 2019 are deleted and replaced as follows:

1. Extent of Approval

This approval is for Change of Use from Single House to Single House and Unlisted Use (Music Studio) (Amendment to Approved) as shown on the approved plans dated 14 May 2024 other development forms part of this approval;

2. Use of Premises:

2.1 No more than one musical performance event shall be held in any given calendar month;

2.2 Each musical performance event shall consist of a maximum of five musical performance sessions that shall run for a maximum of four hours each and shall not be held outside of the following hours:

- **Friday: 11:00am – 11:00pm;**
- **Saturday: 11:00am – 11:00pm;**
- **Sunday: 12:00pm – 7:00pm; and**
- **Sunday, if the following Monday is a public holiday: 11:00am – 11:00pm;**

2.3 A musical performance event outlined in Condition 2.2 may run across a maximum of two consecutive weekends, including the preceding Friday;

2.4 In addition to the music performance events outlined in Condition 2.2, one additional one-off musical performance session may be held per calendar month. Each one-off musical performance session shall run for a maximum of four hours and shall not commence prior to 10:00am or conclude later than 10:00pm Sunday to Thursday and 11:00pm on Friday and Saturday;

2.5 The musical performances outlined in Condition 2.2 and Condition 2.4 shall have a maximum occupancy of 100 persons in attendance at any given time inclusive of staff and performers;

2.6 All patrons are to have left the premises by the time which the musical performance is required to have concluded as outlined in Condition 2.2 and Condition 2.4;

2.7 Outside of dedicated musical performance events, the Music Studio may be used between 9:00am and 5:00pm Monday to Saturday for music related activities including, but not limited to:

- **Sound and film recording;**
- **Educational sessions;**
- **Masterclasses;**
- **Conferences and meetings; and**
- **Community events.**

2.8 When used as outlined in Condition 2.7, the Music Studio shall have a maximum capacity of 80 persons at any given time;

3. Venue Management Plan

3.1 Prior to the commencement or use of the development, an amended Venue Management Plan, to the satisfaction of the City, shall be submitted to and approved by the City. The amended Venue Management Plan shall detail how the development will operate, including, patron numbers, management of patrons before and after attendance for musical performance events and other musical related activities. The amended Venue Management Plan shall be consistent with the Venue Management Plan stamp-dated 4 April 2022 and shall include management strategies for the approved operation, addressing the following:

- **Scheduling of musical performances;**
- **Patron control measures inside and outside the venue before, during and after musical performance events and music related activities to minimise noise impacts on adjoining properties. This shall include a requirement that patrons cannot congregate outside the venue before or after a musical performance;**
- **Parking and transport management for musical performance events and musical activities, including:**
    - **The use of the two on-site car parking bays;**
    - **Attendees being directed to use the Brisbane Street public carpark;**
    - **Promotion of Public Transport and Rideshare;**
    - **Discouraging the use of Baker Avenue parking bays; and**
    - **Identification of drop-off and pick-up locations for taxis rideshare, with no drop-off and pick-up to be from Baker Avenue; and**

3.2 The use of the premises shall be carried out in accordance with the approved Venue Management Plan outlined in Condition 3.1 or any Plan approved by the City thereafter and all requirements of the Venue Management Plan shall be implemented to the satisfaction of the City; and

4. Acoustic Report

All recommended measures in the acoustic report produced by Lloyd George Acoustics and dated 7 June 2019 shall be undertaken in accordance with the report to the City's satisfaction, prior to the use of the development and maintained thereafter to the satisfaction of the City at the expense of the owners/occupiers

EXECUTIVE SUMMARY:

The purpose of this report is to consider an application for development approval to amend the conditions of approval for an approved music studio at No. 9 Baker Avenue, Perth (the subject site).

The subject site is developed as a single storey single house that includes a two-storey rear addition. The rear addition was constructed from 2016 and contains the music studio that is the subject of this application.

The application seeks approval to amend the conditions of the existing development approval granted by Council at its Ordinary Meeting on 15 October 2019.

The use of 'Music Studio' is not defined in the City's Local Planning Scheme No. 2 (LPS2). The use is multi-faceted and includes the use of the venue for performances, commercial music studio activities such as sound and film recording, and personal use by the landowner.

The existing development approval includes a condition which requires the operation of the music studio cease 18 months after the first event. The venue commenced operations in February 2022. This means that the approval expired in August 2023. The subject development application seeks for the Music Studio to be approved in perpetuity.

The applicant is also seeking amendments to conditions of development approval to allow greater flexibility in their operations. This includes a proposal to increase the number and length of musical performances and an increase in the number of one-off musical performances.

No physical works are proposed as part of the application. The area of discretion being sought under the planning framework relates to the continued acceptability of the land use within the Residential zone and the acceptability of car parking provided.

The subject site is located on Baker Avenue, opposite Birdwood Square. The subject site and properties fronting Baker Avenue are zoned Residential R50 and are within the Residential Built Form Area under the City's Policy 7.1.1 – Built Form (Built Form Policy). The subject site is near commercial properties, including a warehouse and shop located 21.7 metres to the south-west of the site at Nos. 112-118 Brisbane Street.

The amenity afforded to the subject site and surrounding residential properties is reflective of and affected by their location in close proximity to surrounding mixed-use and commercial properties. All noise generated from musical performances would be contained within the site due to the design of music studio and noise mitigation measures implemented.

Two car parking bays are provided on site, with the remainder of car parking demand being catered for by existing on-street parking and public carparks. The location of car parking bays off site minimises the number of vehicle movements on-site and subsequent impacts to adjoining properties. There is sufficient on-and-off-street car parking available within the surrounding area to cater for the demand resulting from the use.

Impacts on the amenity of adjoining properties from pedestrian entry and egress is minimised through management measures implemented. This includes the requirement for all tickets to be pre-purchased and no door ticket sales being provided; a staff member being located at the entry to direct patrons into the venue to minimise congregation outside the venue; and given the location and design of the adjoining properties' outdoor living areas in relation to the entry to the site.

The amendments satisfy the objectives of the Residential zone and Non-Residential Parking Policy and the application is recommended for approval subject to conditions.

PROPOSAL:

The application seeks to amend the existing development approval relating to the operation of a music studio at No. 9 Baker Avenue, Perth, as shown on the location plan, included as **Attachment 1**.

A music studio has operated at the subject site since February 2022 in accordance with the development application approved by Council at its Ordinary Meeting on 15 October 2019.

The music studio has been used for public music performances and commercial music studio activities, as well as private use by the landowner.

The use 'Music Studio' is multi-faceted and is not defined in LPS2. Incorporating the modifications to the operation as sought through this application the use comprises the following components:

Musical Performances

- Live musical performances for a ticketed audience. The maximum capacity of the venue is 100 persons, including performers, patrons and staff. Performances include paid or free events.
- A maximum of 4 staff members on-site during musical performance events, excluding the property owner.
- A maximum of one musical performance event per month (12 per year).
- Each musical performance event consists of a maximum of five musical performance sessions, to take place on Friday, Saturday and Sunday. The number of sessions may be less than five. This is dependent on factors such as the type of performance, cost, availability of artists, community demand, and other internal project dates within the studio.
- In addition to the musical performance events, one one-off musical performance session per month (12 per year) would be able to take place on any day of the week.
- The public can attend the musical performances provided they have pre-purchased a ticket. Door ticket purchases are not available.
- Alcohol may be served before and/or after sessions, subject to liquor licence requirements; and
- Two on-site parking bays are provided for the music studio use. Patrons driving to the venue are advised to use the Brisbane Street public carpark 150 metres to the east of the subject site and walk to the venue across Birdwood Square.

Recording Sessions and Other Music Related Activities

- Outside of the musical performance events and sessions, between 9:00am and 5:00pm Monday to Saturday, the music studio is used for music related activities. The premises would have a maximum of 80 persons on site for these activities, which include:
    - Sound and film recording.
    - Educational sessions.
    - Masterclasses.
    - Conferences and meetings.
    - Community events.
- The applicant has held three community events since commencing operations, which have averaged 36 attendees.
- The applicant has requested that the number of people on site for these uses be increased to provide greater flexibility in the operations, including the ability to record orchestral performances.

Personal Use

The venue would continue to be used by the property owner for their personal use, in conjunction with the use of the Single House. The personal use of the venue by the property owner does not require planning approval.

This application seeks to amend existing conditions of approval as follows:

Time Limited Approval

The application seeks to delete Condition 1 of the existing approval, which limits the time for which the development can operate as follows:

1. *This approval is granted for a period of 18 months from the date that the first musical performance event is held*

The application proposes to delete Condition 1, that requires the use to cease after 18 months, from the date of the first event. This would allow the music studio use to continue to operate in perpetuity.

Use of Premises

The application seeks to amend Condition 2 of the existing approval, which controls the hours of operation of the use, number of performances and patron numbers. Condition 2 provides the following controls on the operations of the use:

2. Use of Premises

- *2.1. No more than 18 musical performance events shall be held for the duration of this approval, with no more than one (1) musical performance event being held in any given calendar month;*

- *2.2. Each musical performance event shall consist of a maximum of four (4) sessions which shall run for a maximum of three (3) hours each and shall not be held outside of the following hours:*
-
  - *Friday 10:00am – 10:00pm;*
  - *Saturday 10:00am – 10:00pm;*
  - *Sunday 12:00pm – 7:00pm; and*
  - *Sunday 12:00pm – 10:00pm only when the following Monday is a public holiday;*
-
- *2.3. All four (4) sessions associated with a musical performance event outlined in condition 2.2 shall be held over the course of one weekend, including the preceding Friday night;*
-
- *2.4. Up to four (4) one-off musical performance events in any 12 month period may be held outside of the time slots outlined in condition 2.2 if 14 days written notice is provided to, and consent granted by the City. No events shall commence prior to 10:00am or conclude later than 9:00pm at any time; and*
-
- *2.5. The musical performance events outlined in condition 2.2 shall have a maximum occupancy of 100 persons in attendance at any given time;*
-
- *2.6. Outside of dedicated musical performance events, the premises may operate between the hours of 9:00am and 5:00pm Monday to Saturday, shall have a maximum* [sic] *capacity of 40 persons at any given time and shall be used for music related activities including, but not limited too* [sic]*:*
-
  - *Sound and film recording;*
  - *Educational sessions;*
  - *Masterclasses;*
  - *Conferences and meetings; and*
  - *Community events;*

The application proposes to amend Condition 2 of the existing approval relating to the operation of the use as follows:

- Remove the limitation of a maximum of 18 performances to be held for the duration of the approval. This is tied to the proposal for the use to operate in perpetuity.
- Allow for a Musical Performance Event to run across two consecutive weekends in a month instead of one weekend.
- Modify the hours of operation for music performances as follows:
  - Friday and Saturday: From 10:00am – 10:00pm to 11:00am – 11:00pm.
  - Sunday, when Monday is a Public Holiday: From 12:00pm – 10:00pm to 11:00am – 11:00pm.
- Increase the number of one-off musical performances to one per month. Remove the requirement to notify the City prior to these events taking place and allow these performances to run until 10:00pm.
- Increase the number of persons on site for music related uses, outside of performances, to 80.

Venue Management Plan

The application seeks to delete Condition 3.3 of the existing approval, which requires that the Venue Management Plan be reviewed and states:

3.3. The Venue Management Plan outlined in Condition 3.1 shall be reviewed no less than six (6) months and no more than nine (9) months after the date that the first musical performance event is held. Any amendments are to be agreed by the City and any recommended changes, including but not limited to the hours of operation, numbers of performances or occupancy numbers are to be agreed and implemented for the duration of this approval

The deletion of this condition would mean that the Venue Management Plan would not be required to be reviewed. The approved Venue Management Plan would continue to be required to be implemented at all times.

A copy of the Applicant's supporting documentation including Written Justification, Acoustic Report, Parking Management Plan and Venue Management Plan are included as **Attachments 3**, **4**, **5** and **6** respectively.

DELEGATION:

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 seek to amend a development approval that was determined by Council that would change the impact of conditions of approval.

This application seeks to amend a development approval that was determined by Council and would change the impact of conditions of that approval.

BACKGROUND:

Landowner, Applicant & Client:	Nunzio Mondia
Date of Application:	14 May 2024
Zoning:	MRS: Urban LPS2: Zone: Residential R Code: R50
Built Form Area:	Residential
Existing Land Use:	Single House and Unlisted Use (Music Studio)
Proposed Use Class:	Single House and Unlisted Use (Music Studio)
Lot Area:	675 square metres
Right of Way (ROW):	4.2 metres wide, City owned, paved and drained.
Heritage List:	Yes – Management Category B

Site Context

The subject site is zoned Residential R50 under LPS2 and is within the Residential built form area under the Built Form Policy. The subject site is bounded by Baker Avenue to the east, Astone Lane, a 4.2 metres wide ROW to the west, and single-storey single houses to the north-east and south-west.

Properties immediately surrounding the subject site fronting Baker Avenue, Lane Street and Bulwer Street are also zoned Residential R50 under LPS2 and are within the Residential built form area under the Built Form Policy. Baker Avenue is characterised by low density single-storey single houses. Astone Lane is predominantly characterised by the presence of fences, outbuildings and garages except for Nos. 16 and 16A Astone Lane, which are contemporary two-storey dwellings with frontage to the lane.

To the south-west of the site, properties fronting Brisbane Street are zoned Mixed Use R80.
No. 110 Brisbane Street is used as a co-masonic temple, and Nos. 112-118 Brisbane Street is used as a warehouse and shop. Opposite the subject site is Birdwood Square which is a turfed recreation reserve. Birdwood Square includes a playground and toilet facilities.

To the east of Birdwood Square, approximately 130 metres from the subject site is Beaufort Street. Lots fronting Beaufort Street between Bulwer Street and Brisbane Street are zoned Commercial under LPS2. This includes the Brisbane Hotel, which is a heritage listed tavern at the corner of Brisbane and Beaufort Streets, approximately 160 metres to the south-east the subject site.

Approximately 480 metres to the south-east of the subject site is HBF Park, a 20,000-person stadium used for sporting and concert events.

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

Approval History

The Single House on the subject site is estimated to have been constructed in 1928. On 28 January 2016, Administration approved alterations and additions to the Single House which consisted of a two-storey rear addition.

This rear addition contains the music studio the subject of this application (the venue). The front portion of the subject site, contains the Single House and continues to be used as the applicant's residence.

At its Ordinary Meeting held on 15 October 2019, Council resolved to approve an application for a Change of Use from Single House to Single House and Unlisted Use (Music Studio), subject to conditions. The music studio.

Regarding review of Condition 1 of the previous approval, the City contacted the applicant 18 months after the development approval, in September 2020, and the applicant confirmed the use had not commenced due to the impacts of COVID-19 on the event industry.

The applicant then confirmed with the City that the music studio use commenced in February 2022.

In accordance with Condition 1 of the previous approval, the approval lapsed in August 2023, being 18 months after the commencement date of February 2023. During the 18-months, a total of 14 musical performances have occurred as well as four community events and four online events.

The use continued operating without obtaining further development approval beyond August 2023. This is because the applicant was of this understanding that the approval was valid until August 2024 due to incorrect advice provided from the City to the applicant.

Between August 2023 and the time of assessment, and additional four musical performances and one online event have taken place.

The applicant contacted the City in April 2024 to discuss amending the existing approval and to allow the operations to continue in perpetuity and provide flexibility in their operations.

The City has not received any complaints in relation to the operations of the use since its commencement.

Heritage Listing

The subject site is included on the City's Heritage List as part of a group listing for Nos. 1 to 19 Baker Avenue. These properties are included on the Heritage List as Management Category B. The Statement of Significance for the listing is as follows:

"Baker Avenue has some aesthetic significance as a cohesive row of dwellings exhibiting characteristics of the Inter-war bungalow style of architecture, which face Birdwood Square and provides a coherent character with varied detail.

The dwellings contribute to the quality and setting of the surrounding area, and provide an important contribution to the vista of Birdwood Square. Its aesthetic qualities as a whole are defined by the overall form, style, height, setback and selection of materials of the place in contributing to the uniformity of the streetscape.

Baker Avenue has some historic value as the dwellings were developed at a time when there was a change of focus of suburban development from development driven by land speculation to planned communities with particular emphasis placed on amenity as encouraged through the Garden City movement".

This application does not propose any changes to the existing built form of the subject site. The music studio use is contained within the two-storey building to the rear of the site which was constructed from 2016.

DETAILS:

Summary Assessment

The table below summarises the planning assessment of the proposal against the provisions of LPS2, the City's Local Planning Policy: Non-Residential Parking (Non-Residential Parking Policy) and the City's Policy No. 7.5.1 – Sound Attenuation (Sound Attenuation Policy).

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	Previously approved	Requires further Discretion
Land Use			✓
Non-Residential Parking Policy			✓
Sound Attenuation Policy	✓		

Local Planning Scheme No. 2

In considering the appropriateness of the use, Council is to have due regard to the objectives of the relevant zone. The objectives of the Residential zone are 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.*

The Residential zone objectives are one matter to which Council is to give due regard in the consideration of this application under the *Planning and Development (Local Planning Scheme) Regulations 2015* (Planning Regulations). Other relevant matters to be given due regard are set out below.

Planning Regulations

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

Each matter listed in Clause 67(2) that requires consideration, along with Administration's comment on the matter is provided **Attachment 7**.

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	 Unlisted Use (Music Studio)
Car and Bicycle Parking	
Deemed-to-Comply Standard	**Proposal**
Non-Residential Parking Policy No prescribed car or bicycle parking requirements for unlisted use under the City's Non-Residential Parking Requirement, with parking to be determined by the City based on a site-specific Parking Management Plan.	 The application proposes to increase the number of persons on site for non-musical performance activities from 40 to 80. The application proposes two car parking bays for the Music Studio use, consistent with the existing approval, and is supported by a Parking Management Plan.

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

CONSULTATION/ADVERTISING:

Community consultation was undertaken in accordance with the Planning Regulations and the City's Community and Stakeholder Engagement Policy for a period of 14 days, from 27 June 2024 to 10 July 2024. The method of consultation included a notice on the City's website and 22 letters mailed to the owners and occupiers of the adjoining and adjacent properties of the subject site and all properties with a street frontage to Baker Avenue, as shown in **Attachment 1**.

A total of two submissions were received during the advertising period. Both submissions objected to the proposal.

The key concerns raised in the consultation period are summarised below:

- Concerns about large evening events in a Residential zone and suggest that the use is better suited for a Commercial or Mixed Use zone.
- The proposed music studio use is similar to 'Reception Centre' and 'Nightclub' uses that are class 'X' uses that are not permitted in the residential zone under LPS2.
- Increased traffic and parking problems have negatively impacted residential amenity and cause disturbances to nearby properties.

A summary of submissions received during consultation, along with Administration's response to the submissions is provided in **Attachment 8**. The applicant's response to the submissions received is provided in **Attachment 9**.

Design Review Panel (DRP):

Referred to DRP: No

The proposal was not referred to the Design Review Panel. This is because the application does not propose any modifications to the existing built form and does not meet the requirements for referral established in the DRP terms of reference.

LEGAL/POLICY:

- *Planning and Development Act 2005*;
- *Planning and Development (Local Planning Schemes) Regulations 2015*;
- *Environmental Protection (Noise) Regulations 1997;*
- City of Vincent Local Planning Scheme No. 2;
- Community and Stakeholder Engagement Policy;
- Local Planning Policy: Non-Residential Parking; and
- Policy No. 7.5.21 – Sound Attenuation.

Planning and Development Act 2005

In accordance with Schedule 2, Clause 76(2) of the Deemed Provisions 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.

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:

This application does not contribute to any environmental sustainability outcomes. There is limited ability for the development to influence the environmental impact of the building on the site through this application. This is because it relates to a change of use of an existing building with no works component.

PUBLIC HEALTH IMPLICATIONS:

There are no implications from this report on 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

As part of the land use considerations for this application, Council is to consider the acceptability of the land use in perpetuity, the number and duration of musical performances, and number of persons that may attend site. In assessing the application against the planning framework, it is recommended for approval. The following key comments are of relevance:

- The Music Studio is compatible with and complementary to the existing residential development. This is having regard to a combination of factors including the site context, the physical building configuration, parking, the venue management measures, the impact of noise and the location of car parking associated with the use.

- The Music Studio is compatible in this location as the subject site is near commercial land uses and Birdwood Square, which result in an existing level of noise and activity not typical of a residential area. The noise generated by the Music Studio would be contained internally to the building. The impact of pedestrian entry and egress can be appropriately managed to not unduly impact the amenity of nearby residents.
- Since commencing operations in February 2022, the applicant has run 14 musical performances, four community events, and four online events. A review of the City's records shows no complaints in relation to noise or parking were received in relation to the operation of the venue.
- There is sufficient off-site car parking capacity in the surrounding area to cater for the demand generated by the land use. The subject site is well connected to the public transport network, including multiple bus routes and high frequency bus routes to reduce the demand for private vehicle parking. The Brisbane Street car park is located 150 metres to the south east of the subject site and would on average have 120 bays available for people attending the site. As a result, the increase in the capacity of the music studio for non-music performance events would not result in an unreasonable impact on the surrounding area regarding parking and traffic.

Land Use Acceptability

This application seeks to amend an existing approval for a Music Studio which is a use that is not listed in LPS2. In considering the acceptability of this application, due regard is to be given to the objectives of the Residential zone under LPS2 and relevant matters of Clause 67(2) of the Deemed Provisions of the Planning Regulations.

An objective of the Residential zone is for development that provides for a range of non-residential uses which are compatible with and complementary to residential development. Clauses 67(2)(m) and (n) of the Deemed Provisions of the Planning Regulations relate to the compatibility of the development with its setting and the amenity of the locality, including character and social impacts of the development.

The Planning Regulations defines amenity as *'…all those factors which combine to form the character of an area and include the present and likely future amenity'.*

Removal of Time Limitation

In considering the removal the time limitation on the approval it is relevant to consider the locational context of the subject site and the rationale for the time limitation.

- Proximity to Commercial Land Uses: Residential properties in this area have a reduced level of amenity than is typical of most areas that are zoned Residential. This is because of the site's proximity to nearby commercial uses and traffic corridors. Nearby commercial sites generate noise and activity and form part of the character of the locality.
    - The site is 130 metres to the east of an established Beaufort Street which is an established commercial and transit corridor. Commercial uses on Beaufort Street include the Brisbane Hotel which is located 150 metres from the subject site. The Brisbane Hotel is heritage-listed a tavern which operates seven days a week and is open until 12:00am on Friday and Saturday evenings.
    - Brisbane Street is a Mixed-Use area located 55 metres to the south of the subject site. Non-residential uses fronting Brisbane Street within 100 metres of the subject site, include shop, office, consulting rooms, recreation – private and warehouse. The nearest commercial land use, a warehouse, is 21.7 metres to the south west of the subject site.

- Presence of Birdwood Square: The subject site is opposite Birdwood Square which forms one side of Baker Avenue. It is regularly used for sporting activities and community events which generate a level of noise and ambient activity. Birdwood Square has been used for events with up to 5,000 attendees. In February 2024, the City entered into an agreement with the Minister for Education for the use of the reserve by Highgate Primary School between 8:00am and 4:00pm on schooldays. This will result in children using the reserve for sport and recreational activities during the day and will generate noise and activity.

  Because Birdwood Square forms one side of Baker Avenue, there are no properties directly opposite the subject site. Because there are no residential properties opposite the subject site, the impact of attendees entering and exiting the subject site, which all occurs via Baker Avenue, is minimised.

- Layout of Adjoining Properties: The configuration of the adjoining properties serves to minimise the impacts of the music studio on their amenity as follows:

    - No. 7 Baker Avenue: The outdoor living area for the adjoining property to the south west, No. 7 Baker Avenue, is in the street setback area and adjacent to the driveway of the subject site which would be used as the access point for events. Because the outdoor living area is in the street setback area, it is subject to noise and disturbance generated from Birdwood Square reserve and commercial activities on Brisbane and Beaufort Streets. The outdoor living area includes dense vegetation which provides additional screening and assists to minimise the impacts of pedestrian access and egress from the site.
    - No. 11 Baker Avenue: The primary outdoor living area for No. 11 Baker Avenue is in the northern corner of the site. This is located away from the pedestrian entry point for the subject site, which is located to the southern corner of the site. The location of the adjoining properties' outdoor living areas minimises that the impact of the operations of the music studio including people entering and exiting the site.

- Off-site Car Parking: The application proposes two car parking bays on site for the Music Studio use. The remainder of car parking would be located off site. As most of the car parking demand would be catered for off-site, the impact of vehicular movements on the adjoining properties is minimised. Car parking located offsite would be adequate to service the proposed use given the site is well-located in proximity to the Brisbane Street public car park and alternative public transport options available to the site. This is discussed in further detail in the Car Parking section of the Comments section, below.

- Application of Time Limitation: During the assessment of the previous approval, the City issued consultation letters to a 200-metre radius. In the community consultation period, 120 submissions were received, of which 27 objected to the proposal. Of the 27 objections, 24 were from properties within 100 metres of the subject site. These submissions raised concerns about:
    - The scale and intensity of the use.
    - The lack of car parking for patrons and an increase in local traffic congestion.
    - Increase in noise both from the premises itself as well as those coming to and leaving from the venue.

As part of this application, consultation was undertaken to adjoining and adjacent properties, and all properties fronting Baker Avenue. This is consistent with the City's Community and Stakeholder Engagement Policy for amendments to applications for uses that are not listed in LPS2. Two submissions were received during the consultation period, both of which objected to the proposal.

Since commencing operations in February 2022, the applicant has run 14 musical performances, four community events, and four online events. A review of the City's records shows no complaints in relation to noise or parking were received in relation to the operation of these events. In conjunction with the reduced number of submissions made on the proposal, this indicates that many of the concerns relating to the impact of the operation on the amenity have been addressed through the operation of the venue.

As a result of the site's locational context and the operational measures and containment of noise, which are discussed below, the approval of the use on a permanent basis is supported.

Modification to Hours of Operation

The application seeks to amend the hours of operation during which a musical performance is to take place as follows:

Day of Musical Performance	Approved	Proposed
Friday:	10:00am – 10:00pm	11:00am – 11:00pm
Saturday:	10:00am – 10:00pm	11:00am – 11:00pm
Sunday, where Monday is Public Holiday:	12:00pm – 10:00pm	11:00am – 11:00pm

No change to the hours of operation for a musical performance on a Sunday where Monday is not a public holiday is proposed. This would remain as 12:00pm – 7:00pm.

The application also seeks to amend the hours during which a one-off musical performance can take place from 10:00am – 9:00pm, to 10:00am – 10:00pm.

In addition to the above changes to the hours of operation, the application seeks to increase the number of Musical Performance Sessions as part of a Musical Performance Event from four to five and increase the maximum length of a performance from three hours to four hours.

The applicant has advised that they are seeking these modifications to provide them with operational flexibility. The additional musical performance session would allow an additional performance for a popular event, to cater for community demand. The additional time per session would provide the opportunity to cater for impromptu additions to the song list and allow time for conversations between patrons and artists at the end of a performance.

In addition to the site context considerations outlined above, following aspects of the proposal are relevant in considering the modification to the hours of operation:

- Noise is contained within the building: The venue has been purpose-built to a high standard to effectively contain noise and complies with the assigned noise levels identified in the *Environmental Protection (Noise) Regulations 1997*. This is demonstrated in the acoustic report which was considered by Council at its 15 October 2019 ordinary meeting. A copy of the Acoustic Report is included as **Attachment 4.** The City's Environment Health Officers have confirmed that the report is satisfactory, and that an amended report is not required.

- Effective venue management: A Venue Management Plan (VMP) was prepared by the applicant. The VMP includes management measures to minimise the impacts pedestrian entry and egress from the venue on adjoining properties. These management measures include the presence of staff at the entrance at all times, and ensuring that the venue doors are closed during performances. A copy of the VMP is included as **Attachment 6**. As a result of the design of the venue and these management measures, the impact of the use is minimised on the adjoining properties.

Since the venue commenced operations in February 2022 the City has not received any complaints excessive noise being produced by the operations of the venue. This indicates that the venue has been appropriately operated to minimise the impact on the surrounding area.

In summary, the location of the subject site in respect to existing noise generating uses and spaces, design of the subject site and adjoining properties, and operational measures of the venue reduces the adverse amenity impacts to outdoor and habitable spaces of adjoining properties. As a result of these factors, the proposed modifications to the hours of operation are supported.

Administration's recommendation includes a condition of approval for patrons to have vacated the premises by the time which the musical performance is required to have concluded, relevant to the day or operation. This is to ensure that patrons leave the premises within a reasonable time to minimise the impact of patron entry and egress on the amenity of adjoining properties.

Administration's recommendation includes a requirement for an updated Venue Management Plan to be submitted that reflects the amendments to the hours of operation proposed as part of this application.

Car Parking

As Music Studio is a use that is not listed under the City's Non-Residential Parking Policy, there is no car parking standard. An assessment of the application against the objectives of the policy and Clauses 67(2)(s) and (t) of the Deemed Provisions of the Planning regulations is required.

In considering the acceptability of the proposed increase in the capacity of the venue for non-musical performance events, the following factors are noted:

- Demand for car parking from the use: The Parking Management Plan (PMP) prepared in 2019 is included as **Attachment 5.** The PMP estimates that parking for 20 cars would be required for a 100-person music. Using the same car parking demand rate of one bay per five persons, the increase in the capacity of the venue would result in an additional demand for eight car bays during 9:00am and 5:00pm Monday to Saturday.

- Availability of off-site parking to cater for demand: There is sufficient capacity within the surrounding area to accommodate the car parking demand generated by the land use. The Brisbane Street Car Park is located 150 metres to the east of the subject site and contains 156 car parking bays. Parking is not time restricted. Car parking data from 28 November 2022 to 8 January 2023, excluding 24 December 2024 to 1 January, shows that occupancy of the car park averaged a peak of 23 percent. This would mean 120 car bays are available for use.

• **Time**	• **7:00am – 10:00am**	• **10:00am – 2:00pm**	• **2:00pm – 5:00pm**	• **5:00pm – 12:00am**
• **Occupancy Rate**	• 3 percent	• 23 percent	• 22 percent	• 22 percent

This data is consistent with the City's 2018 car parking data survey undertaken between 9:00am and 8:00pm on Saturday 1 December 2018 which shows that the Brisbane Street public carpark did not exceed 21 percent occupancy.

- Connection to off-site car parking: There are constructed footpaths for the entire distance between the Brisbane Street Car Park and the subject site. Traffic lights are located at the intersection of Beaufort Street and Brisbane Street, which facilitate safe access across Beaufort Street to the subject site.

- Availability of on-street car parking: There are 34 car parking bays on Baker Avenue. Parking is time restricted to 2 hours and therefore is only able to be used for patron parking for short performances. A review of the City's 2018 parking survey data for Friday and Saturday shows a maximum occupancy of Baker Avenue of 53 percent, meaning 16 bays were available. This was at 9:00am – 12:00pm on Saturday. Between 5:00pm and 8:00pm on Friday and Saturday, occupancy averaged 31 percent, meaning 23 bays were available.

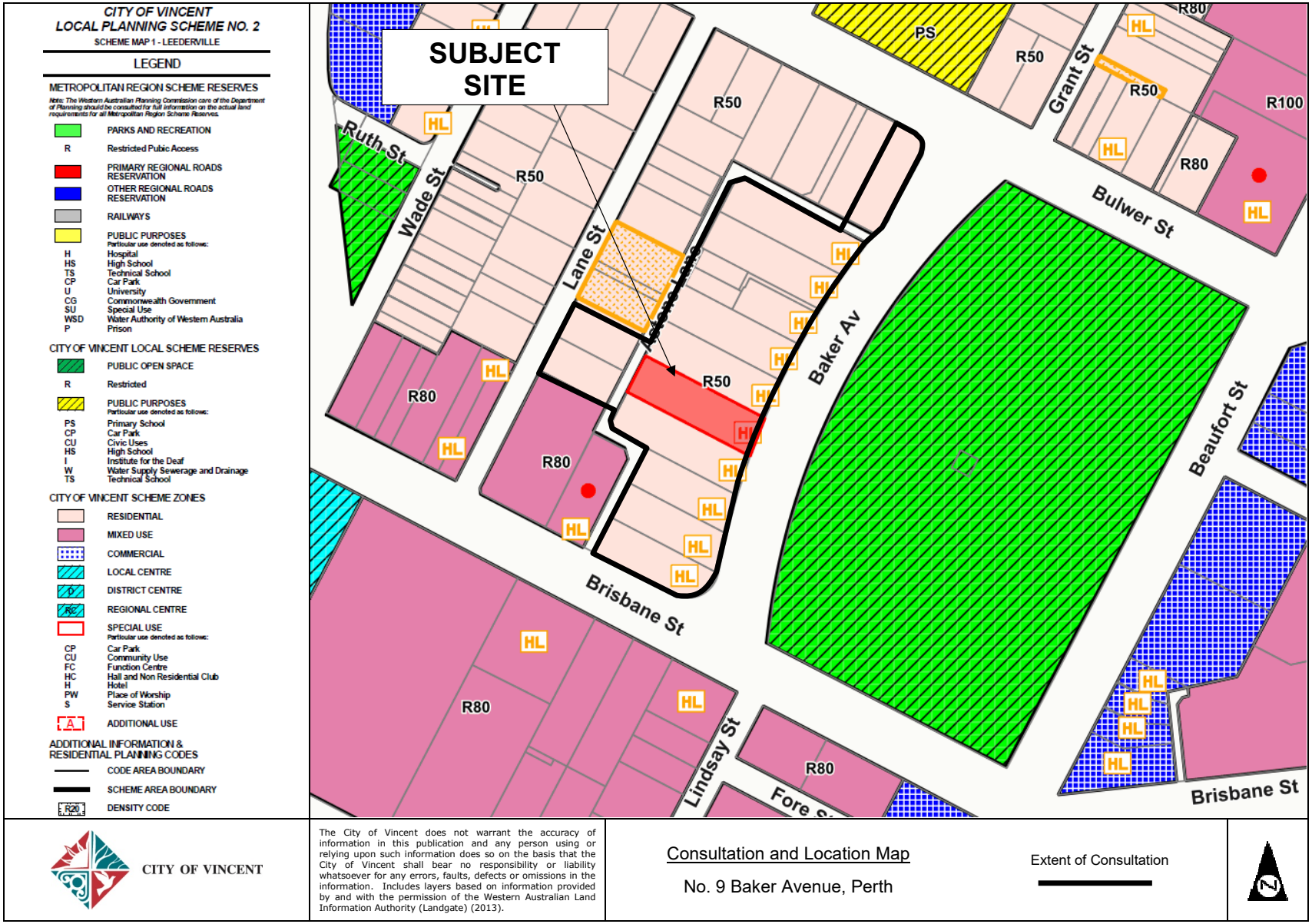
- Proximity to high frequency public transit routes: The subject site is well serviced by accessible public transport options. Bus stops are located 130 metres to the east on Beaufort Street and 55 metres to the south on Brisbane Street. Services include the 950 high frequency bus route on Beaufort Street, which operates every five to 15 minutes until 11:00pm on Friday and Saturday evenings and continues to run after midnight. These bus stops connect the site to destinations including Elizabeth Quay, Morley Bus Station and Mirrabooka Bus Station. The proximity of the site to these public transport services further reduces the demand for car parking associated with the land use.

Increase to Venue Capacity

Between 9:00am and 5:00pm, Monday to Saturday, the venue would be used for commercial activities associated with music. This includes education sessions and sound and film recording projects. This application seeks to increase the capacity of the venue from 40 people to 80 people, including staff.

The subject site is well serviced by both off-street parking and accessible public transport options. The proposed increase in the capacity of the music studio for non-music performance events would not result in an unreasonable impact on the surrounding area regarding parking and traffic.

The existing VMP is focused on musical performance events. A condition of approval is included in Administration's recommendation to require an updated VMP to include management measures for non-musical performance events. This is to ensure that the impact of people attending the site on the amenity surrounding area is minimised.


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
A ADDITIONAL USE
ADDITIONAL INFORMATION & RESIDENTIAL PLANNING CODES
CODE AREA BOUNDARY
SCHEME AREA BOUNDARY
R20 DENSITY CODE
SUBJECT SITE
Ruth St
Wade St
Lane St
Lesser Lane
Baker Av
Grant St
Bulwer St
Beaufort St
Brisbane St
Lindsay St
Fore St
R50
R80
R100
PS
HL
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).
Consultation and Location Map
No. 9 Baker Avenue, Perth
Extent of Consultation
N



CITY OF VINCENT

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No. 9 Baker Avenue, Perth

5-6

NO CHANGES

CITY OF VINCENT
RECEIVED
14 May 2024

NOTES:
Builder to clarify and verify with Metamorphica for unclear or insufficient details. Under no circumstances will this office take responsibility for assumptions.

Should the documents contain any discrepancy or inconsistency, then the Detailed drawings and Drawings to take precedence over the Specification.

Use written dimensions only. Do not scale these drawings. Check for discrepancies all figured dimensions prior to commencement of works.

Builder and all subcontractors to verify all existing conditions, relevant levels and dimensions on site prior to commencement of any works or prefabrication.

All materials & methods of constructions shall comply with relevant A.S., B.C.A. codes and local council by-laws.

Soakwell locations & pvc pipe connections shown as a guide only & to be confirmed by contractor on site prior to construction.

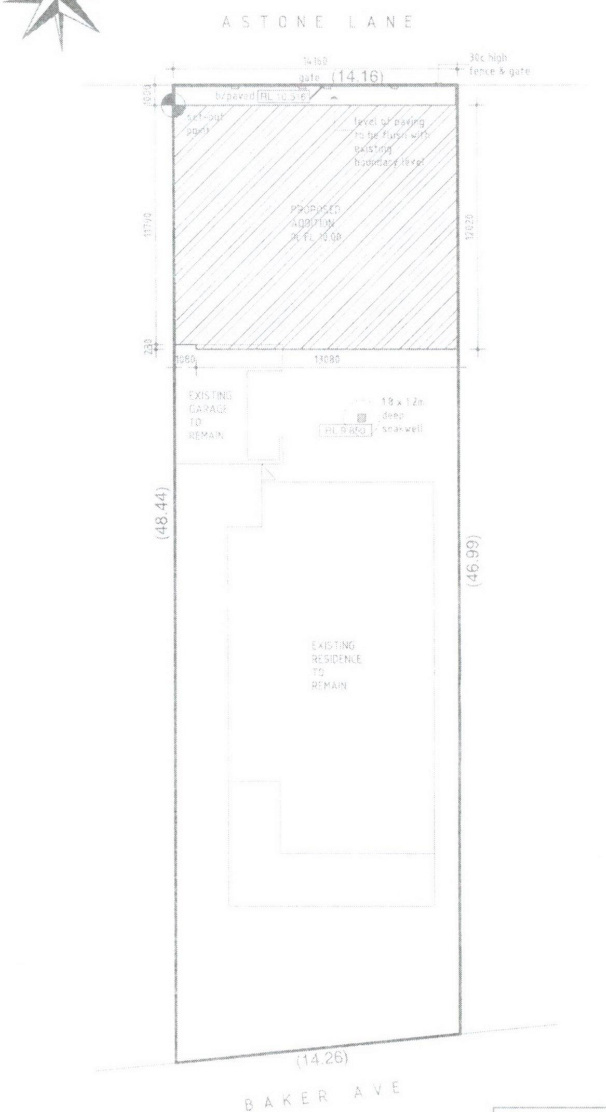
Supply and install 'Kordon' termite & moisture resistant treatment (unless otherwise approved) to comply with AS3660.1 and manufacturer's specifications.

Refer to Structural Engineers drawings for all footings, slabs, suspended concrete, structural steel work and retaining wall details.

Electrician to supply & install approved hard wired smoke alarms in accordance with AS 3786.

Electrician to supply & install mechanical ventilation to required wet areas in accordance with AS1668.2. ALL vents to be ducted outside.







CITY OF VINCENT
DA No. 5.2019.171

OMC 15 October 2019

APPROVED
Refer to Decision Notice

A/ Coordinator Planning Services

meta mor phica
11-13 Claude Street
Burswood WA 6100
Tel +618-9228-2286
Fax +618-9371-7718
architecture + interiors

PROJECT: Proposed House Extension
9 Baker Avenue, Perth WA

DRAWING TITLE: SITE PLAN

DATE	REV	REVISION NOTES
13-01-16	01	Rear setback & stairs changes
03-03-16	02	BA submission drawing

DATE: MAY 15
SCALE: 1:200
DRAWN: SUJ
JOB NO: 15-1577
DWG NO: 100

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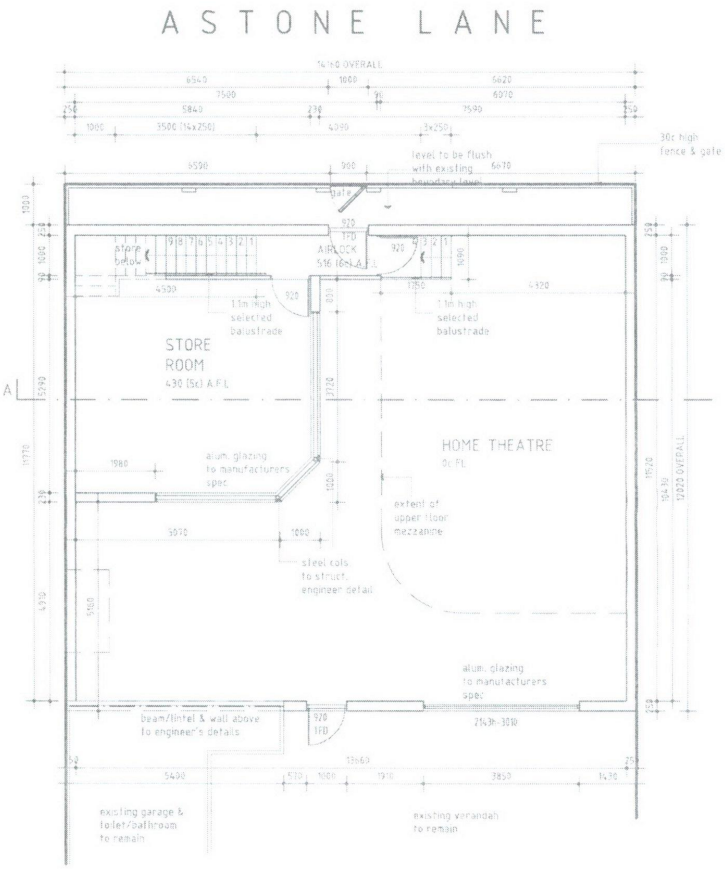
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CITY OF VINCENT
RECEIVED
14 May 2024

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2. All storm water produced on the subject land shall be retained on site, by suitable means, to the satisfaction of the City.

3. All external fixtures shall be designed integrally with the development and shall not be visually obtrusive from Baker Ave, Astone Lane and neighbouring properties. External fixtures are such things as TV antennas, radio and other antennas, satellite dishes, external hot water heaters, air cond and the like.



GROUND FLOOR PLAN
SCALE 1:100



CITY OF VINCENT
DA No. 5.2019.171

OMC 15 October 2019

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A/ Coordinator Planning Services

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Fax +618-9371-7718
architecture + interiors

PROJECT:
Proposed House Extension
9 Baker Avenue, Perth WA

DRAWING TITLE: GROUND FLOOR PLAN

DATE	REV	REVISION NOTES
15-01-16	01	Rear setback & stairs changes
03-03-16	02	BA submission drawing

DATE: MAY 15
SCALE: 1:100
DRAWN: SUJ
JOB NO: 15-1577
DWG NO: 101

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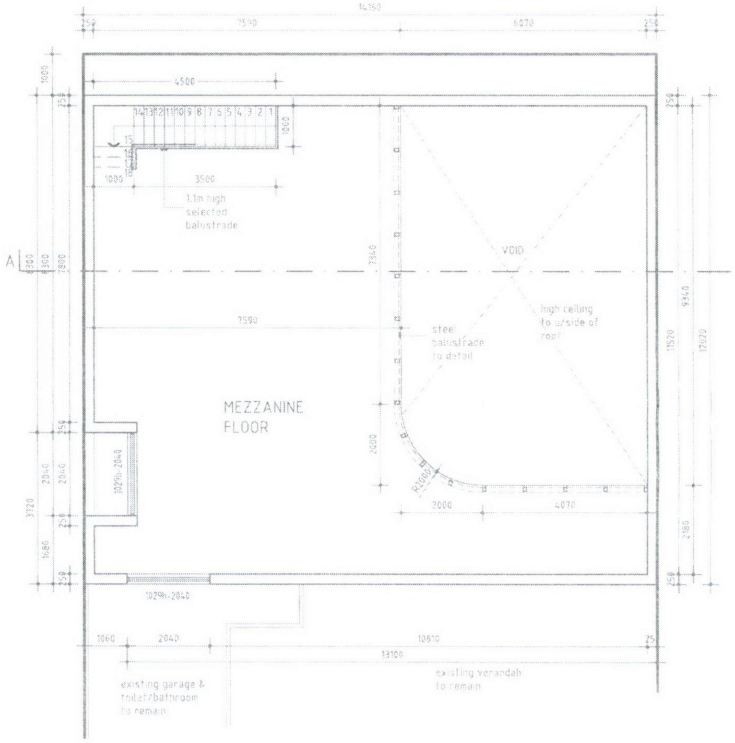
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CITY OF VINCENT
RECEIVED
14 May 2024

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MEZZANINE FLOOR PLAN
SCALE 1:100

CITY OF VINCENT
DA No. 5.2019.171

OMC 15 October 2019

APPROVED
Refer to Decision Notice

A/ Coordinator Planning Services

RECEIVED
9 MAY 2019
CITY OF VINCENT

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Fax +618-9371-7718
architecture + interiors

PROJECT :
Proposed House Extension
9 Baker Avenue, Perth WA

DRAWING TITLE :
UPPER FLOOR PLAN

DATE	REV	REVISION NOTES
13-01-16	01	Rear setback & stairs changes
03-03-16	02	BA submission drawing
06-01-17	03	Upper Floor balustrade changes

DATE : MAY 16
SCALE : 1:100
DRAWN : SUU
JOB NO : 15-1577
DWG NO : 102

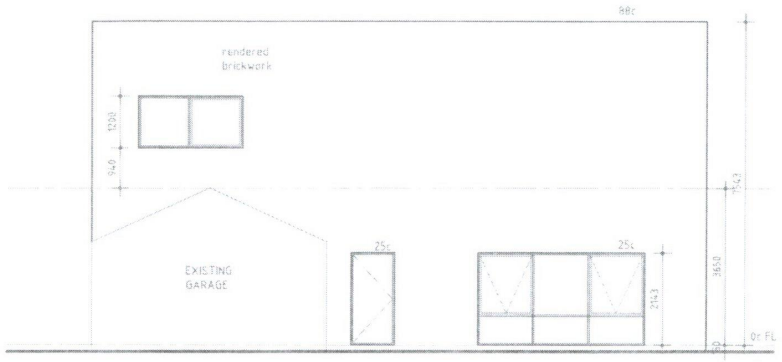
CITY OF VINCENT
RECEIVED
14 May 2024

CITY OF VINCENT
DA No. 5.2019.171

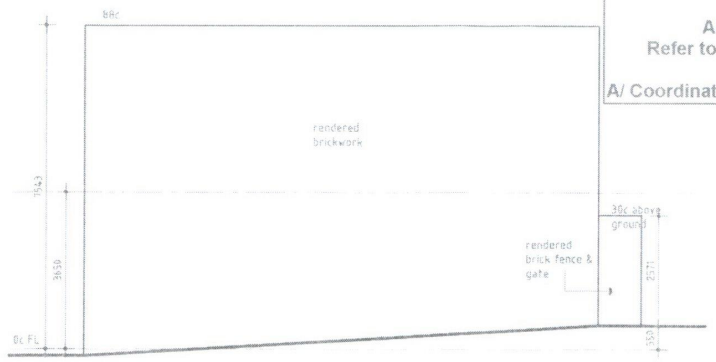
OMC 15 October 2019

APPROVED
Refer to Decision Notice

A/ Coordinator Planning Services

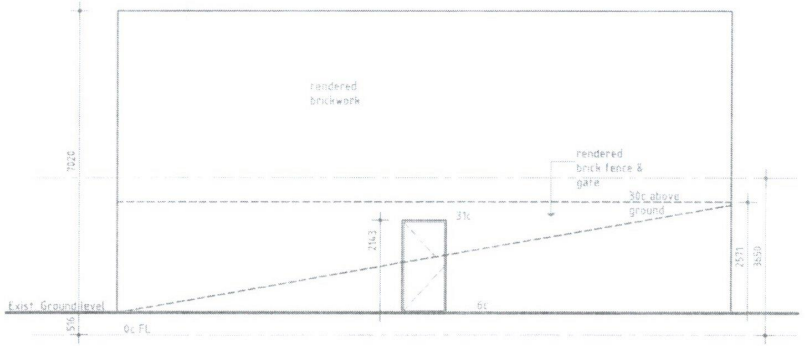


FRONT ELEVATION

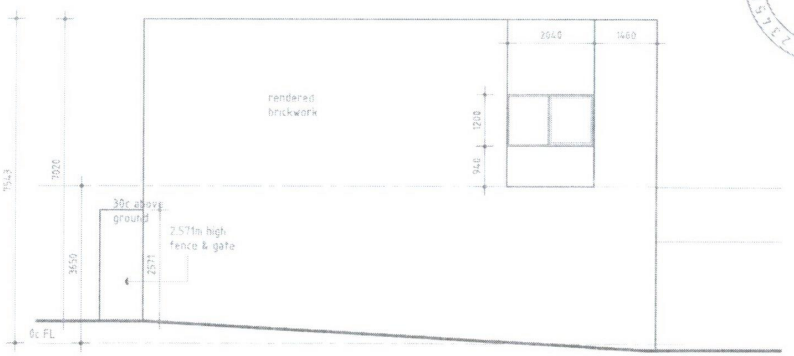


RIGHT ELEVATION

RECEIVED
9 MAY 2019
CITY OF VINCENT



REAR ELEVATION



LEFT ELEVATION

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Fax +618-9371-7718
architecture + interiors

PROJECT :
Proposed House Extension
9 Baker Avenue, Perth WA

DRAWING TITLE : ELEVATIONS

DATE	REV	REVISION NOTES
13-01-16	01	Rear setback & stairs changes
03-03-16	02	BA submission drawing

DATE : MAY 15
SCALE : 1:100
DRAWN : SUJ
JOB NO : 15-1577
DWG NO : 201

Centrestage Recording Studios

Centrestage Recording Studios is committed to aligning with the City of Vincent Local Planning Scheme No. 2, State Planning Policy 7.3 Residential Design Codes, and relevant local planning policies. These policies emphasise adapting to and evolving with the needs of changing communities over the next decade.

Our studio and its offerings, including concerts and public performances, are designed to support the city's future initiatives and enhance community engagement. The public support and positive feedback received during our extensive trial period underscore that our activities are in harmony with the city's vision and meet community demand.

By continuing to align with these evolving policies, Centrestage Recording Studios aims to contribute positively to the area's development and growth, supporting both current and future community needs.

City of Vincent Local Planning Scheme No. 2

1. Sustainable Development:
   - **Promote environmentally sustainable building designs**.
   - Encourage energy and water efficiency in new developments.

2. Housing Diversity:
   - Support a mix of housing types and densities **to accommodate diverse community needs**.
   - Ensure affordable housing options are available.

3. **Community Facilities:**
   - **Enhance public spaces and community facilities.**
   - **Promote accessibility for all community members.**

4. **Economic Growth**:
   - **Support local businesses and economic development.**
   - **Encourage mixed-use developments.**

5. Transport and Connectivity:
   - **Improve public transport options.**
   - Enhance pedestrian and cycling infrastructure.

6. **Heritage and Character**:
   - **Preserve and enhance the heritage and character of the area.**
   - **Ensure new developments respect the existing urban fabric**.

State Planning Policy 7.3 Residential Design Codes

1. **Quality Design**:
   - **Promote high-quality residential design**.
   - **Ensure new developments are aesthetically pleasing and functional**.

2. **Liveability:**
   - **Enhance the liveability of residential areas.**
   - **Ensure adequate natural light, ventilation, and privacy.**

3. Density:
   - Support appropriate residential densities.
   - **Encourage efficient use of land and infrastructure**.

4. Sustainability:
   - **Incorporate sustainable building practices**.
   - Promote energy efficiency and environmental responsibility.

5. Community Interaction:
   - **Foster a sense of community through design.**
   - **Encourage social interaction and community engagement.**

Relevant Local Planning Policies

1. Urban Renewal:
   - Support urban renewal projects.
   - **Encourage redevelopment of underutilised sites.**

2. Public Realm:
   - **Improve the quality of public spaces.**
   - Enhance streetscapes and urban greenery.

3. **Inclusive Design:**
   - **Ensure new developments are accessible to all.**
   - **Promote inclusivity and diversity in urban design.**

4. **Safety and Security**(activation):
   - **Enhance safety and security in residential areas.**
   - **Implement Crime Prevention Through Environmental Design (CPTED) principles.**

5. **Innovation and Flexibility:**
   - **Encourage innovative and flexible design solutions.**
   - **Adapt to changing community needs and preferences.**

Only For Love:





1

Only For Love:

Centrestage Recording Studios
15 Feb 2023 ·

Northbridge Common · Follow
A true pleasure to be part of such an important part of keeping our local arts and entertainment thriving!
49w Like Reply 1

Michael Mann
A great show by two real professionals. I loved every minute of it.
49w Like Reply 2

Carmel Fo
Throughly enjoyed this event - was brilliant. Thank you.
49w Like Reply 2

JO Tricoli
Fantastic ❤️
49w Like Reply 1

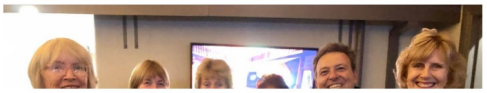
Pamela Symonds
🎶Fiona was magical 🎶 Nunzio we Have to enjoy more beautiful evenings please 🙏

Write a comment...

Rod Christian
11 Feb 2023 ·
We attended Fionah Mariah's concert at Nunzio Mondia's studio Centre Stage tonight. Fantastic sound in that room especially the Fazioli piano. Fiona you are so good at your craft and Nunzio's arrangements and playing are just outstanding. This is a top concept much needed in this city. 🎶🎹🧜‍♀️




Mary Taylor is with **Nunzio Mondia** and **4 others** at **Centrestage Recording Studios.**
12 Feb 2023 · Perth, WA ·
Fabulous evening show "Only for Love' at Centrestage Recording Studios with the wonderful pianist and musician Nunzio Mondia and soprano Fiona Mariah. A privilege to be entertained by their world class talent in such a beautiful studio setting. Just perfect ❤️ 🥰👌⭐👏👏



2

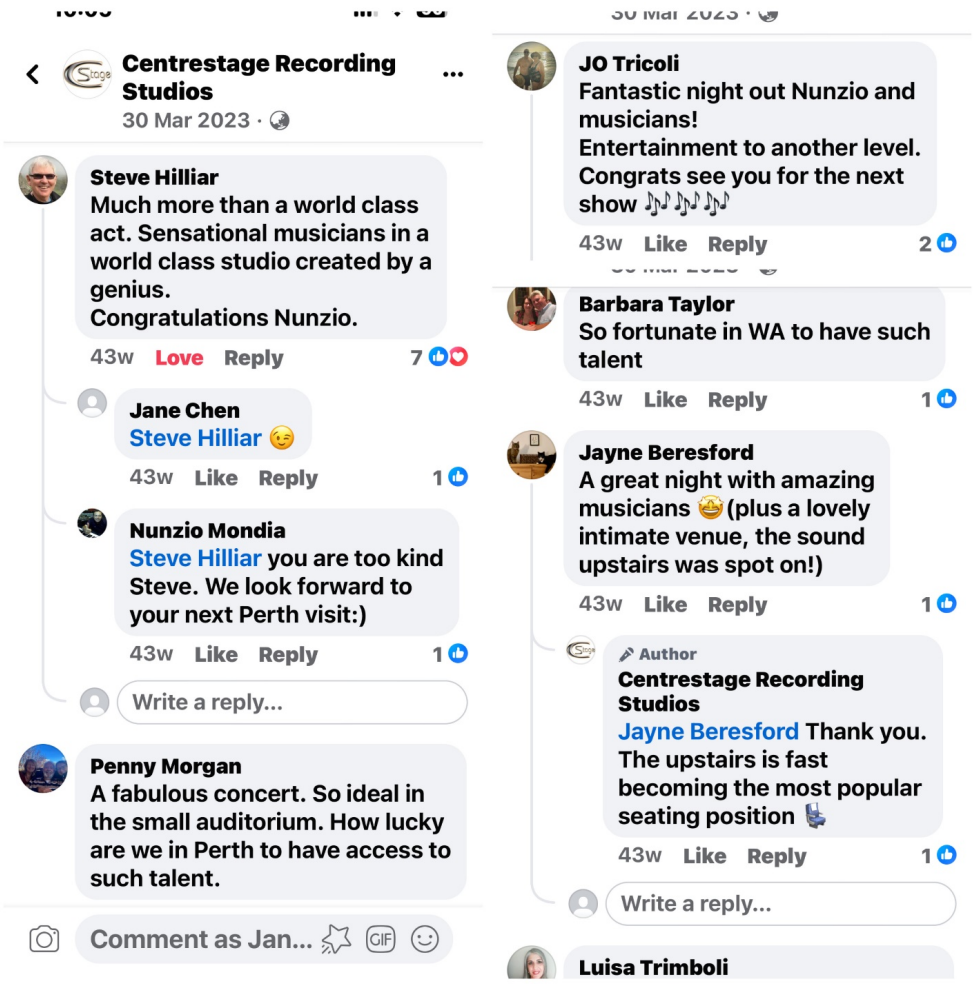
Hank Marvin Gypsy Jazz



Hank Marvin Gypsy Jazz



Hank Marvin Gypsy Jazz



5

Hank Marvin Gypsy Jazz

Nunzio Mondia

Posts Photos

Mary Taylor is with **Nunzio Mondia** and **4 others** at **Centrestage Recording Studios.**

31 Mar 2023 · Perth, WA ·

Wonderful weekend of 3 concerts at Centrestage Recording Studios by Hank Marvin Gypsy Jazz featuring guitar hero Hank Marvin and the amazing Nunzio Mondia and Gary Taylor. Excellent venue, atmosphere and musicians provided a world class performance in a magical setting, followed by a very special meet and greet. Well done Nunzio - can't wait for the next events ! 👏👏⭐⭐⭐⭐⭐



Home Video Friends Marketplace Notifications Menu

Angela Chew

26 Mar 2023 ·

A delightful afternoon of music with a dash of humour at Centrestage Recording Studios hosted by Nunzio Mondia. Treated to a top shelf performance by Hank Marvin, Gary Taylor, Nunzio Mondia and Alistair Peel in a well appointed purpose designed venue. Loved the intimate and personal vibe. Thank you 🙏🎶🎵

Posts Photos

Paul Reynolds is with **Nunzio Mondia** and **Annie Neil.**

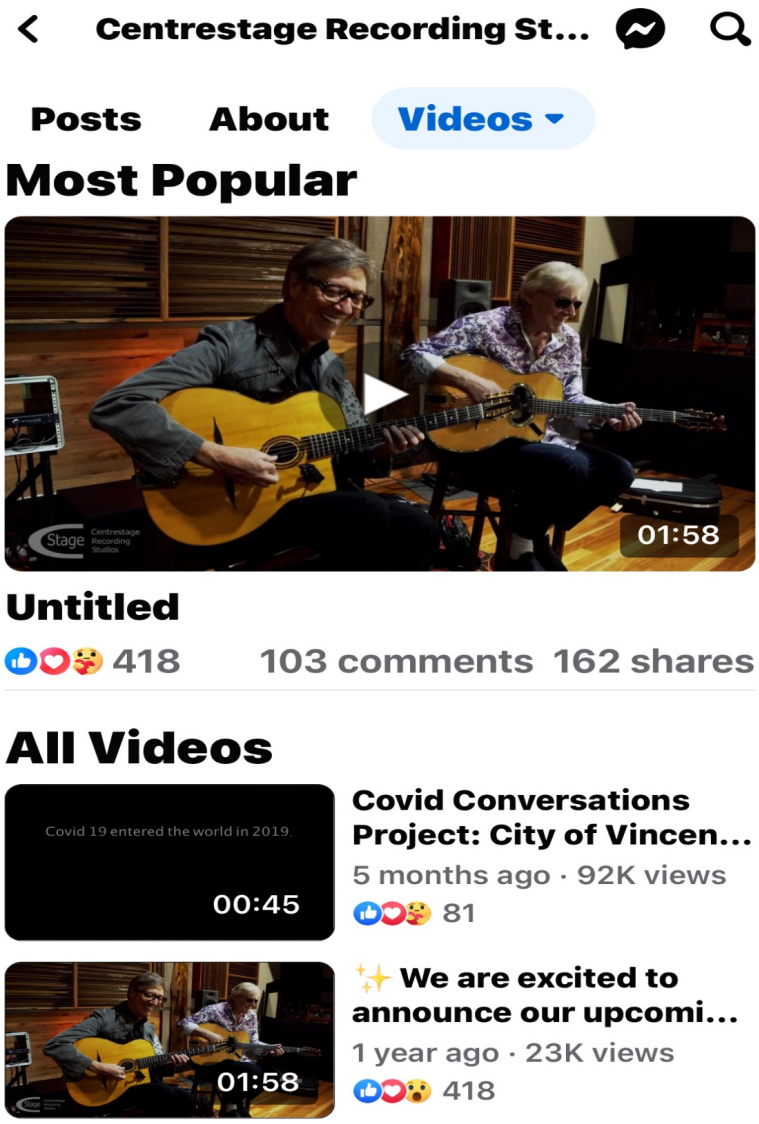
29 Mar 2023 ·

Twenty years ago I got to sing on two tracks of this Hank Marvin album with Annie Neil. Last Sunday (after having met Hank five or six times around town) I finally remembered to take the DVD slick to Hank's gig at Nunzio Mondia's remarkable Centrestage Studio to get his signature on it. NOW I can rest 😇.
The gig was, of course, outstanding. The whole band on top form and Alistair Peel who stepped in without rehearsal on an incredibly difficult bass pad aced the whole thing.
ps, it's worth going to a Hank gig just for his wicked sense of humour!



6

Covid Conversations and Hank Marvin Gypsy Jazz Short Video:



Piano Artistry:





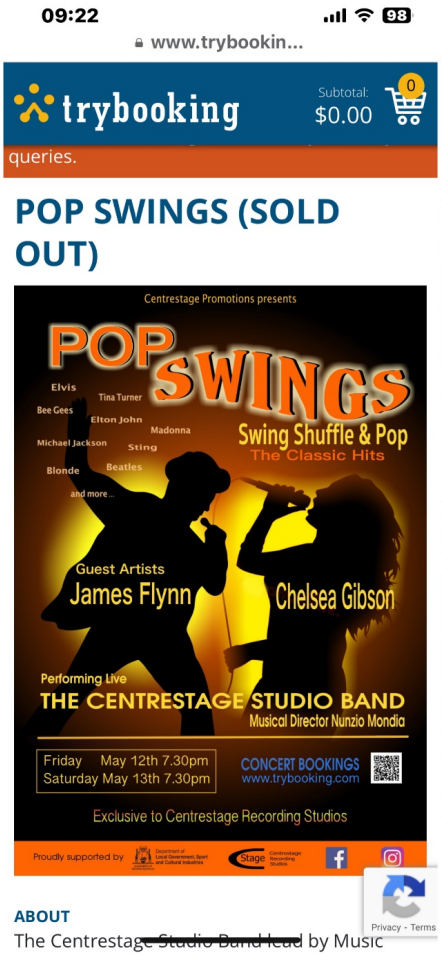
8

Piano Artistry





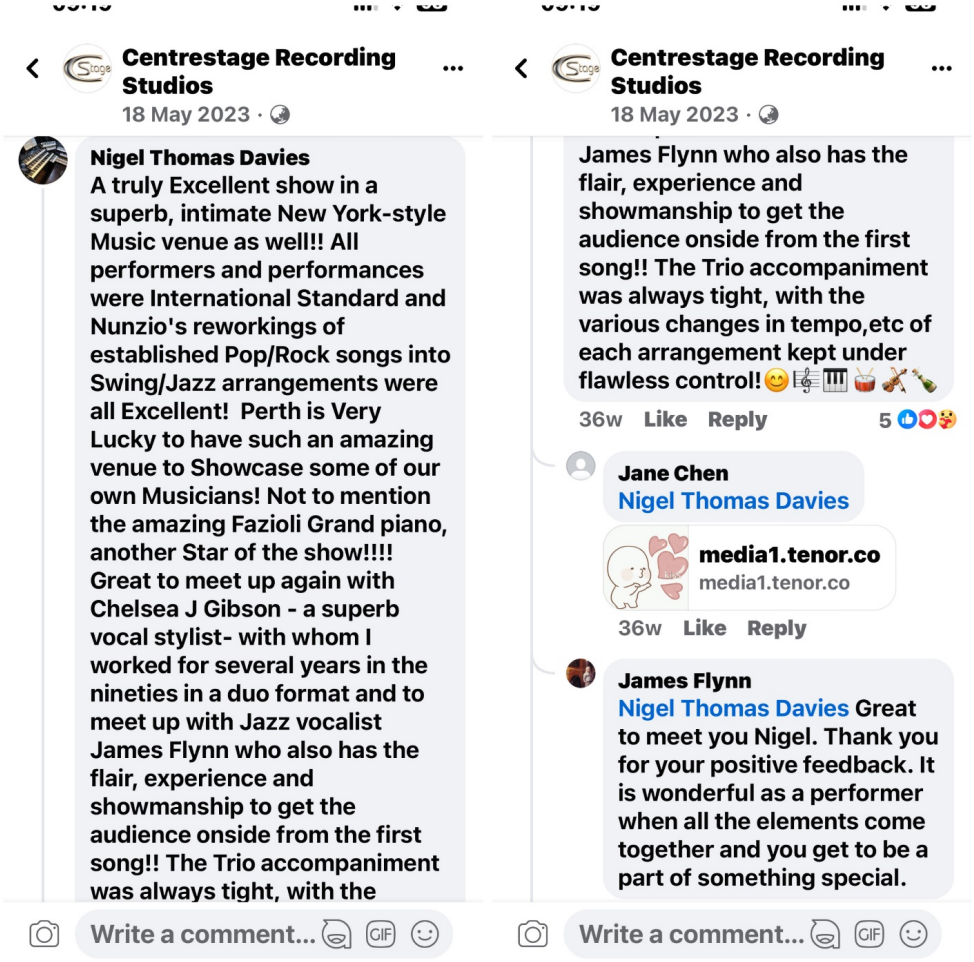
Pop Swings





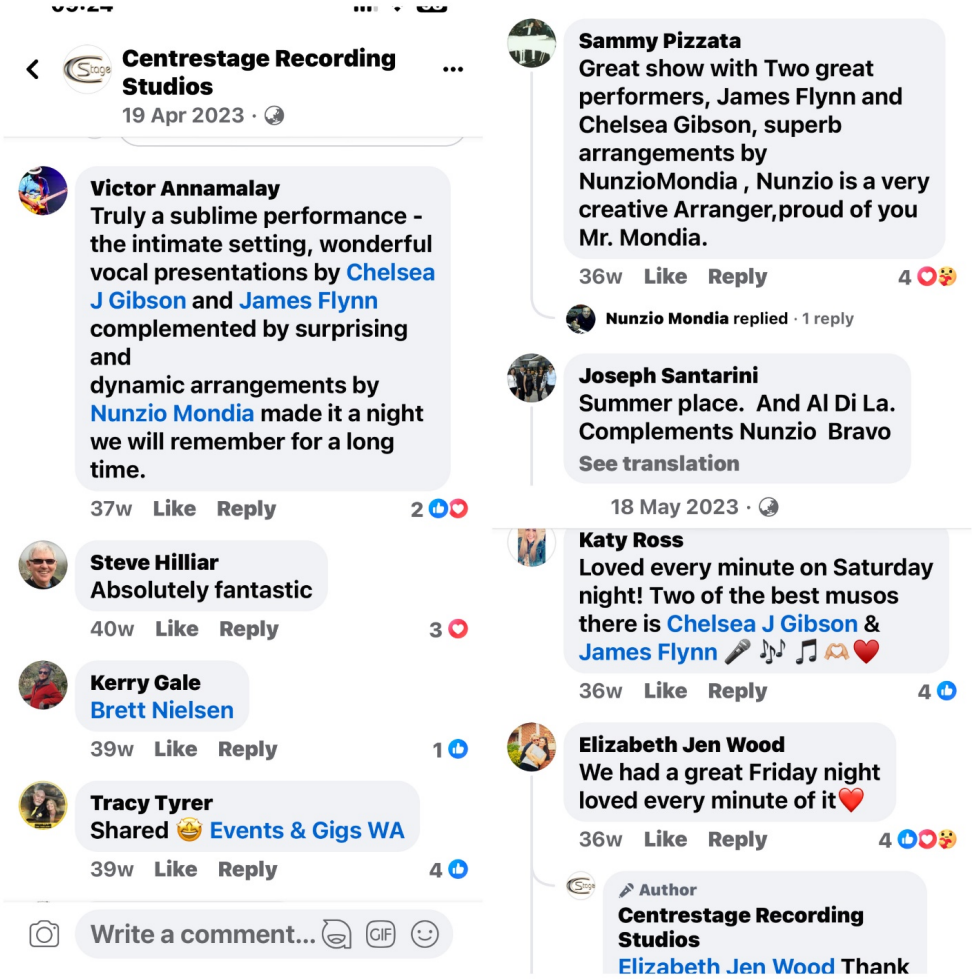
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Pop Swings



11

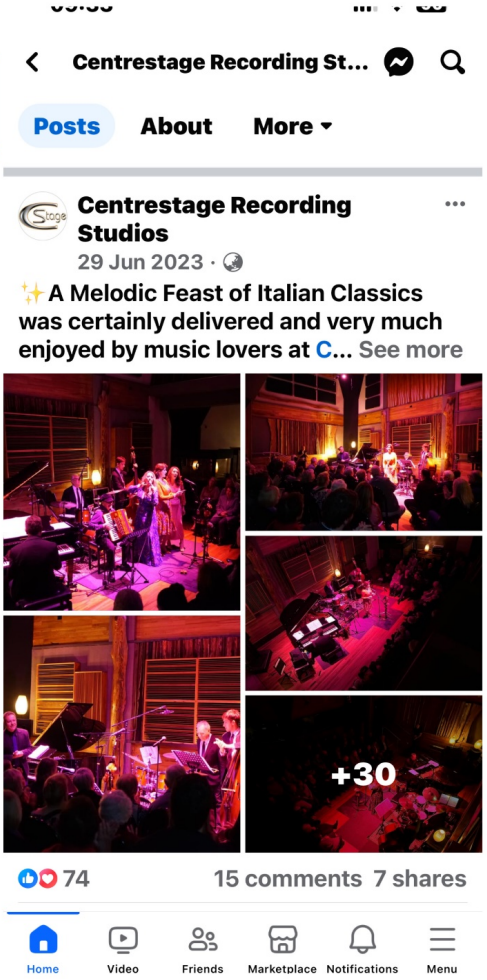
Pop Swings



12

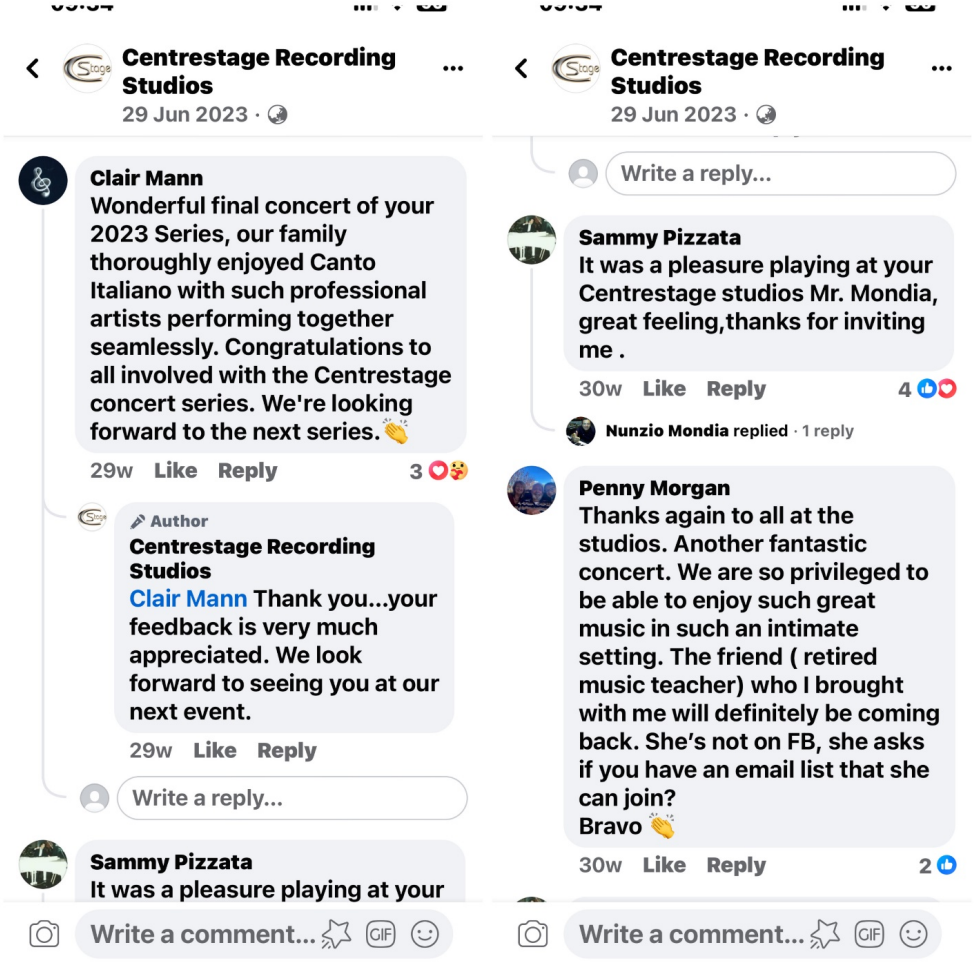
Canto Italiano





13

Canto Italiano



14

Celebrate Christmas with Centrestage



CANTO ITALIANO 2024

trybooking Subtotal: $0.00

CANTO ITALIANO 2024 (SOLD OUT)



ABOUT

Canto Italiano...a melodic feast of great Italian classic songs.

Together we will journey through some of the greatest songs ever written from early Italian composers to the more recent popular Italian songwriters. Music Maestro Nunzio Mondia has cleverly crafted the best loved Italian song repertoire into fresh, innovative contemporary musical arrangements. Mondia's high level performance presentation from the studio's Italian Fazioli grand piano and his wide selection of accordions will be a special treat not to missed particularly for first-time visitors t Centrestage Recording Studios.

Privacy - Terms

Centrestage Recording Studios
7 Jul ·

Canto Italiano 2024 - A Melodic Fea
Italian Classics ✨ ... See more

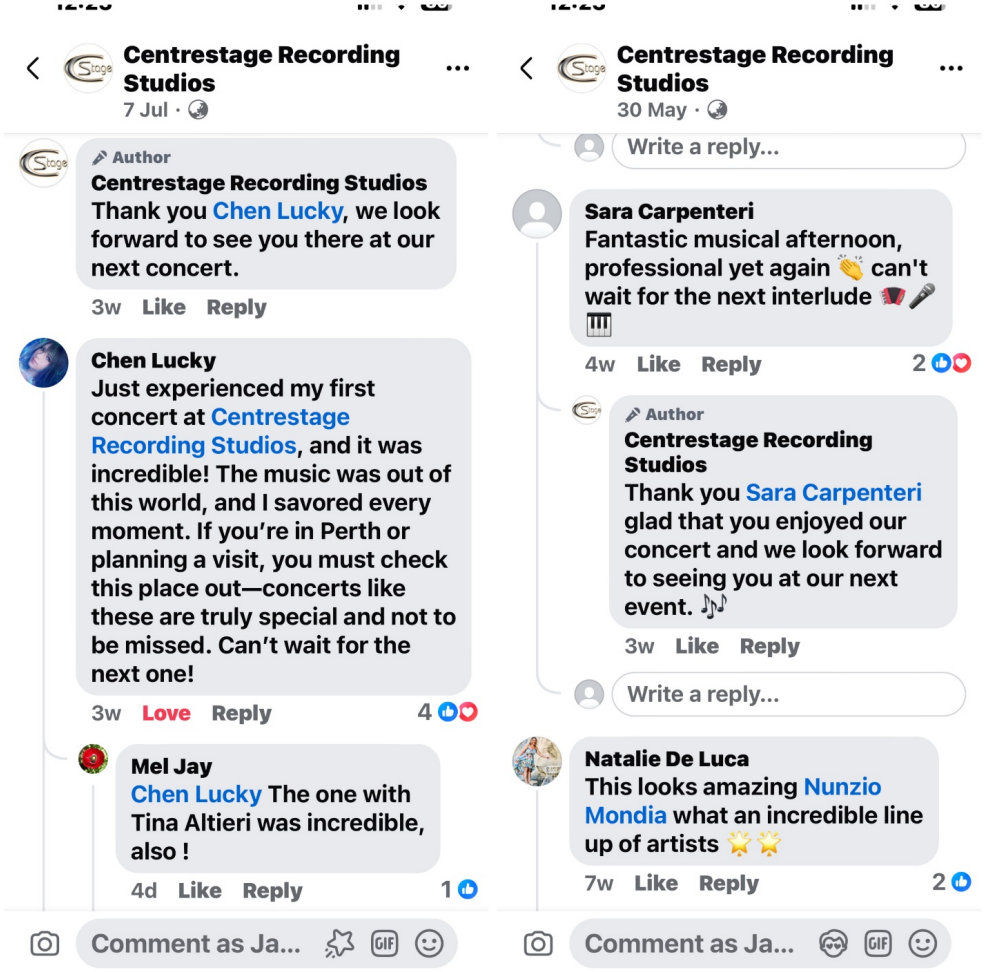


31 11 comments 1 sha

me Video Friends Explore Notifications 3 Me

16

CANTO ITALIANO 2024



CANTO ITALIANO 2024



Hank Marvin Gypsy Jazz (New Album)



Hank Marvin Gypsy Jazz (New Album)



20

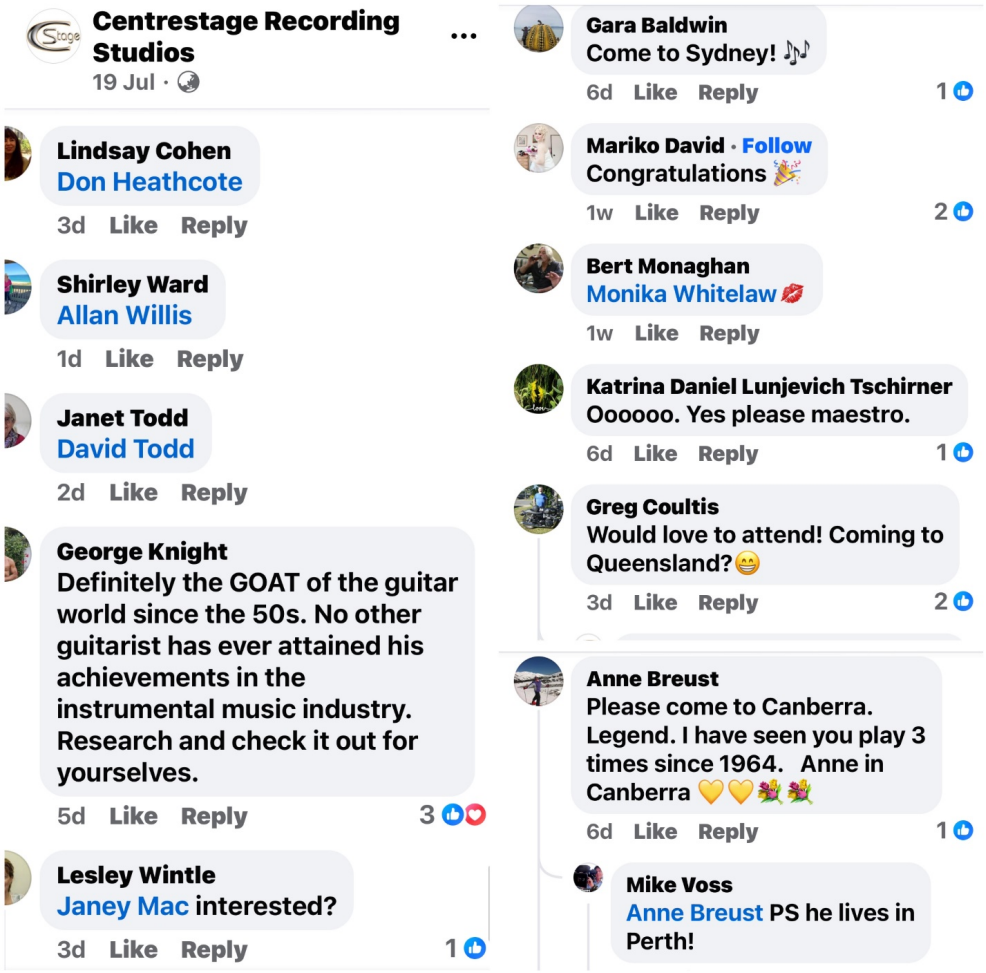
Hank Marvin Gypsy Jazz (2024)



Hank Marvin Gypsy Jazz (2024)



Hank Marvin Gypsy Jazz (2024)







24


FREE COMMUNITY CONCERT




HANK MARVIN
GARY TAYLOR
NUNZIO MONDIA
Accordion
LIVE at CENTRESTAGE
An exclusive event
Centrestage Recording Studios
Only For Love
Fiona Mariah
Soprano
Nunzio Mondia
Piano
A beautifully romantic concert
Centrestage Recording Studios
Stage
REVELATION
INTERNATIONAL
FILM FESTIVAL

Videos

Your Videos



Covid Conversations Project: City of Vincent community locals in Perth,...
48 weeks ago · 92.2K views
81



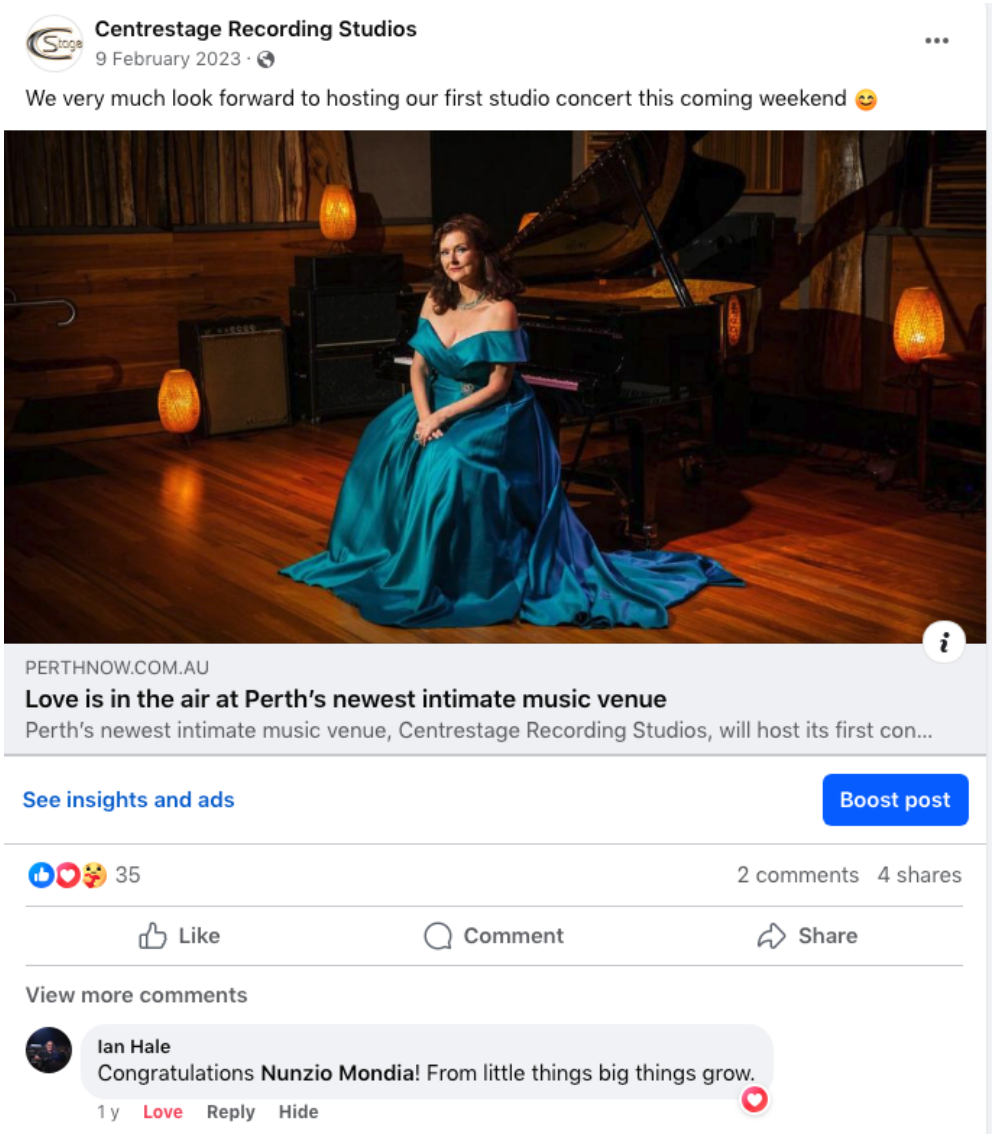
✨ We are excited to announce our upcoming March 2023 event Hank...
a year ago · 24.1K views
428

Events

Past



SUN, 10 JUL 2022
REV'22: Music and Storytelling
Centrestage Recording Studios · Perth
Event by **Revelation Film Festival**


Centrestage Recording Studios
9 February 2023 ·
We very much look forward to hosting our first studio concert this coming weekend 😊
PERTHNOW.COM.AU
Love is in the air at Perth's newest intimate music venue
Perth's newest intimate music venue, Centrestage Recording Studios, will host its first con...
See insights and ads
Boost post
35
2 comments 4 shares
Like
Comment
Share
View more comments
Ian Hale
Congratulations Nunzio Mondia! From little things big things grow.
1 y Love Reply Hide

Centrestage Recording Studios
15 February 2023 ·

What a fantastic weekend of music at Centrestage Recording Studios. Performing to capacity crowds over two concert sessions Fiona Mariah & Nunzio Mondia wooed audiences with an energetic world class interpretation of 'Only For Love'. Concert-goers enjoyed the carefully prepared repertoire and relaxed interplay between the two artists.

Everyone had the opportunity to enjoy pre & post-concert refreshments as well as a meet and chat with Nunzio and Fiona. For those who tried to book tickets at the last moment and missed out, we apologise and encourage you to book asap when ticket sales are first activated.

Centrestage team would like to thank all supporters for their assistance in the leadup to this successful first concert event, particularly to Hon. John Carey and DLGSC team, Rae Hoff & Northbridge Common, the wonderful Suzie Worner and our local City of Vincent team.

Stay tuned for our upcoming March Concert announcement.

We look forward to seeing you soon at Centrestage Recording Studios 😊



Classical music lovers are in for a treat this coming Saturday afternoon 29th April.

Guest pianists and selected finalists from our recent audition sessions will present a wonderful performance program at the upcoming "The Piano Artistry 2023" event held at Centrestage Recording Studios. ... **See more**







32




trybooking
This event has no dates available for booking. Please contact the organiser directly with any queries.
Hank Marvin Gypsy Jazz New Album Launch (SOLD OUT)
CENTRESTAGE PROMOTIONS PRESENTS...
Foolin' with the Feds
New Album Release!
Hank Marvin

33

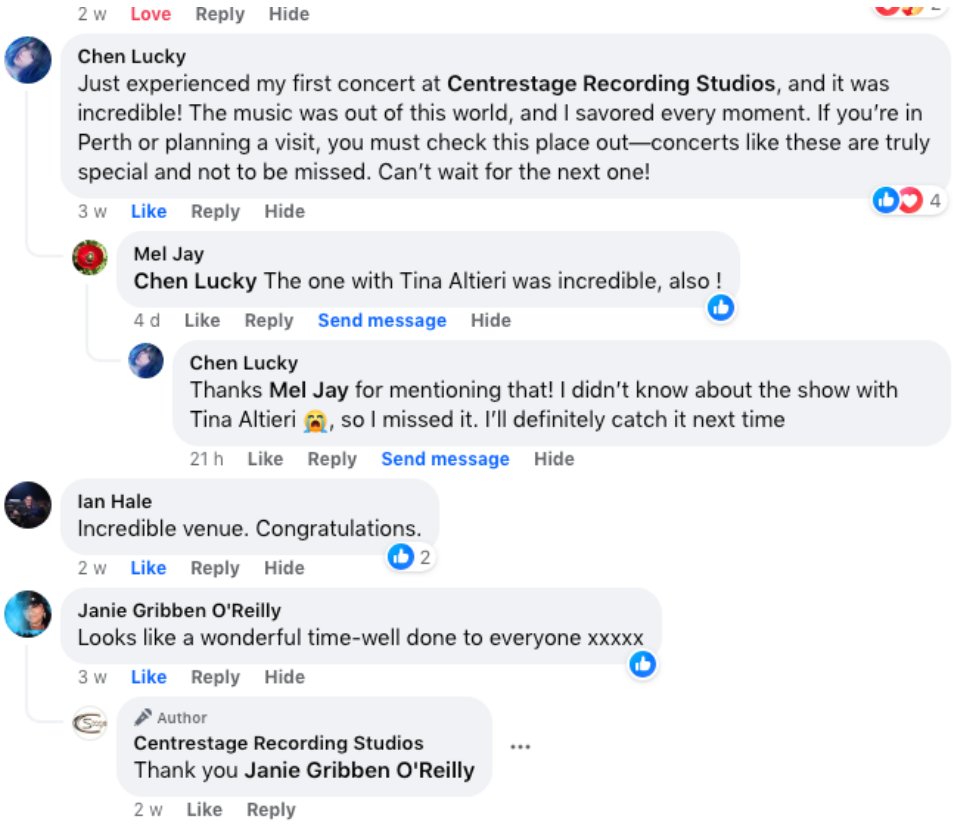


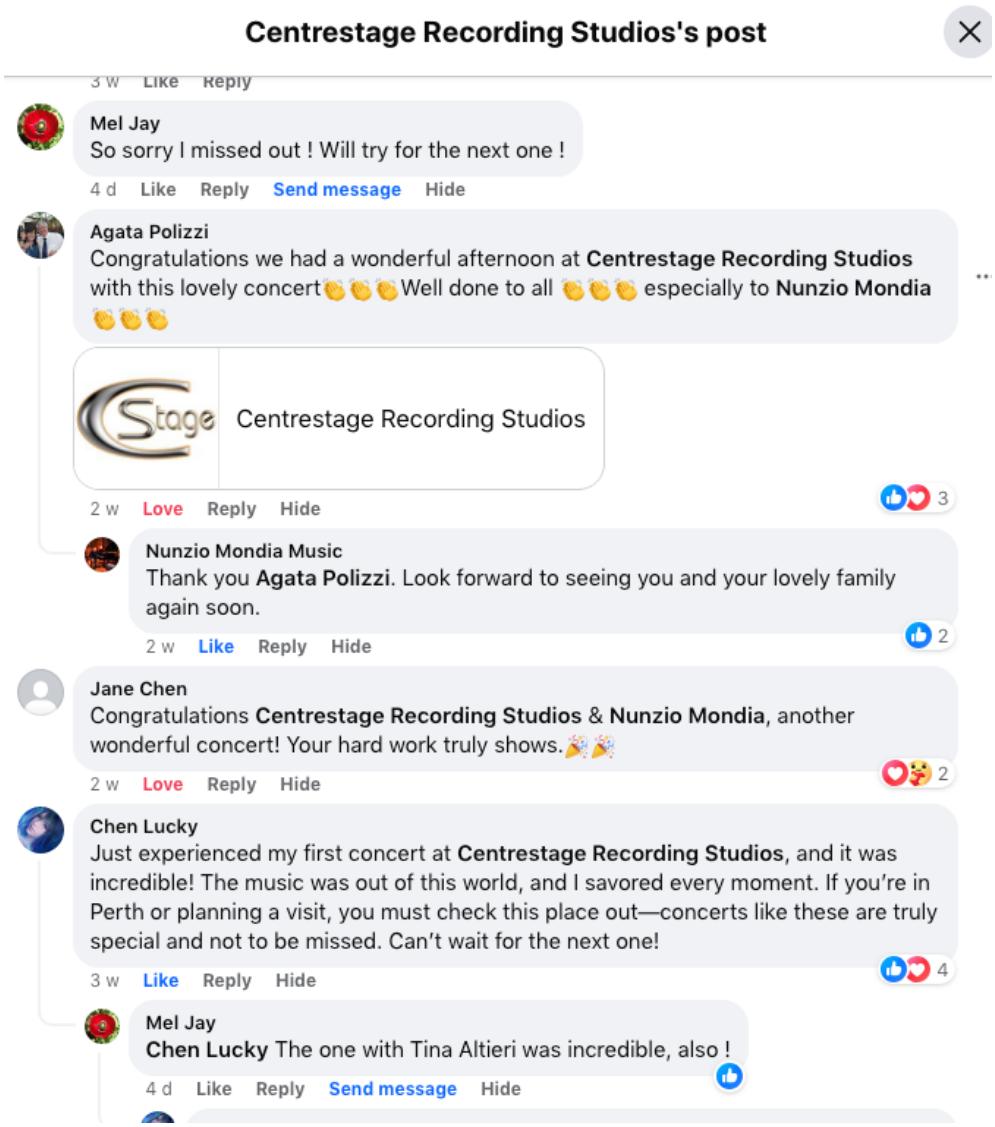
This event has no dates available for booking. Please contact the organiser directly with any queries.

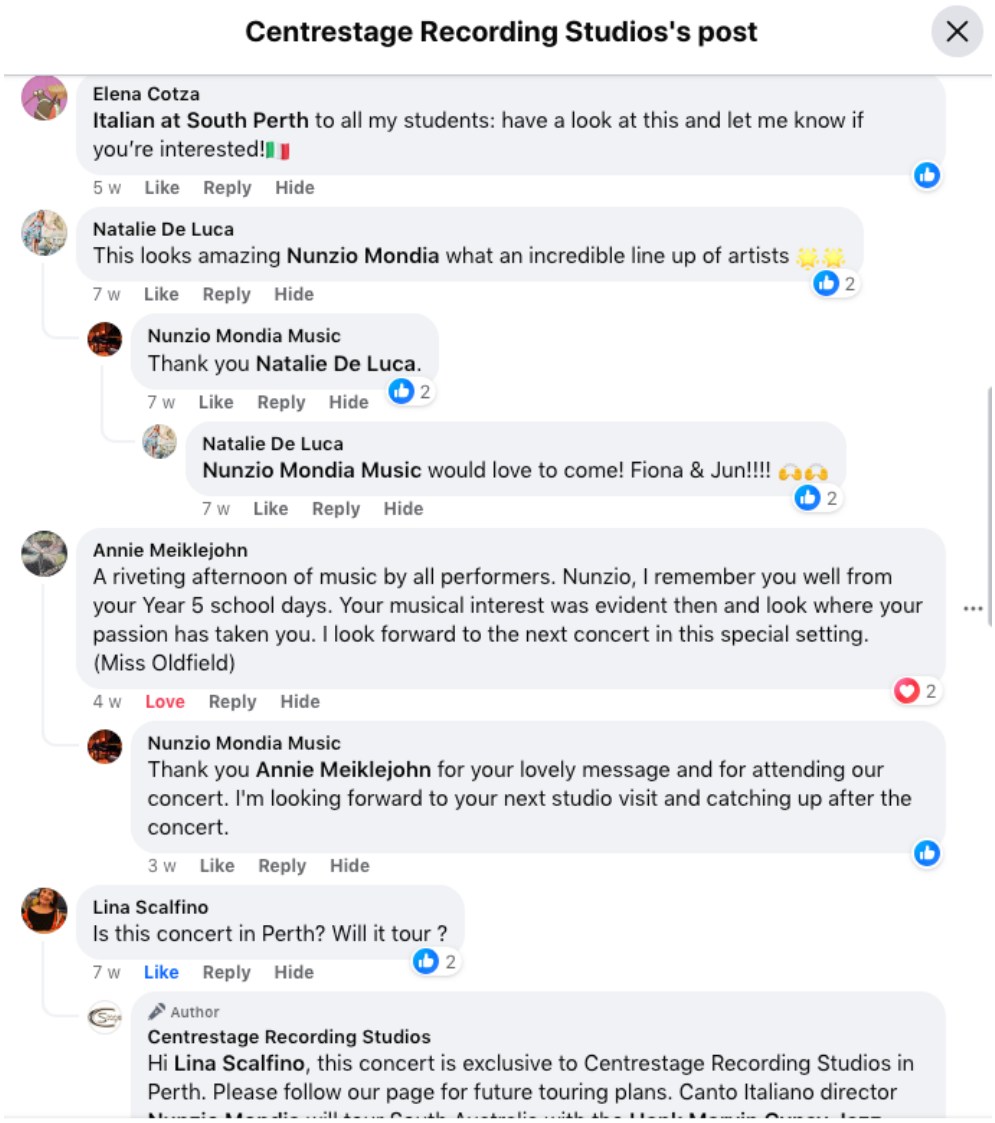
CANTO ITALIANO 2024 (SOLD OUT)




Centrestage Recording Studios's post
101
11 comments 9 shares
Like
Comment
Share
Most relevant
Bernard Broche
Hope this concert will be recorded CD or DVD ?
1 y Like Reply Hide
3
Carol Mason
parking on the street or at the venue property?
1 y Like Reply Hide
Author
Centrestage Recording Studios
Hi Carol Mason 2 hour parking limit on the street, best to park at the public carpark adjacent to the Brisbane hotel and walk over via Brisbane street. Thank you!
1 y Like Reply
3
Roger Cook
I'd love to be there but a long way from England. If you do a UK tour, Hank can use my Aylward 🎸🎶🤣
1 y Like Reply Hide
3
Feel Good Revival · Follow
Thank you to Hank, Nunzio, Gary, Pete & all the staff & crew for a phenomenal performance & production last night. One that I hope will be of many to come at this brilliant venue. cheers Colin
1 y Love Reply Hide Edited
Author
Centrestage Recording Studios
Feel Good Revival Thank you Colin for visiting us at Centrestage. Yes, a fantastic performance from the Hank Marvin Gypsy Jazz ensemble. We look forward to seeing you again soon.
1 y Like Reply


2 w Love Reply Hide
Chen Lucky
Just experienced my first concert at Centrestage Recording Studios, and it was incredible! The music was out of this world, and I savored every moment. If you're in Perth or planning a visit, you must check this place out—concerts like these are truly special and not to be missed. Can't wait for the next one!
3 w Like Reply Hide
4
Mel Jay
Chen Lucky The one with Tina Altieri was incredible, also !
4 d Like Reply Send message Hide
Chen Lucky
Thanks Mel Jay for mentioning that! I didn't know about the show with Tina Altieri 😭, so I missed it. I'll definitely catch it next time
21 h Like Reply Send message Hide
Ian Hale
Incredible venue. Congratulations.
2
2 w Like Reply Hide
Janie Gribben O'Reilly
Looks like a wonderful time-well done to everyone xxxxx
3 w Like Reply Hide
Author
Centrestage Recording Studios
Thank you Janie Gribben O'Reilly
2 w Like Reply


Centrestage Recording Studios's post
3 w Like Reply
Mel Jay
So sorry I missed out ! Will try for the next one !
4 d Like Reply Send message Hide
Agata Polizzi
Congratulations we had a wonderful afternoon at Centrestage Recording Studios with this lovely concert👏👏👏Well done to all 👏👏👏 especially to Nunzio Mondia 👏👏👏
Centrestage Recording Studios
2 w Love Reply Hide
3
Nunzio Mondia Music
Thank you Agata Polizzi. Look forward to seeing you and your lovely family again soon.
2 w Like Reply Hide
2
Jane Chen
Congratulations Centrestage Recording Studios & Nunzio Mondia, another wonderful concert! Your hard work truly shows.🎉🎉
2 w Love Reply Hide
2
Chen Lucky
Just experienced my first concert at Centrestage Recording Studios, and it was incredible! The music was out of this world, and I savored every moment. If you're in Perth or planning a visit, you must check this place out—concerts like these are truly special and not to be missed. Can't wait for the next one!
3 w Like Reply Hide
4
Mel Jay
Chen Lucky The one with Tina Altieri was incredible, also !
4 d Like Reply Send message Hide


Centrestage Recording Studios's post
Elena Cotza
Italian at South Perth to all my students: have a look at this and let me know if you're interested!
5 w Like Reply Hide
Natalie De Luca
This looks amazing Nunzio Mondia what an incredible line up of artists
7 w Like Reply Hide 2
Nunzio Mondia Music
Thank you Natalie De Luca.
7 w Like Reply Hide 2
Natalie De Luca
Nunzio Mondia Music would love to come! Fiona & Jun!!!!
7 w Like Reply Hide 2
Annie Meiklejohn
A riveting afternoon of music by all performers. Nunzio, I remember you well from your Year 5 school days. Your musical interest was evident then and look where your passion has taken you. I look forward to the next concert in this special setting. (Miss Oldfield)
4 w Love Reply Hide 2
Nunzio Mondia Music
Thank you Annie Meiklejohn for your lovely message and for attending our concert. I'm looking forward to your next studio visit and catching up after the concert.
3 w Like Reply Hide
Lina Scalfino
Is this concert in Perth? Will it tour ?
7 w Like Reply Hide 2
Author
Centrestage Recording Studios
Hi Lina Scalfino, this concert is exclusive to Centrestage Recording Studios in Perth. Please follow our page for future touring plans. Canto Italiano director

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CANTO ITALIANO
A Melodic Feast of Italian Classics 2024
An Exclusive Music Event
Music Director Nunzio Mondia & Guest Artists
Fiona Mariah Soprano Jun Zhang Tenor Nunzio Mondia Piano
Sunday 30th June 3.00pm
Live at Centrestage Recording Studios
Proudly supported by
TRYBOOKING.COM
CANTO ITALIANO 2024
Canto Italiano...a melodic feast of great Italian classic songs. Together we ...
Book now
See insights and ads
Boost again
197
19 comments 22 shares
Like
Comment
Share
View more comments
Elena Cotza
Italian at South Perth to all my students: have a look at this and let me know if you're interested!
5 w Like Reply Hide

Lloyd George Acoustics
PO Box 717
Hillarys WA 6923
T: 9401 7770 F: 9300 4199
E: ben@lgacoustics.com.au W: www.lgacoustics.com.au

07 June 2019

Nunzio Mondia
Centre Stage Promotions
9 Baker Avenue
Perth WA 6000

Nunzio:

Introduction

This letter provides an assessment of noise emissions from the Centre Stage Concert Club in Perth, located at 9 Baker Avenue, based on measurements undertaken on 04 June 2019. The venue has an indoor performance area which is intended to hold small acoustic performances for up to a 100 people audience. It is our understanding that Centre Stage management wants to ensure noise emissions are controlled at all times.

The purpose of this assessment is to establish a relationship between noise levels from amplified music inside the venue and measured L_{A10} noise levels at the nearest noise sensitive receivers' façades. The nearest noise sensitive receivers are:

- 7 Baker Avenue (1-storey residential house adjacent to No.9);
- 8 Lane Street (1-storey residential house separated from No.9 by Astone Lane); and
- 11 Baker Avenue (1-storey residential house adjacent to No.9).

Conclusion

Noise emitted from music inside the Centre Stage Concert Club's performance area is unlikely to be audible at the subject receivers provided the three following conditions are fulfilled:

1. Noise levels inside the venue are kept at values no more than indicated in *Table 4;* and
2. Low frequency (bass) sound is kept to a minimum as much as practicable; and
3. External doors and windows are kept closed as much as practicable.

Noise Criteria

Noise criteria at the nearest noise sensitive receivers have been determined in accordance with the *Environmental Protection (Noise) Regulations 1997* (the Noise Regulations). The Noise Regulations provide baseline assigned levels that are then increased depending on a receiver's surroundings. That is, if there are major roads or industrial areas, the allowable level is higher than in a purely rural area. The baseline assigned levels after 10pm (most critical time) are 35 dB L_{A10}, 45 dB L_{A1} and 55 dB L_{Amax}.

Within 100 metres of the residences are Brisbane Street, Baker Avenue, Astone Lane and Lane St. They are considered minor roads (traffic volumes less than 6,000 vehicles per day - based on MRWA traffic data ref.LM00141 02/2019 and LM00142 also 02/2019) by the Noise Regulations.

Within 450 metres lie Beaufort Street, Bulwer St and Williams Street which are considered secondary roads (traffic volumes between 6,000 and 15,000 vehicles per day based on MRWA traffic data ref.0605.2015, 0642.2016 and LM00142) rather than major roads. As such, none of these roads increases the baseline assigned noise levels. Some of the surrounding land is zoned commercial - estimated 100,000m^2 within 450 metres; 0m^2 within 100m - which increases the allowable noise level and in this case, has been determined to be an additional 0.8 dB (rounded to 1 dB).

Table 1 shows the assigned noise levels applicable at the receiving locations.

Table 1 Assigned Noise Levels

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 (Day)	46	56	66
	0900 to 1900 hours Sunday and public holidays (Sunday)	41	51	66
	1900 to 2200 hours all days (Evening)	41	51	56
	2200 hours on any day to 0700 hours Monday to Saturday and 0900 hours Sunday and public holidays (Night)	36	46	56
Noise sensitive premises: any area other than highly sensitive area	All hours	60	75	80

Which criterion is applicable depends on how long a noise is present. For instance, noise present for more than 10% of the time is assessed against the L_{A10}. Noise presents for more than 1% of the time but less than 10% of the time is assessed against the L_{A1}. In this case, music is expected to be present for more than 10% of the maximum permitted representative assessment period of 4 hours and therefore the L_{A10} parameter will dictate compliance or otherwise.

During the noise measurement, the noise was not audible as music at noise receivers - however it was found to be impulsive by definition of the Noise Regulations. As per regulation 7, a +10 dB penalty would be applicable. This +10 dB penalty attributable to impulsiveness has been taken into account when determining the indoor noise level limits for the venue (see *Table 4*).

Had the noise been tonal, a +5 dB penalty would have been applicable. Had it been both tonal and impulsive, a +15 dB penalty would have been applicable.

During the test, assessed noise levels were not determined to be tonal at the receivers nor audible as music.

Noise Measurements

Noise data was recorded on 04 June 2019 between 01:05am and 01:45am. The following instrumentation was used:

- The sound level meter used was a Brüel and Kjær type 2250 (S/N: 3011946) with a type 4189 microphone, setup to record L_{A10} noise levels at locations 2 and 3 at 1.4 m above local ground level. The microphone was fitted with an approved wind shield.

- Noise measurements were also carried out inside the venue at the centre of the room (location 1) with a type 1 Rion NA28 sound level meter (S/N: 1807003).
- Both sound level meters were field calibrated before and after the survey using an approved type 1 Brüel and Kjær 4231 calibrator (S/N: 2588648) and no drift above 0.5 dB was detected.

Shown in *Figure 1* are the general locations of the sound level meters. The venue's performance area is double height with high level windows facing South, noting measurements were undertaken on the ground floor.

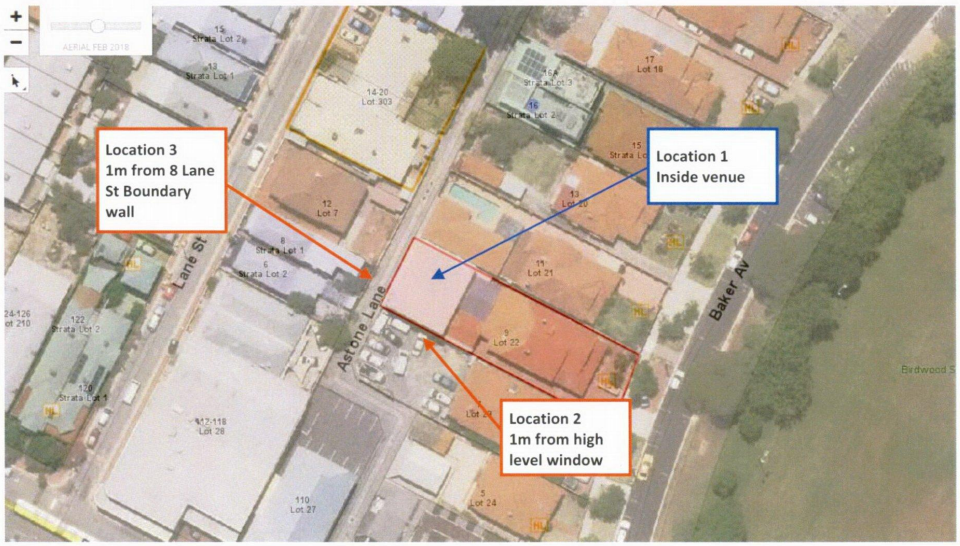


Figure 1 Sound Level Meter Locations

Measurement Summary

No tonality was audible or measurable at Location 2 and 3 and the noise levels measured on the night from amplified music and drum kit (deemed to be a worst case scenario) are summarised in *Table 2*. Noise levels have been extrapolated to the windows of the nearest receivers, which were not accessible on the day. Noise levels were deliberately set to a much higher level than a typical acoustic event, in order to overcome background noise levels at measurement locations.

Table 2 Noise Measurement Assessment Summary, dB(A)

Measured Inside Venue			Measured Outside Venue				
Location	L_{Ceq}	L_{Aeq}	Loc.	L_{A1}	L_{A10}	L_{Apk}	L_{Amax}
1	90.4	82.9	2	40.7	39.0	56.1	40.9
1	88.4	85.0	3	38.0	37.5	52.9	38.0

Noise measurements outside the venue have been extrapolated, accounting for distance to the façade:

- 11 metres between location 2 and No.8 Lane Street facade,
- 11 metres between location 3 and 7 Baker Street,
- 8 metres between nearest venue window and No.11 Baker Avenue facade.

The results are presented in *Table 3*.

Table 3 Noise Assessment Summary, dB(A)

Extrapolated Noise Level at Receivers			
Location	L_{A1}	L_{A10}	L_{Amax}
8 Lane Street	25.9	24.2	26.1
7 Baker Avenue	23.1	22.7	23.1
11 Baker Avenue	28.7	26.9	28.8

The least difference in levels between inside the venue and at the receivers is $L_{Ceq(inside)}$-$L_{A10(extrapolated)}$ = 53.5 dB and $L_{Aeq(inside)}$ -$L_{A10(extrapolated)}$ = 48.0, taking into account the +10 dB penalty attributable to impulsiveness.

Based on this relationship between outdoor L_{A10} and indoor $L_{Aeq,1min}$ and $L_{Ceq,1min}$, it is assessed that the assigned noise levels will not be exceeded if the noise within the venue is contained within the limits listed in *Table 4*.

Table 4 Noise limits, dB(A)

Noise Limit	Inside Venue	
	L_{Ceq}	L_{Aeq}
Day - 07.00 to 19.00 hrs Monday to Saturday	99	94
Evening - 19.00 to 22.00 hrs All days	94	89
Night - 22.00 to 07.00 hours all days	89	84

We trust this information is acceptable and should you have any queries, please do not hesitate to contact me.

Regards,

B. Hillion

Benjamin Hillion

Music Studio: Acoustic Report

[Supporting Arts and Culture in Vincent]

[Nunzio Mondia]
[Centrestage Music Studio]
[9 Baker Avenue]
[Perth Western Australia 6000]

City Of Vincent Records
RECEIVED
17 JUN 2019
CTN Ref:
REC No:

RECEIVED
14 JUN 2019
CITY OF VINCENT

[To Whom It May Concern],

[10th June 2019]

Further to your request for an Acoustic report, we have completed all necessary performance testing and have a final report prepared for council consideration. Lloyd George Acoustics were employed to conduct the field testing and then prepare a final report. Please see the attached report document.

Testing focused on the most important concern - noise transmission from inside the studio environment to the external noise receivers, with particular attention on noise impact to the immediate surroundings. Extreme testing included measuring noise transmission performance of continuously played (looped), heavily amplified pop music which included the following elements: drums, electric bass, electric guitars and electronically synthesized sounds (wide frequency spectrum) with live drums (hit hard) playing at the same time. The result was a continuous internal decibal reading of 88.4 - 90.4 db range. Tests were conducted at 1.30am on Tuesday 4th June. This extreme volume is for testing purposes only and does not reflect the intended volumes, which are much lower in intensity.

In conclusion, the performance results were very pleasing, demonstrating that noise emitted from inside the intended centrestage concert club performance area is unlikely to be audible at the receivers immediately outside the venue walls. The extreme volume testing clearly demonstrated that noise was neither audible or tonal at the outside noise receiver positions (see formal report document).

The facility contextual considerations

(Refer back to the prepared 'Studio Venue Application Rationale' booklet for more details):

Phone: 0414 647 599
E-mail: nunziomondia@gmail.com

Centrestage Promotions Pty Ltd

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CITY OF VINCENT PLANNING AND BUILDING POLICY MANUAL
POLICY NO: 7.7.1
NON-RESIDENTIAL DEVELOPMENT PARKING REQUIREMENTS

APPENDIX 2 – PARKING MANAGEMENT PLAN FRAMEWORK

Owner/Applicant Details	
Name:	Nunzio Mondia
Address:	9 Baker Avenue Perth WA 6000
Phone:	0414 647 599
Email:	nunziomondia@gmail.com
Applicant Signature:	

Property Details	
Lot Number:	22
Address:	9 Baker Avenue Perth WA 6000

Parking Allocation:

The following table should be prepared for inclusion in this Parking Management Plan to outline the parking available for the different users of this development application.

Parking Allocation	
Total Number Car Parking Spaces:	2 internal spaces (inside property line)
Total Number Short Term Bicycle Parking Spaces:	2 x bicycle spaces in an enclosed area. Private, non-viewable from public street, away from car driveway,24 hour surveillance with 2 x camera positions, security entry/exit (with swipe electronic keycard only)
Total Number Long Term Bicycle Parking Spaces:	N/A all visitors to house, studio,concert club events will only

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	stay for 2-3 hour periods only. Concert club events are formal and in the evening - highly unlikely that formally dressed concert visitors will ride their bike to the event!!
Total Number Other Bays:	**4 x extra bays. 2 x car bays on drive way (used most of the time for usual daily activity) and 2 x verge (most house visitors along baker Avenue use the verge and/or driveway for most of their parking requirements.**

Development Type	**Development Users**	**Parking Allocation**			
		Type / Duration	**No. Car spaces**	**No. Bicycle Spaces**	**No. Other Spaces**
E.g. Private Recreation Town Centre	Staff	Employee (> 3 hours)	**2**	**1**	**-**
	Customers	Visitor (< 3 hours)	**7**	**2**	**-**
	Other	Service (15 minute)	**-**	**-**	**1**
	Other	Disabled	**-**	**-**	**1**
Residential	**1 x resident (same for 20+ years) Nunzio Mondia**	**1 x residential required only** **Studio Owner and**	**1 fully enclosed garage parking**	**2**	**5 internal/ verge/ driveway/** **and** **3 visitor passes**

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		only full time studio staff member			
non-residential (as per above 90% of calender year) accept for concert club (10% of year) PLs read the 'music parking management plan' prepared separately	staff	1	1	2	5 internal/ verge/ driveway/ and 3 visitor passes
	Musician/Visitors 1- 4 usually	1-3 hours	1	2	5 internal/ verge/ driveway/ and 3 visitor passes

Note: In a mixed use development the parking allocation for residential and non-residential portions must be provided separately in the above table.

Alternative Transport:
The following table should be prepared for inclusion in this Parking Management Plan to outline the alternative transport options available to users of this development application.

Transport Option	Type & Level of Service
Public Transport	

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Train	**main city station less than 1km from venue**
Bus	**main bus routes surrounding venue: Brisbane + Beaufort + Bulwer streets Minutes walking distance**
Pedestrian	
Paths	**inner city pathways, upgraded recently in the the last 10 years**
Facilities	**Public Park across from Baker avenue: easy access to venue crossing the park from main bus route on Beaufort street.**
Cycling	
Paths	**Recently upgraded in the area eg Bulwer street**
Facilities	**Recently upgraded in the area eg Bulwer street and new trial 40 zone for bike friendly ambience.**
Secure Bicycle Parking	**2 x secure parking bays within property line - with 24 camera security and electronic card swipe entry/exit points only.**
Lockers	**N/A to our situation, but for any emergencies studio owner / operator can use his home 9 Baker Avenue house facilities.**
Showers/Change Room	**N/A to our situation, but for any emergencies studio owner / operator can use his home 9 Baker Avenue house facilities.**

Public Parking:
Identify the number of on street and off street public parking in the vicinity in the following table.

	No. Marked Spaces	Location	Parking Restrictions
On Street Parking	25+ bays on Baker Avenue	Baker Avenue	2 hour limit (will work for our concerts which will mostly run within 2 hour period.

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Off Street Parking	214 (?) vincent Public carpark facility adjacent to the Brisbane hotel opposite the venue. Much unrestricted parking esp after 6pm when concert club event will be held.	Beaufort Street adjacent to the Brisbane hotel. Parking along Brisbane and Bulwer streets.	Ticketed Parking and free street parking after 6pm.

Parking Management Strategies

Parking management strategies providing implementation details must be provided to ensure that the 'Parking Allocation' is used as demonstrated in this Parking Management Plan.

The allocation of bays as specified in the Parking Management Plan shall be included in the development application and planning approval.

The following information shall be provided, where applicable, within the Parking Management Plan:

1. Details of who will be responsible for management, operation and maintenance of parking (inclusive of car stackers);
2. Management of allocation of parking bays as specified in this Parking Management Plan including signage and enforcement;
3. Management of Tandem Parking for staff/tenants;
4. Way finding measures to ensure efficient use of parking facilities; and
5. Promotion of alternative transport modes such as the provision of well-maintained bicycle and end of trip facilities, use of active transport initiatives or public transport promotion.

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Music Studio: Parking Management Plan

9 Baker Avenue Perth 6000

Re: City's Policy 7.7.1 Non-Residential parking Requirements

The change of Use application for 9 Baker Avenue is a unique context and has functioned and continues to function as a residential home (home at front of property) and as a private music studio at the extended back portion of the property.

Residential Home/Music Studio:

1 x resident Nunzio Mondia (living here for 20+ years) 1 vehicle only (on-site garage parking)

Promoting Live – Work – Play in the City of Vincent.

- Car usage minimal.
- Promoting living-working-playing within community therefore contributing towards raising ESC levels within Perth area.
- Nunzio is the studio manager/only staff member.
- Other assistants are usually administrators and work from their own home environments via computer/internet i.e. reducing travel time/congestions.
- Colleagues/visitors to the studio are usually very small in numbers (1-4) and stay time is less than 1-3 hours.
- Most high level visitors are usually from interstate or overseas. These visitors do not have vehicles, they usually enjoy a walk up to the studio from their hotel accommodation. Most accommodation is located in the Perth CBD/Northbridge area. Many usually engage Uber transport services. Nunzio occasionally transports studio artists to/from studio.
- Many visitors use the public transport system. Bus/train into city and walk/bus to Baker Avenue. The centrally located position encourages individuals to utilise our public transportation services.
- Baker Avenue boasts more than 25 bays (2-hour parking). These bays are rarely occupied at the 100% capacity rate.

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- The 3 x internal parking areas (includes an enclosed garage area) and residential parking permits have proven to be more than adequate resources for meeting the demands of the above 9 Baker Avenue Residential/Studio requirements. This work/live/play process has been ongoing for many years and has had no impact on our local parking facilities.
- In addition to the internal parking areas, Nunzio invested in the widening of the driveway when Vincent council upgraded the footpaths along Baker Avenue. This widening generously accommodates 2 x vehicles.
- The 9 Baker Avenue verge can also accommodate an additional 2 x vehicles. These extra options are rarely required but provide a useful overflow area. This verge usage is adopted by most Baker Avenue residents and adds significantly to the reduction of parking congestion.
- In complete contrast, Lane street (behind Baker Avenue) parking congestion is at an all-time high and the off-street back-of-home parking option available from Astone Lane (for Lane street residents) is yet to be properly utilised.
- The 7 x bays off-street parking potential (resources which do exist and have already been utilised for many years – similar with most other Baker Avenue residents) merits consideration/credit towards the Concert Club part of this application.
- In addition to the 7 x off-street parking options, we also have available the usual residential parking permit allowances for 9 Baker Avenue.
- Vincent Public Carpark 214 x bays opposite the venue on Beaufort street. This carpark sits empty most days. This will be the main parking resource promoted to all visitors.

Music Studio: Community Concert Club Venue (10% of the Year)

- Please consider that this concept was initiated following wider community interest, 2017 Imagine Vincent Document feedback significant request for community based. Hence why the prescribed 'Unlisted Use' application category.
- The community concert club would allow members of the public to visit this venue (by joining our exclusive concert club) for 35 possible x concert days in one calendar year.
- A concert day is not an all-day event. Members of the public will only come to the venue at the specified concert start time: usually within a restricted 2 hour time frame: 12.5% (@ 3 hours max.) of any concert day.
- 35 days x 24 hours = 840 hours x 12.5% (3-hour visit) = 105 hours (1.19% of the entire calendar year)

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14 Jun 2019

- 1.19% of the entire year will have no impact on our local area public parking resources when comparing against the thousands visiting NIB for sports and music events on a regular basis, hundreds visiting the Brisbane Hotel weekly, and many more visiting surrounding restaurants and Wine bars. Our expected numbers will be under 100 in total. On concert nights, we anticipate 60 – 80 concert club members, plus performers (numbers can vary – usually 1 to 4 performers), plus assisting staff (2), production personal (2). Total numbers are capped at 100.
- Club members will be instructed to share vehicle transportation (estimated 50%) usually in groups of 2's. Based on 80 x members = 40 persons (20 – 25 vehicles). Members will be encouraged to utilise the Vincent public carpark opposite the venue on Beaufort Street adjacent to the Brisbane hotel (discouraged to use the available parking facilities on Baker Avenue).
- For short duration concerts (under 2 hours), attendees using Baker Avenue will not be staying in the Baker Avenue Bays for a long time period, due to the 2 hour parking time limit.
- Persons will be in the venue at the same time, leave the venue at the same time and most will walk away from the venue to the main parking area on the opposite side of Birdwood Square.
- Some members will use:

  Uber/Taxi transport into the city/back home. (approx. 20%)

  16 x persons.

  Public Bus transport system (approx. 5%)

  4 x persons. Bus stops conveniently located on Beaufort and Brisbane street.

  Locals walking to venue. (approx. 25%)

  16 x persons.

Our projections estimate that 20 vehicles will come into the area for the concert evenings. These vehicle numbers and more can easily be accommodated at the Vincent public carpark opposite the venue (within 500 Metres of the venue) and the parking bays on Brisbane Street.

We intend to promote and provide incentives (to locals) so to positively shift the above statistics towards more localised member basis (walking to venue) and using public transport and Uber/Taxi services.

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In any case, less than 2% usage for concert club activity in a full calendar year is insignificant, especially when weighing up any minimal impact implications against significant demand, as indicated in the Imagine Vincent 2017 document, which reports for more recreational services (Performing Arts/music) to be available within the community. Currently, Vincent does not have a Performing Arts Centre available within Vincent boundaries.

In addition to the above parking management plan, please refer back to the Studio Venue Application Rationale booklet (included) for more details. I anticipate that Parking department will cross reference and work closely with other departments to help activate this much needed, community arts initiative.

Kind regards,

Nunzio Mondia

9 Baker Avenue

EVENT MANAGEMENT PLAN

CENTRESTAGE RECORDING STUDIOS

9 BAKER AVENUE



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INTRODUCTION

Centrestage Recording Studios provides a professional space designed for high quality live and recorded performances.

The majority of activity (90%) will be in conducted in private and not accessible to the public. In this setting, the facility usually accommodates 1-4 musicians/artists utilising the space at the same time.

This MANAGEMENT PLAN focuses on the 10% usage, when the studio becomes a 'venue' and made available to the community. This venue will be managed and operated by the Centrestage Concert Club management team.

CENTRESTAGE CONCERT CLUB

Community Focus:

Provide opportunity for the public to attend and experience high quality music performances within the unique concert setting offered at Centrestage Recording Studios, located within the City of Vincent precinct.

1 EVENT DETAILS

1.1 CONCERT CLUB EVENTS (10% of the facility usage)

1 x per month (we will not start at this frequency e.g. one event every 2-3 months in the beginning).

An EVENT: 1-4 concert sessions per week.

A SESSION: A session can vary between 1-3 hours in length.

Days/Times:

Saturday/Sunday Matinee (2-5pm)
Friday/Saturday/Sunday Evening (7-10pm)

** Slight changes to the above times/days may from time to time pending on artist availability/public interest/other events in the area.

1.2 NON-CONCERT CLUB EVENTS

- Educational collaborations e.g. masterclasses/other educational offerings
- City of Vincent initiatives (local community events) such as Senior Citizens Morning Melodies & other community arts programmes.
- Community Arts Exhibitions & other similar gatherings.

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1.3 EVENT MANAGER:

Centrestage Concert Club (Owner/Director/Event producer)

Point of contact: Nunzio Mondia (04[redacted])

Nunzio will brief Concert Club and administration staff re: Facility procedures.

2 THE VENUE Management Guidelines

Centrestage Recording studios is fully compliant. Please see final certification document from The City of Vincent records. We have addressed all potential hazards following our risk management assessment by reputable solution agencies and external assessors
(PLEASE SEE CITY OF VINCENT RECORDS FOR CERTIFICATION REPORTS):

2.1 CROWD CONTROL/NOISE MANAGEMENT
(No noise transmission as expected from a professional recording facility)

All Concert Club members can only secure tickets online. When members arrive, they will enter property from Baker Avenue only and walk down to the back area. This is where tickets are checked by a staff member and entry allowed into the studio seating area.

At the end of the concert performance, guests will make their way out from the same route (exit from Baker Avenue).

All patrons will be requested to:

a) keep noise to a minimum upon arrival/leaving the venue.
b) not stop and chat outside venue (at all times).

Please Note (minimise noise/disruption before & after concert):

a) There will be no serving of foods/drinks outside the venue boundaries.
b) Facility doors will be closed during performances.
c) Staff will be present/guiding at both the arrival & leaving times

The above strategies will ensure minimal noise disruption to neighbours. Please bear in mind that the usual thumping from the Brisbane hotel and ambient traffic noise on weekend nights will significantly mask any of the above concerns.

Patrons attending our concert-type belong to our private concert club (become familiar to our staff) and will mainly be mature middle aged music lovers who understand concert attendance expectations/ behavior. Our policy is zero tolerance towards disruptive individuals – who if persist, will be asked to leave immediately.

A staff member will be at the entry/exit point and a second staff member will guide patrons to their seats and assist with other queries.

2.2 DELIVERIES, LOADING/UNLOADING OF EQUIPMENT

Deliveries and equipment loading/unloading will be conducted from Baker Avenue. The Astone Lane entry/exit point will only be used as a second Exit point if necessary, in the case of an evacuation emergency. (Fire Escape)

2.3 TOILET FACILITIES

In line (compliant – see report) with the O'Brien Harrop access solution report. The facility has 3 x toilet areas – standard unisex toilet/Ambulant and disabled facilities (purpose built – no portable toilets). All toilet areas are positioned to be in full view to new visitors as placed within the short route to/from concert entry point.

2.4 WEATHER PROTECTION

All facilities are within full roofing cover – protecting from extreme wet weather conditions, eliminating any potential slippery wet floor areas as well as providing excellent shade cover on hot days.

2.5 EMERGENCY RESPONSE PLAN

a) In line with (compliant) TESG BUILDING SURVEYORS and the employment of a Fire engineer to facilitate a compliant Fire Performance Solution, the following have been put in place to ensure maximum safety to facility visitors;
b) EMERGENCY LIGHTING throughout the entire facility.
c) EMERGENCY EXIT LIGHTBOXES above entry/exit points.
d) EMERGENCY EXIT SIGNS on the doors.
e) EMERGENCY EVACUATION MAPS at the 3 strategic entry/exit points:
The colour maps provide a travel guide to the emergency evacuation points and the EMERGENCY ASSEMBLY AREAS.
f) SMOKE ALARMS
g) EVACUATION MAPS include the following information:

- Emergency contact numbers
- Evacuation Procedures
- How To Use A Fire Hose Reel/Fire Extinguisher
- Emergency Contact Numbers
- Emergency Action Plan (R.A.C.E. Remove people/ Alert-raise an alarm/Contain Fire & smoke/ Evacuate)
- Fire extinguishers and signage designed & installed by qualified fire and safety personel.

h) The above (2.5) Operational Strategies will be adopted in the event of an emergency, to facilitate the efficient and safe exit of patrons through this door (back sliding exit door).

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i) Staff will be briefed on all emergency procedures and will be familiar with the designated emergency evacuation points/assembly areas.

2.6 WASTE MANAGEMENT AND RUBBISH DISPOSAL

Our initial concerts will have visitors attending the facility for concert performances only. Most of the concert goers will leave immediately after concert performance so food and beverages will be at an absolute minimal. Our current rubbish disposal system at 9 Baker will be sufficient. If the concert frequency and structure changes in the future, we will revisit this point at the time.

2.7 PARKING MANAGEMENT

Ticketing and website information will encourage visitors to:

a) utilise the large carpark adjacent to the Brisbane hotel,
b) use adjacent main street points (Bulwer & Brisbane streets) for drop-offs and pick-ups (Taxi or Uber facilities),
c) use public transport and rideshare modes if possible,
d) walk to venue (we would like for our local community to enjoy this space)
e) Baker Avenue reserved for senior citizens or disadvantaged individuals who may have difficulty walking long distances.

Kind regards,

Nunzio Mondia
04[redacted]

Planning Regulations – Clause 67(2) – Matters to be Considered	
Matter	**Administration Comment**
(a) The aims and provisions of this Scheme and any other local planning scheme operating within the Scheme area.	This application seeks to amend an existing approval for the use of 'Music Studio' which is a use that is not listed under LPS2. The use can be considered at the discretion of the Local Government, following community consultation. An assessment of the acceptability of the Land Use is provided in the Comments section below.
(b) The requirements of orderly and proper planning including any proposed local planning scheme or amendment to this Scheme that has been advertised under the *Planning and Development (Local Planning Schemes) Regulations 2015* or any other proposed planning instrument that the local government is seriously considering adopting or approving.	The suitability of the development has been assessed having regard to the relevant scheme requirements, the City's planning framework, and the impact of the development on the area, consistent with the principles of orderly and proper planning. There are no draft planning instruments relevant to this application.
(g) Any local planning policy for the Scheme area.	An assessment against the City's relevant local planning policies, including the Sound Attenuation Policy and the Non-Residential Parking Policy, is discussed further in the Comments below.
(k) the built heritage conservation of any place that is of cultural significance.	The subject site and the adjoining sites are heritage listed. This application does not seek any changes to the built form of the existing buildings on site that would have the potential to impact the cultural significance of the place.
(m) The compatibility of the development with its setting including – (i) The compatibility of the development with the desired future character of its setting. (ii) The relationship of the development on adjoining land or on other land in the locality including, but not limited to, the likely effect of the height, bulk, scale, orientation and appearance of the development.	The proposed development would be compatible with its setting. The proposal does not include any works and the subject site would continue to present as a Single House to Baker Avenue. The compatibility of the land use is considered further in the Comments section below.
(n) The amenity of the locality including the following – (i) environmental impacts of the development; (ii) the character of the locality; (iii) social impacts of the development.	The subject site has operated as a music studio since February 2022. The City has not received any complaints about the operations in that time. Management measures are proposed to ensure the Music Studio would continue to reduce amenity impacts to surrounding residential properties. The applicant has provided an Acoustic Report, included as **Attachment 3**, which demonstrates that the noise generated during the operation of the music studio would not exceed the assigned levels of the *Environmental Protection (Noise) Regulations 2015.* This is considered further in the Comments section below.
(s) the adequacy of — (i) the proposed means of access to and egress from the site; and (ii) arrangements for the loading, unloading, manoeuvring and parking of vehicles	Two car parking bays are provided on-site for the music studio use. This is unchanged from the existing approval. This application does not seek to exceed 100 persons on site, which is consistent with the existing development approval.
(t) the amount of traffic likely to be generated by the development, particularly in relation to the	

Planning Regulations – Clause 67(2) – Matters to be Considered	
Matter	**Administration Comment**
capacity of the road system in the locality and the probable effect on traffic flow and safety.	The subject site is 150 metres from public car parking facilities at the Brisbane Street Car Park, which has capacity to cater for the demand from the music studio use and is further discussed in the Comments section below.
(u) the availability and adequacy for the development of the following — (i) public transport services; (ii) public utility services; (iii) storage, management and collection of waste; (iv) access for pedestrians and cyclists (including end of trip storage, toilet and shower facilities); (v) access by older people and people with disability.	The subject site is well serviced by accessible public transport options. Bus stops are located 130 metres to the east on Beaufort Street and 55 metres to the south on Brisbane Street. Services include the 950 route high frequency bus route which connects the site to the Perth CBD and Morley Bus Station. The surrounding road network follows a grid style which is favourable to pedestrians.
(w) the history of the site where the development is to be located.	The subject site has operated as music studio since February 2022. The approval for the land use was subject to a condition time-limiting use of the site for this purpose. The acceptability of the continued use in considering its compatibility with its setting and impact on amenity is detailed in the Comments section below.
(y) Any submissions received on the application.	The City received two submissions during community consultation, both of which objected to the proposal. A summary of the submissions received including Administrations response to each comment is included as **Attachment 7**. Submissions are further considered in the Consultation section of this report, below.

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:
Compatibility with Residential Locality • Large evening events should not be permitted in quiet residential area.	• The subject site is near commercial properties these include a warehouse and shop located 21.7 metres to the south-west of the site at Nos. 112-118 Brisbane Street. Because of the proximity of the subject and adjoining sites to commercial activities as well Birdwood Square, there is a reduced level of residential amenity than is typical of a residential zone. All noise from performances would be contained within the venue at the rear of the subject site. This has been demonstrated through the applicant's Acoustic Report which has been reviewed by the City's Environmental Health team. Impacts on the amenity of adjoining properties from pedestrian entry and egress is minimised by because of the location and design of these adjoining properties.
• The subject site is located within a Residential zone under the City of Vincent Local Planning Scheme No 2, not a Mixed Use zone. The use would be better suited to a Commercial or Mixed Use zone. • The proposed ticketed event component of the land use does not meet any of the objectives of the Residential zone and should be refused, noting that other aspects of the use including music tuition, professional music recording services and band rehearsals could be considered compatible with the zone.	• In addition to the response above, the objectives of the Residential zone include the presence of non-residential uses that are compatible with residential uses. The scale and intensity of the land use is limited by conditions of approval. These limit the maximum number of performances per month to six. Restrictions on the intensity of the land use assist in ensuring that the use would continue to be compatible with the Residential zone.
Classification of Land Use The use as a "music studio" is similar to 'Reception Centre' and 'Nightclub' uses which are listed in the City of Vincent Planning Scheme No. 2 and are 'X' (prohibited) uses in the residential zone. This proposal should have been considered as a Reception Centre use and not permitted in the Residential zone.	Reception Centre is defined as: *"premises used for hosted functions on formal or ceremonial occasions"*. The music studio is not used as a venue for formal or ceremonial occasions, such as a weddings and birthdays. A Nightclub is defined as *"premises the subject of a nightclub licence granted under the Liquor Control Act 1988"*. The subject site does not have a liquor licence and cannot be considered to be a nightclub. The land use does not reasonably fall within any of the uses defined under LPS2 or the *Planning and Development (Local Planning Scheme) Regulations 2015* and therefore is required to be considered against the objectives of the zone.

Summary of Submissions:

Comments Received in Objection:	Administration Comment:
Traffic and Parking	
• The operation of the existing venue has resulted in a considerable increase in traffic movement and parking problems on nights where events have been held for 40 people. It has been completely detrimental to residential amenity.	• Baker Avenue contains 34 two-hour limited car parking bays. As the bays are subject to a two-hour time limitation they are only of use for short performances. Car parking bays are available in the Brisbane Street Car Park which contains 156 car parking bays and has no time restriction.
• Baker Avenue already has additional traffic and parking compared with other streets due to the use of Birdwood Square for sports and activities.	The subject site contains two bays for use by the music studio, for a total of three car parking bays. These could be expected to result in an additional four vehicle movements on the site. This is commensurate with the number of trips generated by a residential property, and would be consistent with the Residential zone. Baker Avenue is a cul-de-sac which has access from Bulwer Avenue only. Because the street does not allow through traffic, the number of vehicle movements is reduced. This limits the potential for additional traffic movements along the street. The City has received no complaints in relation to car parking on Baker Avenue on the days on which musical performances have taken place.
• Traffic and comings and goings of patrons from the site interrupts adjoining properties' wellbeing and residential amenity.	• Both Nos. 7 and 11 Baker Avenue have high masonry fences which reduces the impact of traffic movements on these properties. The outdoor living area of No. 11 Baker Avenue is located to the northern corner of the site and is orientated away from the pedestrian entry and exit point to the venue. No. 7 Baker Avenue's outdoor living area.

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

Comments Received in Objection	Applicant Comment:
Compatibility with Residential Locality	
• Large evening events should not be permitted in quiet residential area.	This area is not a quiet residential zone, considering its proximity to the Brisbane Hotel and the music and sports events at NIB Stadium. Our maximum crowd of 100 is intended to maintain an intimate setting, which is a primary attraction for our visitors. Thus, our events are small, especially compared to the larger, more frequent, and open-air events at the Brisbane Hotel and NIB Stadium. To minimise disturbance to surrounding residents, our events are held in a professionally soundproofed environment. It is worth noting that private house parties in the area often host more than 100 persons in open backyard settings. As a long-term resident and former student of Highgate Primary, I believe growth and change are constants in our inner-city area. Residents seeking a quieter environment might consider moving to the outer suburbs for peace. The progression and growth of inner-city areas are crucial for broader government initiatives, including encouraging mixed-use development and better utilisation of unused land. Previous complainants, such as the couple from Astone Lane and a resident from Lane Street, have since left the area. They did not contribute to the community but instead created friction, which does not contribute to our community's wellbeing. Centrestage Recording Studios has implemented numerous measures to ensure minimal disturbance. These include limiting the number of events, adhering to strict operational hours, and ensuring adequate soundproofing as per the acoustic report. The trial period demonstrated a high level of community support and interest in these events, highlighting their cultural and social benefits to the area. No complaints were recorded during the 6+ year period of the studio’s operation, particularly in the last 18-month trial period when public music performances were introduced.

	In conclusion, Centrestage Recording Studios continues to operate responsibly and harmoniously with the community. We believe (and have proven through the set trial period) that our events add cultural and social value to the area without negatively impacting residential amenity. We request that the council consider these points and the overall community demand and support for our initiatives.
• The subject site is located within a Residential zone under the City of Vincent Local Planning Scheme No 2, not a Mixed Use zone. The use would be better suited to a Commercial or Mixed Use zone.	While the site is within a Residential zone, the nature of our studio's activities, which focus on community engagement and cultural enrichment, aligns with the objectives of the Residential zone. Our programming is carefully curated to foster a sense of community and cultural appreciation, enhancing the local residential experience rather than detracting from it. It is important to note that Baker Avenue was initially a Mixed-Use zone, which influenced the decision to purchase the property almost 3 decades ago... The area supports mixed-use development, consistent with the surrounding properties and government policies promoting such use. Alignment with Residential Zone Objectives: 1. Community Integration and Cultural Benefits: The City of Vincent's policies emphasise the importance of cultural and community activities in residential zones. Our studio's activities are designed to enhance the cultural vibrancy of the area, providing local residents with access to high-quality musical performances and fostering community engagement. This aligns with the objectives of enriching local cultural experiences and supporting artistic development. 2. Proven Track Record: Over the past 18 months, our extensive trial period has demonstrated that the studio can operate harmoniously within the residential zone. During this period, we adhered to all conditions set by the council, including limiting the number of events, adhering to strict operational hours, and ensuring adequate soundproofing. No complaints were recorded, indicating strong community support and a positive reception from local residents.

	3. Economic and Social Contributions: The studio contributes to the local economy by attracting visitors, supporting local businesses, and creating job opportunities. These activities promote social cohesion by bringing together diverse groups within the community, which is consistent with the broader goals of enhancing the livability and vibrancy of residential areas, particularly within our inner-city, Perth 6000 area. 4. Compatibility with Existing Uses: The City of Vincent and WA state policies recognise that diverse activities can co-exist within residential zones, provided they are managed appropriately. Our studio's activities, such as music tuition, professional recording services, band rehearsals, and live concerts with public attendance, complement existing uses and provide a well-rounded service to the community. These live concerts, in particular, address a community demand for more intimate music and art events within the area, as noted in the 2017 Imagine Vincent survey. 5. Mitigation Measures and Management Plans: We have a proven and implemented comprehensive management plan to address potential impacts associated with our activities. These include measures for controlling noise, managing traffic and parking, and ensuring that all operations are conducted within the approved hours. Our commitment to adhering to these measures helps to ensure that the studio's activities do not adversely affect the residential character of the area. Conclusion: The activities of Centrestage Recording Studios are designed to align with the City of Vincent's objectives for enhancing cultural vibrancy and community engagement. Our extensive trial period has proven that we can operate harmoniously within the residential zone, providing significant cultural, social, and economic benefits to the area. We are committed to ensuring that all aspects of our operations are managed in a way that respects and contributes positively to the residential zone.

• The proposed ticketed event component of the land use does not meet any of the objectives of the Residential zone and should be refused, noting that other aspects of the use including music tuition, professional music recording services and band rehearsals could be considered compatible with the zone.	The ticketed events are designed to provide essential funds to develop & maintain high quality events which are exclusive to Centrestage Recording Studios and therefore exclusive to The City of Vincent, as well as support and sustain the broader community-focused activities, such as music education activities, professional recording services, and ongoing rehearsals. These events not only provide financial viability but also enrich the cultural fabric of the community, fostering greater local engagement and appreciation for the arts. Our extensive research, including 400+ signatures/support letters initially gathered demonstrates a clear community demand for such events, which aligns with the City of Vincent's 2017 Imagine Vincent findings highlighting the need for more cultural and music events in the area. Please see our extensive file of already-submitted documents archived within the City of Vincent records. Advantages of Intimate, Exclusive Concerts: 1. Enhanced Cultural and Community Engagement: Ticketed events are crucial for funding high-quality performances at Centrestage Recording Studios. These events provide unique and valuable cultural experiences, not just for the studio but for the City of Vincent as a whole. The revenue generated supports the studio's ongoing community initiatives, such as music education and professional recording services. Additionally, it ensures the continued development of exceptional events in the future, contributing to a rich cultural landscape in the city. 2. Support for Local Talent and Arts: The concert component is an integral part of supporting and showcasing local and emerging artists. By providing a venue for intimate performances, we contribute to the development of the arts and create opportunities for artists to gain exposure and engage with their audience. This supports the broader goal of nurturing and promoting artistic talent within the community.

	3. Controlled and Managed Impact: Our concerts are designed to be intimate and infrequent, minimising any potential impact on the residential area. We have successfully implemented a rigorous management plan that ensures these events respect the residential character of the zone. This plan includes measures to control noise levels, manage traffic, and adhere to operating hours, ensuring minimal disruption to the surrounding community. 4. Economic and Social Benefits: The concerts contribute positively to the local economy by attracting visitors and encouraging spending at nearby businesses. They also provide social benefits by creating a space for community members to come together and enjoy shared cultural experiences, thereby fostering a sense of community and local pride. 5. Compliance with Residential Zone Objectives: We are committed to ensuring that our ticketed events align with the objectives of the Residential zone. By adhering to stringent management practices and focusing on intimate, high-quality performances, we strive to contribute positively to the residential area while respecting its character and values. In summary, the inclusion of intimate, exclusive concerts at Centrestage Recording Studios enhances the cultural, economic, and social fabric of the community, aligning with the City of Vincent's objectives. We have already proven during the trial period, that we are dedicated to managing these events responsibly to ensure they complement and enrich the residential zone. Please find attached a selection of comments, photos, and statistics from our social media posts following recent concerts as supporting evidence. LINKS to our Centrestage Recording Studios sites: https://centrestagerecordingstudios.com/ https://www.facebook.com/Centrestagerecordingstudios/

Classification of Land Use	
The use as a "music studio" is similar to ‘Reception Centre’ and ‘Nightclub’ uses which are listed in the City of Vincent Planning Scheme No. 2 and are ‘X’ (prohibited) uses in the residential zone. This proposal should have been considered as a Reception Centre use and not permitted in the Residential zone.	Centrestage Recording Studios is distinct from a ‘Reception Centre’ or ‘Nightclub’ as our primary focus is on music education, recording, and community cultural events. Our operations are designed to align with the residential setting, emphasising cultural and educational benefits rather than typical entertainment functions associated with nightclubs or reception centres. Additionally, the physical location of the studio is on the Astone Lane side (near Brisbane street entry point), which is predominantly non-residential and supports mixed-use development, consistent with the existing businesses and community uses in the area. Our operations differ significantly from a ‘Reception Centre’ or ‘Nightclub’ as outlined in the City of Vincent Planning Scheme No. 2. Additionaly, the studio does fill a niche in this mixed-use inner-city area. Please consider the following: 1. Minimal Live Event Component: The live event aspect of our studio is a minor component, comprising much less than 20% of our yearly activities. The primary functions of Centrestage Recording Studios are music tuition, professional recording services, and band rehearsals. These activities are distinct from those of a Reception Centre or Nightclub and align with the objectives of the Residential zone. 2. Distinct from Reception Centres and Nightclubs: Unlike Reception Centres and Nightclubs, Centrestage Recording Studios does not operate as a venue for large-scale gatherings, parties, or entertainment events. Our concerts are enclosed, intimate and exclusive, with a focus on providing high-quality music experiences rather than large, public social events. 3. Location and Surrounding Context: Our studio is situated on the perimeter of the residential zone, facing Beaufort Street, which is a major commercial thoroughfare. Across the road, the park is used for various commercial and community activities, including sports events organised/supported by the council. This context demonstrates a blend of residential and commercial uses in the area.

	4. Long-Term Commercial Presence: The area surrounding our studio includes a variety of long-standing commercial and community establishments, such as the Catholic Indigenous Centre, Lucky Imports, Masonic Centre, and house-share accommodations. Additionally, nearby facilities like NIB Stadium and the Brisbane Hotel host diverse, much larger events. This commercial and community landscape supports a mix of uses, indicating that the presence of a music studio is consistent with the character of the area. 5. Unique and Discreet Location: Centrestage Recording Studios is uniquely situated in a lane away from Baker Avenue and is not directly visible from the main street. It also benefits from a large parking lot with restricted parking regulations, mitigating any potential impact on residential areas. 6. Encouragement of Community Use: The City of Vincent encourages community activities and events in the park across from our studio. This further supports the integration of diverse uses within the vicinity, including our music studio. In summary, Centrestage Recording Studios operates with a focus on music-related activities, distinct from the prohibited uses of Reception Centres and Nightclubs. The minimal live event component, the surrounding commercial and community environment, and our unique location contribute to our compatibility with the area.
Traffic and Parking	
The operation of the existing venue has resulted in a considerable increase in traffic movement and parking problems on nights where events have been held for 40 people. It has been completely detrimental to residential amenity.	The claim that events for 40 people have significantly increased traffic and caused parking problems is not accurate. To address these concerns, we have implemented a comprehensive parking management plan that directs patrons to use nearby public car parks, public transport, and rideshare services to alleviate parking issues. Many use Uber to attend concerts. Please consider the following points: 1. Parking Capacity: Each of the nine Baker Avenue properties has fully secured / potential of drive-in parking within their property lines and ample verge parking for additional vehicles. Most residents have only one or two cars, and concert vehicles do not park on resident verges.

	2. Available Parking: Baker Avenue has 25-30 parking bays with a 2-hour limit. It is unlikely that 20 to 30 vehicles from our events would significantly impact street parking, especially as most attendees use the Vincent parking across the road to avoid exceeding the 2-hour limit. 3. Attendee Behaviour: Attendees typically park at Vincent parking adjacent to the Brisbane Hotel to avoid fines. Post-concert, many proceed to nearby venues, such as the Brisbane for drinks or William Street for meals. 4. Ranger Feedback: Vincent Rangers have not reported any complaints or issues throughout the trial period. 5. Elderly Accommodations: For elderly attendees, drivers drop them off at the venue driveway and then park at Vincent parking, reducing immediate congestion. 6. Comparison with Other Activities: Daily drop-offs/pick-ups for primary school students and sports events cause more congestion and illegal parking. Our occasional concerts do not coincide with these peak times. Parking Management Plan: 1. Comprehensive Strategy: To address traffic and parking concerns, we have a parking management plan directing patrons to use nearby public car parks, public transport, and rideshare options. Specifically, parking on Baker Avenue is restricted to two hours, reducing the likelihood of concertgoers parking there. 2. Designated Parking Areas: Patrons are instructed to use the Vincent car park across from the venue and parking available on Brisbane Street. Both locations offer ample parking space and are well-suited to accommodate our visitors. 3. No Recorded Complaints: Neither we nor the council have received any complaints regarding parking issues during our extensive trial period. This indicates that our parking management strategies are effective.

	Event Management: 1. Staggered Event Timings: Although we haven't needed to implement staggered event timings due to our smaller concert numbers, this approach ensures smoother traffic flow and reduces congestion when necessary. 2. Avoiding Peak Traffic Times: We are fully aware of existing traffic patterns and have tailored our event schedules and management strategies to avoid high-traffic periods such as school drop-offs, sports events, and other peak times, thereby reducing additional strain on local infrastructure. As a fellow resident, I understand the congestion during school pick-up and drop-off times. The City of Vincent rangers effectively manage parking behaviours during large events, such as those at NIB Stadium, and we experience minimal disruptions on such nights. In summary, the claims regarding detrimental impacts on residential amenity due to traffic and parking issues are not supported by evidence. Our proactive measures, including parking restrictions, designated parking areas, and careful event scheduling, have effectively managed these concerns. We are committed to maintaining these practices to ensure minimal impact on the surrounding residential area.
• Baker Avenue already has additional traffic and parking compared with other streets due to the use of Birdwood Square for sports and activities.	We are fully aware of the existing traffic patterns and have tailored our event schedules and management strategies to minimise overlap with peak usage times at Birdwood Square. This ensures that our events avoid high-traffic periods such as school drop-offs, sports events, and other peak times, thereby reducing any additional strain on local infrastructure. As a fellow resident, I understand the congestion during school pick-up and drop-off times. The City of Vincent rangers effectively manage parking behaviours during large events, such as those at NIB Stadium, and we experience minimal disruptions on such nights. If any individuals find slight interruptions during peak times problematic, they may wish to consider relocating to a more relaxed outer suburb area. We remain committed to minimising our impact and ensuring smooth traffic flow for both residents and our concert visitors.

• Traffic and comings and goings of patrons from the site interrupts adjoining properties' wellbeing and residential amenity.	Regarding parking concerns, I want to clarify that no patrons have parked on the verges or driveways of neighbouring properties. However, I have personally observed that backpackers and other accommodation lodgers in the area have occasionally turned Baker Avenue park and our street into temporary camping areas, which impacts my well-being more than our concert events. Key Points: 1. Patron Behaviour and Management: - Designated Drop-off and Pick-up Zones: We have established these zones away from all residential frontages to minimise disruptions. - Guidelines for Patrons: Clear guidelines are provided to patrons on respectful behaviour while arriving at or leaving the venue. - Parking: Our concert attendees park across the road and walk to the venue within, ensuring minimal disruption. They do not line up outside the venue, as entry is managed smoothly and efficiently. 2. Community Benefits: Our events bring economic benefits to the area and contribute to local activation and increased foot traffic for a short 3-4 hour period. The venue is fully enclosed and soundproofed, mitigating noise concerns. 3. Existing Traffic Context: Given the existing daily traffic from nearby school drop-offs, sports events, and other activities, our occasional events do not significantly increase the overall traffic in the area. 4. Historical Context: Over the past six years, including the 18-month trial period, there have been no formal complaints from neighbours about parking or related issues. This indicates our effective management of events. Notably, Mr. Morris Ryan of 7 Baker Avenue, who initially rallied neighbours in protest, has attended most of our concerts over the trial period. He even attended the recent "Canto Italiano" concert on Sunday, 30th June 2024, where he was pointed out to the visiting Mayor as a supportive next-door neighbour.

	5. Neighbour Relations: We have encouraged all street neighbours to contact us directly with any concerns. In the six-plus years of operation, particularly in the last two years of our concert trial period, no neighbours have come forward with complaints, indicating our activities do not negatively impact the well-being and residential amenity of the area. 6. City Development: The City of Vincent aims to encourage activation, density, and mixed-use developments. Our venue aligns with these goals, providing cultural enrichment and community engagement. Conclusion: The objections raised appear to reflect personal concerns rather than broader community issues. Centrestage Recording Studios has a positive track record of operating without negatively impacting the neighbourhood. We respectfully request that the council acknowledge our contributions and refrain from imposing additional bureaucratic hurdles. Focusing on forward-looking solutions and the collective needs of the community will be more beneficial for the area's development and growth. If an uninterrupted, quiet lifestyle is desired, relocating to an outer suburb might be more suitable. We remain committed to maintaining positive relations with our neighbours and ensuring respectful use of the area.

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

7. **As of 30 June 2021, the City does not collect waste for commercial premises. The applicant is to ensure suitable private waste collection is arranged and maintained for the Music Studio use. If the waste generation exceeds that of the single house, a private contractor for waste removal may need to be engaged.**

8. **The applicant is advised that a liquor license may be required for the serving and/or sale of liquor, in accordance with *Liquor Control Act 1988*. The City encourages the applicant to liaise directly with the Department of Racing, Gaming and Liquor to ensure all obligations regarding liquor licencing are met prior to the commencement of the use.**

9.3 ADVERTISING OF DRAFT AUCKLAND STREET CHARACTER AREA GUIDELINES

Attachments:
1. **Auckland Street Survey Summary of Comments**
2. **Draft Auckland Street Character Area Guidelines**

RECOMMENDATION

That Council:

1. **PREPARES the amendments to Local Planning Policy: Character Area Guidelines as included as Attachment 2 in accordance with Schedule 2, Part 2, Clause 5(1) of the *Planning and Development (Local Planning Schemes) Regulations 2015*; and**

2. **AUTHORISES the Chief Executive Officer to advertise the proposed amendments in accordance with Schedule 2, Part 2, Clause 4(2) of the *Planning and Development (Local Planning Schemes) Regulations 2015*.**

PURPOSE OF REPORT:

For Council to consider an amendment to the Local Planning Policy: Character Area Guidelines (Character Area Policy) for the purposes of public advertising. The amendment would include new draft Auckland Street Character Area Guidelines (Guidelines) included as **Attachment 1**.

DELEGATION:

In accordance with Clause 5 of the *Planning and Development (Local Planning Scheme) Regulations 2015*, a local government may make an amendment to a local planning policy in respect of any matter related to the planning and development of the Scheme area.

Council has not provided any delegation to Administration for the amending of local planning policies.

BACKGROUND:

Character Areas

Character areas are collections of houses, streets, or parts of a suburb with built form characteristics that are valued by the community.

The City's Character Area Policy provides a framework for the assessment of nominations for new character areas and guides development which is proposed within character areas.

Nomination of Character Areas

In considering nominations for new character areas, the Character Area Policy sets out the following process:

Nomination	• Character areas must include at least five adjoining buildings, a street block, or a part of or entire suburb. • A nomination needs 40 percent support from property owners in the nominated area to proceed.
Consultation	• After a successful nomination Administration assesses the built form within the area to develop character area guidelines, including preliminary consultation with the nominator and affected property owners.
Approval	• Council would consider draft guidelines for the purpose of community consultation to be undertaken as per the City's Community and Stakeholder Engagement Policy. • Following advertising, Council would consider the approval of the character area guidelines.

Construct of Character Areas Guidelines

Character Area Guidelines operate by augmenting the Residential Design Codes (R Codes) and the City's Policy No. 7.1.1 - Built Form (Built Form Policy). The R Codes provides two pathways to achieve development approval:

1. A prescriptive deemed-to-comply standard.

2. An outcome-based design principle assessment, allowing alternative design solutions that meet desired outcomes and enable site-responsive developments. The character area guidelines provide local housing objectives which augment a number of design principles.

Character Area Guidelines augment elements to reflect the specific local context and characteristics of character areas. This would ensure that future development in these areas is compatible with the streetscape and aligns with the community's expectation.

Auckland Street Character Area Nomination

On 12 July 2023 the City received a nomination for the portion of Auckland Street between Gill Street and Hobart Street. This is shown in **Figure 1** below.

This character area nomination was supported by 66 percent of landowners (26 landowners in total).



Figure 1: Proposed Auckland Street Character Area

DETAILS:

Following the nomination of the Auckland Street Character Area, Administration undertook a preliminary investigation and that identified this portion of Auckland Street positively contributes to the built character of Vincent. This is due to the streetscape predominantly comprising of single-store homes, substantial street setbacks bungalow-style homes on large lots.

Preparation of Auckland Street Character Guidelines

Administration has undertaken the following consultation activities to inform the preparation of the draft Character Guidelines:

- Undertook a street meeting with the nominator in August 2023 to outline the Character Areas Policy and discuss the key characteristics of the street.
- Undertook a follow-up street meeting with residents of the proposed character area in December 2023 to discuss the character area process.
- Facilitated a survey on Imagine Vincent asking the residents of the nominated area about the character features of Auckland Street, whether they supported the designation of a character area, and inviting nominations for a working group.
- Held two meetings with the character area working group in February and May 2024 to discuss different iterations of proposed Guidelines. The working group included eight residents of Auckland Street who had nominated for the group.

Resident Survey Outcome

14 residents participated in the survey with 50 percent supporting the proposed character area designation. The remaining 50 percent were opposed to the designation of Auckland Street as a character area.

The outcomes of the survey are summarised in **Attachment 2** and the key matters included as follows:

- Whilst Californian bungalows were the predominant building typology, homes on Auckland Street are not uniform. This means that any future guidelines should not restrict new development to maintaining the bungalow typology.
- There was support for generous street setbacks and front gardens.
- There was a desire to maintain the single storey streetscape with adequate separation between the ground floor and upper floor.
- Existing verandahs were supported but there was not a need to require new developments to provide a verandah.
- There were some concerns that there would be further restrictions placed on development.
- One resident sought for higher density applied to the area.

Working Group Meetings

Following the resident survey Administration met with the working group on two occasions. These meetings discussed the survey results, proposed character area boundaries, and proposed objectives and development standards.

The working group supported continuing the character area process but expressed concerns about making the provisions too prescriptive as this may reduce support during formal consultation.

In response to feedback provided by the working group Administration refined the proposed Guidelines as follows:

- Extent of Character Area - Three properties were removed from the proposed Auckland Street character area due to the lot configuration being inconsistent with the predominant streetscape. This is because these properties are located at the ends of the street block on the street corners.

  The properties removed were No. 44 Hobart Street, No. 80 Auckland Street and No. 31 Gill Street.

- Objectives & Standards – The built form standards, the statement of character and objectives were refined to highlight the following key characteristics of Auckland Street, which include:

  - Generous street setbacks and front gardens;
  - Predominate single storey streetscape; and
  - Homes that are designed in a manner that promoted street interaction between residents.

The draft Guidelines are included as **Attachment 1**.

Auckland Street Character Guidelines Objectives & Standards

Administration's comments in respect to the standards and objectives of the proposed draft Guidelines is set out below.

Element	Proposed Standard/Objective	Administration Comment
Street Setbacks	**Ground Floor Deemed-to-Comply Standard** *Ground floor primary street setbacks to be an average of the five directly adjoining properties within the Auckland Street Character Area, on either side of the proposed development.*	This is similar to the existing clause of the Built Form Policy however it would only apply to adjoining properties that are within the character area. Properties that may be within five properties of a development and that are not within the character area would be excluded from the setback calculation. This would ensure new development has a setback that is consistent with the surrounding properties.
	Upper Floors Deemed-to-Comply Standard *Walls on upper floors are setback a minimum of 3 metres behind the ground floor predominant building line (excluding any porch or verandah), as determined by the City.*	This has a greater setback than that of the Built Form Policy and would maintain the single storey appearance of the streetscape.
Street Surveillance	**Local Housing Objectives:** *Buildings to be designed to encourage active use and actual surveillance of the front yard by including verandahs, porches or outdoor living areas and by including habitable rooms at the front of the dwelling.* *New development promotes surveillance to the street and promotes neighbourly interaction.*	Objectives included to encourage passive surveillance and neighbourly interaction, through ensuring that homes are designed in a manner which allows for this to occur.
Landscaping	**Local Housing Objectives:** *The front setback of the development should be adequately sized and landscaped as to contribute to the established streetscape character and reduce the impact of the development on adjoining public spaces and residential dwellings.* *Existing landscaping within the primary street setback is retained and conserved and new trees are planted wherever possible*.	Objectives to promote a landscaped front setback area.

All other elements would continue to be assessed against the City's Built Form Policy the R Codes.

CONSULTATION/ADVERTISING:

In accordance with the *Planning and Development (Local Planning Scheme) Regulations 2015,* public notice of an amended local planning policy must be published in local newspapers and published on the local government's website.

Public consultation would align with the City's Community and Stakeholder Engagement Policy, which sets out that public consultation is to occur for a minimum period 21 days in the following ways:

- Letters distributed to owners and occupiers of homes in the character area;
- Notice published on the City's website;
- Notice posted to the City's social media;
- Notice published in the local newspapers; and
- Notice exhibited on the notice board at the City's Administration and Library and Local History Centre.

LEGAL/POLICY:

Planning Legislation

The *Planning and Development Act 2005* and *Planning and Development (Local Planning Schemes) Regulations 2015* provide the criteria for creating, amending, and reviewing Local Planning Policies.

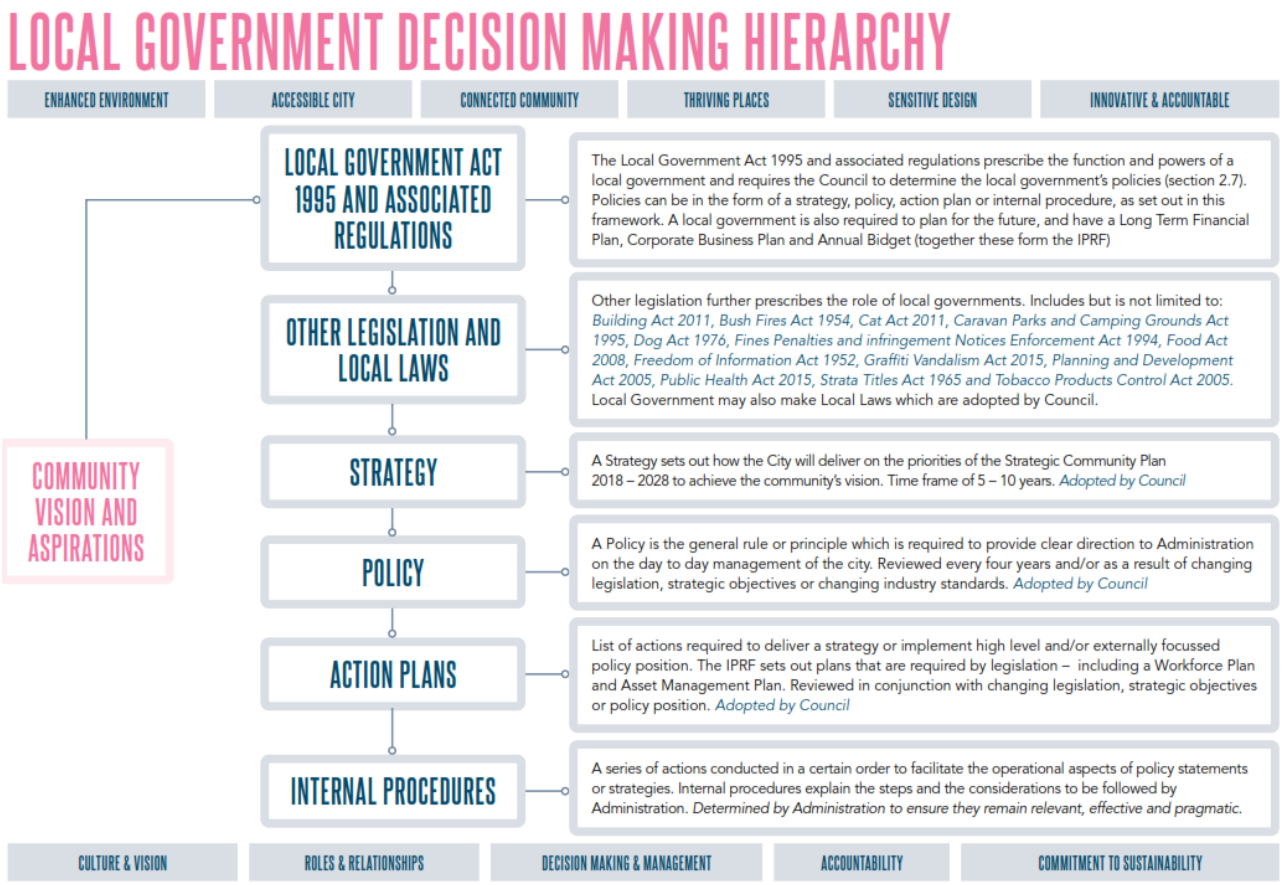
The guidelines operate by augmenting the R Codes and establish local housing objectives to enable site responsive design.

Policy Development and Review Policy

The City's Policy Development and Review Policy sets out the process for the development and review of the City's policy documents.

In accordance with section 2.3 of the Policy Development and Review Policy:

The purpose of a policy is to provide a general rule or principle to guide Administration and the community on the City's decision making and advocacy;



RISK MANAGEMENT IMPLICATIONS

Low: It is low risk for Council to undertake community consultation of the proposed character area guideline as they have been prepared in accordance with the Policy Development and Review Policy and drafted with detailed input from members of the community following the process set out in the Character Area Policy.

STRATEGIC IMPLICATIONS:

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

Sensitive Design

Our planning framework supports quality design, sustainable urban built form and is responsive to our community and local context.
Our built form character and heritage is protected and enhanced.

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:

The adoption of the character area guidelines will help to enable sustainable development outcomes in the future by encouraging the retention and renovation of character buildings.

PUBLIC HEALTH IMPLICATIONS:

This does not contribute to any public health outcomes in the City's Public Health Plan 2020-2025.

FINANCIAL/BUDGET IMPLICATIONS:

The cost of advertising and implementing these guidelines will be met through the City's existing operational budget.

COMMENT:

The draft Guidelines included in **Attachment 1** have been developed in consultation with residents through the established working group and aim to protect the key built form characteristics of Auckland Street.

In accordance with clause 4 Part 2 of the Deemed Provisions, Administration recommends Council resolves to prepares the amendments for the purposes public advertising.

The outcomes of community consultation would be presented to a future Council Meeting for consideration whether to approve the draft Guidelines and to consider any submissions that have been received.

Auckland Street Character Area Survey: Summary of Responses

The tables below present a summary of the comments received for the Auckland Street Character Area Survey.

Question 1: Do you support the Character Area designation?	
Yes: 7 (50%)	No: 7 (50%)
Question 2: The character of an area includes building design and elements that are visible from the street. With this in mind, what part of the buildings in your area do you love?	
Character homes.	
Large setbacks from the property line as to enhance the street appeal and allow for greenspace.	
Front gardens, trees and low fencing.	
Homes with verandahs.	
Additions to homes that complement the existing dwelling.	
As a result of new developments in the last few decades, the built form character of the area is no longer consistent	
Question 3: What elements of buildings or buildings design would you like to see more of in your area?	
Maintain the verandah or porch element.	
Generous front yards.	
Character homes.	
High density apartments that capitalise on the location.	
Tasteful modern, additions.	
Happy with the mix of homes as they are.	
Homes which present as single storey to the street with any second storey being to the rear.	
Additions which complement the existing home.	
New builds which minimise overshadowing and loss of privacy.	
Question 4: What elements of buildings or building design do you think is 'out of character' with the area?	
Two storey homes without adequate separation between the ground and first floor.	
Large garages in the front setback area.	
Homes which contrast with the Californian bungalows.	
Happy with the existing mix.	
Developments which do not leave any room for greenery.	
Developments with minimal setbacks to the streets and side boundaries.	
Hardscaping of the front yard.	
Developments with little architectural merit.	
Question 5: Would you like to be a part of the community working group	
Yes: 8 (57%)	No: 6 (43%)

CITY OF VINCENT CHARACTER AREA GUIDELINES - AUCKLAND STREET, NORTH PERTH

The Auckland Street Character Area (Character Area) has been recognised by the community and the Council as making a positive contribution towards built character of the City of Vincent (City)

The Auckland Street Character Area Guidelines (Guidelines) identify the unique characteristics of the Character Area and provide guidance for future development.

The Guidelines are to be applied to development where the dwelling is fronting the primary street and/or is within an area that is visible from the primary street as follows: Nos. 48 – 81 Auckland Street (inclusive), North Perth (refer **Figure 1**).

Objectives

The general objectives of development the subject of these guidelines are to:

1. ensure that new buildings and alterations and additions to existing buildings, which are in view of the street, are in keeping with the character of the area, respects the scale and proportions of surrounding buildings, and are designed to fit into the existing streetscape;
2. maintain the existing built form character with its openness to the street.
3. retain appropriate mature trees wherever possible;
4. encourage passive surveillance and neighbour and community interaction; and
5. encourage a high standard of architectural and sustainable design solutions for new development and additions to existing development.





CITY OF VINCENT CHARACTER AREA GUIDELINES - AUCKLAND STREET, NORTH PERTH

Statement of Character

The Auckland Street Character Area is generally mixed in terms of built form, ranging from Californian bungalows to more recent two storey additions to the streetscape.

The existing housing stock within the Character Area, are established on 545sqm to 1010sqm lots. However, over time a number of the lots within this Character Area, have been subdivided into battle-axe configurations. These subdivisions have not impacted the overall streetscape or character of Auckland Street. The large setback averages of between 5m to 10m from the primary street of the existing dwellings provide distinctive entry points, positive street surveillance as well as a sense of openness.

Redevelopment should respect and complement the predominant character of the street. Additions and alterations that are visible from the street should respond to the key architectural features of the dwelling on the lot and adjoining dwellings.

The overall quality of the Character Area is enhanced by the:

- consistent street setbacks;
- consistent scale and bulk in relation to the original streetscape pattern;
- bungalow dwellings with verandahs; and
- prevalence of large front gardens.

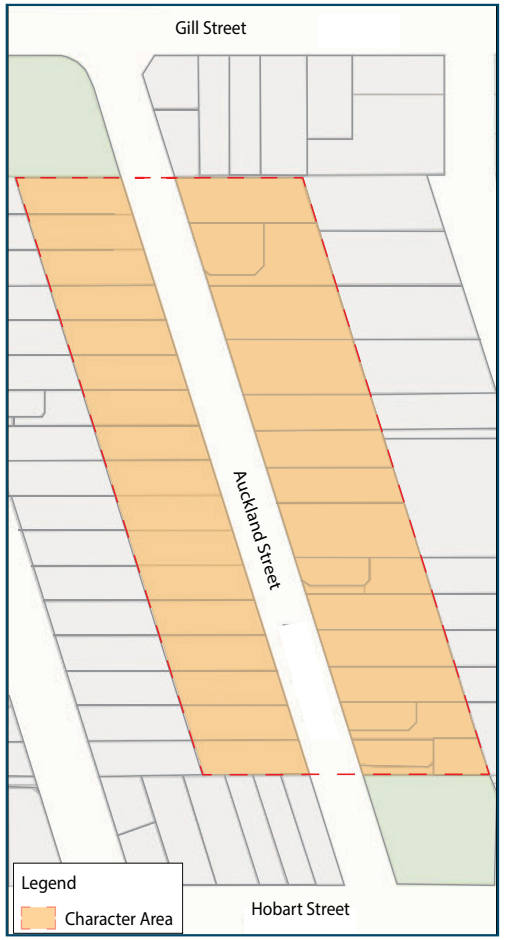


Figure 1: Auckland Street Character Area

CITY OF VINCENT CHARACTER AREA GUIDELINES - AUCKLAND STREET, NORTH PERTH

Additional Requirements for Development Applications

Applications for development approval within the Character Area are to communicate the development proposition in its context, and be accompanied by an Urban Design Study for any development within the public domain view.

An application for development approval within the public domain view may be referred to the City's Design Review Panel for advice regarding the proposal. The City may also elect to obtain independent advice to assist in the development application process.

In accordance with the City's Community and Stakeholder Engagement Policy, where deemed-to-comply standards are not met for the following design elements, an application will be advertised to the wider character area:

- street setbacks; and
- height.

Definitions and Explanatory Notes

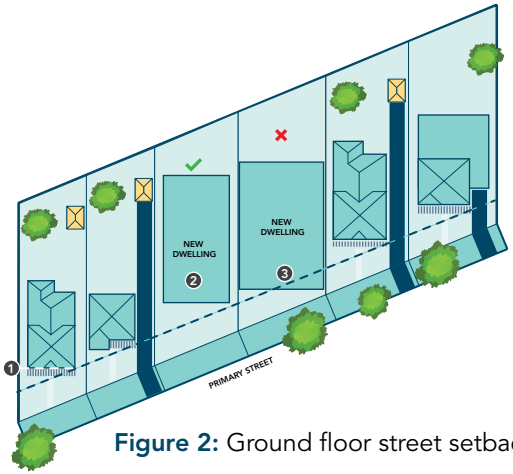
Predominant building line is the predominant setback of the front face of the building from the street boundary. This excludes any porch, verandahs, carports or garages

For the purpose of averaging, the **primary street setback** is to be measured from the street alignment to the nearest wall of the dwelling excluding porches, verandahs, carports and balconies.



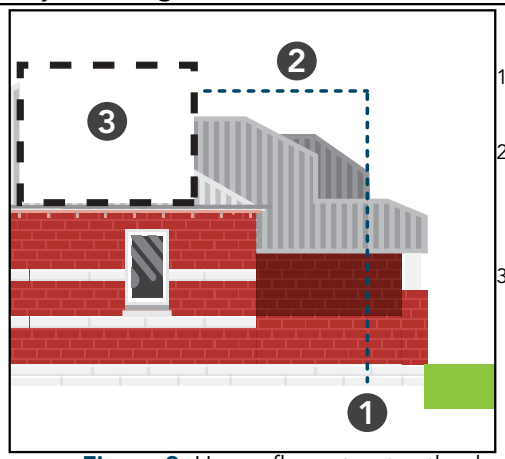
CITY OF VINCENT CHARACTER AREA GUIDELINES - AUCKLAND STREET, NORTH PERTH

Local Housing Objectives *Pursuant to Clause 3.2.3(c), Part B of the Residential Design Codes, the following Local Housing Objectives augment the Design Principles of the Residential Design Codes as specified.*	**Deemed to Comply** *Pursuant to Clause 3.2.3(a), Part B of the Residential Design Codes, the following provisions replace the Deemed to Comply standards of the Residential Design Codes as specified.*
1. Street Setbacks	
Augments Clause 5.1.2 P2.1 and P2.2	*Replaces Clause C2.1*
O1.1 The setbacks of dwellings should reflect the predominant open streetscape pattern and be consistent with adjacent properties. O1.2 Walls above the ground floor are to be adequately setback to maintain the predominant single storey appearance of the streetscape.	C1.1 Ground floor **primary street setbacks** to be an average of the five directly adjoining properties within the Auckland Street Character Area, on either side of the proposed development (refer **Figure 2**). C1.2 Walls on upper floors are setback a minimum of 3 metres behind the ground floor **predominant building line** (excluding any porch or verandah), as determined by the City (refer **Figure 3**).



1. Predominant building line.
2. The siting of the new development matches the prevailing setbacks in the streetscape.
3. New development does not intrude into the front setback area. This excludes verandahs, porches and the like.

Figure 2: Ground floor street setbacks



1. Ground floor Predominant building line.
2. Upper floors are setback 3 metres behind the ground floor predominant building line.
3. Indicitive second storey building envelope.

Figure 3: Upper floor street setbacks

CITY OF VINCENT CHARACTER AREA GUIDELINES - AUCKLAND STREET, NORTH PERTH

2. Street Surveillance
Augments Clause 5.2.3 P3
O2.1 Buildings to be designed to encourage active use and actual surveillance of the front yard by including verandahs, porches or outdoor living areas and by including habitable rooms at the front of the dwelling. O2.2 New development promotes surveillance to the street and promotes neighbourly interaction.



CITY OF VINCENT CHARACTER AREA GUIDELINES - AUCKLAND STREET, NORTH PERTH

3. Landscaping
Local Housing Objectives *Augments Clause 5.3.2 P2*
O3.1 The front setback of the development should be adequately sized and landscaped as to contribute to the established streetscape character and reduce the impact of the development on adjoining public spaces and residential dwellings. O3.2 Existing landscaping within the primary street setback is retained and conserved and new trees are planted wherever possible.



9.4 OUTCOME OF ADVERTISING AND ADOPTION OF LOCAL PLANNING POLICY: DEVELOPMENT GUIDELINES FOR HERITAGE PLACES

Attachments:

1. **Draft Local Planning Policy Development Guidelines for Heritage Places - Clean Copy**
2. **Draft Local Planning Policy Development Guidelines for Heritage Places - Initial Version for Consultation**
3. **Summary of Submissions - Administration Response**
4. **Department of Planning, Land & Heritage Review of Heritage Management Local Planning Policies**
5. **Draft Local Planning Policy Development Guidelines for Heritage Places - markup**

RECOMMENDATION:

That Council:

1. **PROCEEDS with amendments to Policy No. 7.6.1 – Heritage Management – Development Guidelines for Heritage and Adjacent Properties included as Attachment 5, pursuant to Schedule 2, Part 2, Clause 5 of the *Planning and Development (Local Planning Schemes) Regulations 2015*; and**

2. **NOTES that Administration will publish a notice in accordance with Clause 87 of the *Planning and Development (Local Planning Schemes) Regulations 2015.***

PURPOSE OF REPORT:

For Council to consider the outcomes of community consultation in relation to the proposed amendments to Policy No. 7.6.1 – Heritage Management – Development Guidelines for Heritage and Adjacent Properties (Policy No. 7.6.1).

This would include renaming to Local Planning Policy: Development Guidelines for Heritage Places (Policy). The amended Policy is included as **Attachment 1**.

DELEGATION:

In accordance with Clause 5 of the *Planning and Development (Local Planning Scheme) Regulations 2015* (the Regulations), a local government may make an amendment to a local planning policy in respect of any matter related to the planning and development of the Scheme area.

In accordance with the *Local Government Act 1995* the term 'local government' refers to the elected Council.

Council has not provided delegation to Administration for the amending of existing local planning policies.

BACKGROUND:

At its Ordinary Meeting on 13 February 2024 Council resolved to publish a notice of amendments to the Policy for the purpose of community consultation in relation to Policy No. 7.6.1 along with other heritage policies. The other policies included in this resolution are not subject to this report and have been considered at Council's Ordinary Meeting of 18 June 2024.

DETAILS:

Review of Policy

A summary of the recommendations of the review of the existing Policy No. 7.6.1 is set out below.

- Renaming to 'Local Planning Policy: Development Guidelines for Heritage Places'.
- Adding new sections to align with the *Planning and Development (Local Planning Schemes) Regulations 2015* (the Regulations) and the Burra Charter.
- Aligning policy with the current planning framework and Department of Planning, Lands and Heritage (DPLH) guidelines.
- Setting out works that are exempt from requiring development approval consistent with the Regulations and *Heritage Regulations 2019.*
- Refining the performance-based assessment of development applications to match the structure of the Residential Design Codes Volume 2. This would ensure that proposals are:
    - Considered individually on their own merit and context; and
    - Assessed against guiding principles that align with the Burra Charter and best practice principles for heritage management.
- Expanding and refining existing standards for works to heritage listed properties. This includes demolition, conservation, alterations and additions, and new development.
- Providing for new standards relating to car parking including carports, garages and uncovered parking bays.
- Providing new standards for non-residential development.
- Adding new diagrams to aid in the interpretation of the development standards.

First Round of Consultation

Community Consultation

In accordance with the Regulations and the City's Community and Stakeholder Engagement Policy, the draft Policy (included as **Attachment 2**) was advertised for a period of 28 days between 4 March and 1 April 2024. Consultation occurred in the following ways:

- Notices published on the City's website, the City's social media, and displayed at the City's Administration and Library and Local History Centre.
- A notice published in the 9 March 2024 issue of the Perth Voice.
- Letters distributed to owners and occupiers of all heritage places.

Four submissions were received from members of the community at the conclusion of the consultation period. The submissions received related to:

- Concerns that the draft Policy provisions should not apply to adjoining properties which are not heritage listed;
- Concern over a lack of deemed-to-comply pathway being included; and
- The draft Policy language is not easy to interpret.

A summary of these submissions and Administration's response is included in **Attachment 3**.

Department of Planning, Lands and Heritage

The draft Policy was referred to the DPLH. Their comments are included in **Attachment 4** and a summary is as follows:

- The City deserves praise for updating and modernising its suite of local planning policies on heritage, ensuring consistency with Regulations, Heritage Council guidelines and best practice.
- The draft Policy is generally clear and well-structured, but the Outcomes and Acceptable Development standards seem tailored to residential properties.
- Guiding principle 7, which requires additions to maintain existing view lines to the principal façade of the heritage place from the street, may be too stringent for larger non-residential sites.

- Clause 3.1 Bulk and Scale states that additions should respect the scale and proportion of the existing heritage building, which should remain the dominant structure when viewed from the street. This might be unfeasible for larger-scale non-residential developments.
- General comments on terminology use and regulation interpretation.

Amendments to Proposed Policy

Design Review Panel (DRP)

Following community and DPLH feedback, the draft Policy was reviewed by a heritage specialist on the City's DRP. The key modifications recommended by the DRP member included the following:

- Provide standards relating to siting, scale, form and materials for both residential and non-residential heritage-listed properties.
- Diagrams should be included to support Policy standards that demonstrate how new development would be expected to integrate with existing streetscape, shopfronts, floor levels, façade rhythm, and building alignment.

Administration updated the draft Policy in response to feedback received from the community, DPLH and DRP member. These key modifications are summarised in the table below.

Modification	Administration Comment
Additional definitions	New definitions for facadism and the principal part of the building. This facilitates a clearer understanding of development standards.
New standards for mixed use and non-residential development	New standards have been included that are only applicable to non-residential development. This includes items such as shopfronts, façade design and signage.
Expanded standards for new development adjoining heritage places	Existing provisions have been refined to ensure that new development adjoining heritage places do not dominate the heritage place. This includes items such as building setbacks and height.
New guiding diagrams	New diagrams have been included to simplify the interpretation of development standards.

A clean version of the amendments to the draft Policy following community consultation is included in **Attachment 1**.

A track-changed version of the amendments to the draft Policy following community consultation is included in **Attachment 5**.

Second Round of Consultation

Community Consultation

The amended draft Policy was readvertised for 21 days from 27 June to 19 July 2024 in accordance with the City's Community and Stakeholder Engagement Policy. This was based on the extent of the proposed changes. The methods of readvertising included:

- Notices published on the City's website, the City's social media, and displayed at the City's Administration and Library and Local History Centre.
- A Notice published on the 29 June 2024 issue of the Perth Voice.
- Letters distributed to owners of commercial properties listed in the Municipal Heritage Inventory.
- Emails sent to previous submitters.

One further submission was received from a community member at the conclusion of the consultation period.

This submission raised concerns with the imbalance between the restrictions imposed by heritage listing and the financial support provided by local government to landowners of heritage places.

A summary of this submission and Administration's response is included in **Attachment 3**.

Department of Planning, Lands and Heritage and Design Review Panel

The amended draft Policy was referred back to the DRP member and the DPLH.

Both advised that that the previous comments had been addressed and provided support for the amended draft Policy.

There have been no further change to the amended draft Policy following consultation.

LEGAL/POLICY:

Planning and Heritage Legislation

The *Planning and Development Act 2005* and *Planning and Development (Local Planning Schemes) Regulations 2015* provide the criteria for creating, amending, and reviewing Local Planning Policies.

The guidelines operate by augmenting the R Codes and provide for specific design guidance and standards for heritage places.

The relevant planning and heritage legislation and policies are below.

- *Heritage Act 2018*.
- *Planning and Development (Local Planning Schemes) Regulations 2015*.
- *Heritage Regulations 2019.*
- The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013.
- City of Vincent Local Planning Scheme No. 2.
- State Planning Policy 3.5 – Historic Heritage Conservation.
- Residential Design Codes.
- DPLH Guidelines for the Assessment of Local Heritage Places.
- DPLH Guidelines for Local Heritage Surveys.
- DPLH Guidelines for Establishing a Heritage List.
- DPLH Guidelines for Heritage Areas.
- DPLH Guidelines for Preparing a Local Planning Policy for Local Heritage.

Planning Development and Review Policy

The City's Policy Development and Review Policy sets out the process for the development and review of the City's policy documents.

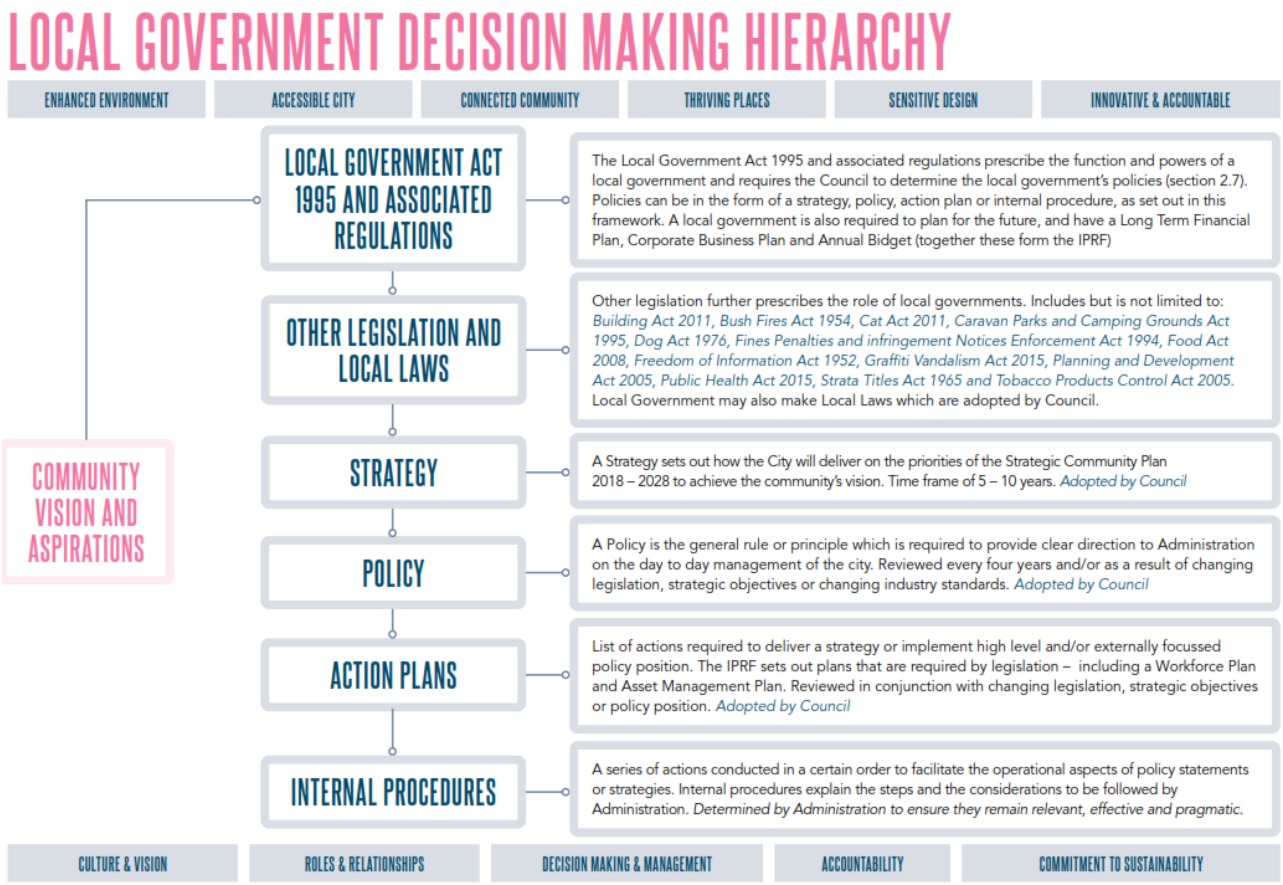
In accordance with section 2.3 of the Policy Development and Review Policy:

The purpose of a policy is to provide a general rule or principle to guide Administration and the community on the City's decision making and advocacy;

The policy review has been in accordance with the Regulations.

The purpose of the amended Policy is to provide a comprehensive framework to guide the development of heritage places and adjoining properties.

The Policy seeks to address matters the City will take into consideration when assessing a development application for a heritage place and sets out the preferred approach to the retention and conservation of the place.



RISK MANAGEMENT IMPLICATIONS

Low: Adopting the amended Policy subject to this report is low risk for Council as the review has been conducted in accordance with the Policy Development and Review Policy, and guided by best practice in heritage management.

The draft Policy prepared by Administration has been supported by the City's DRP Member that is a specialist in heritage and the DPLH.

STRATEGIC IMPLICATIONS:

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

Sensitive Design

Our built form character and heritage is protected and enhanced.
Our built form is attractive and diverse, in line with our growing and changing community.
Our planning framework supports quality design, sustainable urban built form and is responsive to our community and local context.

Innovative and Accountable

We are open and accountable to an engaged community.

SUSTAINABILITY IMPLICATIONS:

This is in keeping with the sustainability outcomes of the *City's Sustainable Environment Strategy 2019-2024,* as the amended policy aims to achieve sustainable development outcomes by encouraging the conservation and restoration of older building stock through flexible, performance-based guidelines.

FINANCIAL/BUDGET IMPLICATIONS:

The implementation of the Policy subject to this report is to be met through the existing operational budget.

COMMENTS:

Administration Response to Key Matters Raised in Consultation

Administration's response to submissions from both consultation periods are summarised in **Attachment 3**.

Administration's responses to the key matters raised during community consultation in respect to the draft Policy are included below.

1. *Heritage Protection is too onerous for property owners and not balanced by support from local government*

   It is possible for heritage listed properties to be redeveloped as long as the development preserves and enhances the cultural significance of the heritage place in accordance with the draft Policy.

   The draft Policy has been prepared based on guidelines from the Heritage Council of Western Australia (HCWA), ensuring new development does not compromise cultural heritage. The draft Policy has been supported by the heritage specialist on the City's DRP and DPLH officers.

   Acknowledging that there can be additional costs for owners to maintain heritage places, the City offers annual grants through the Heritage Assistance Fund of up to $5,000.

   Appendix No.20 Refunding and Waiving of Planning and Building Fees also provides for refunding or waiving planning fees of applications proposed to heritage places as per the Regulations.

2. *The Policy should not apply to non-heritage listed properties adjoining a heritage property*

   The current Policy includes provisions for properties that are not heritage-listed but are adjoining a property that is. The draft Policy does not propose to amend or remove these.

   This is because it is important that the setbacks, height and design of new developments are compatible with and do not adversely impact on the significance of an adjoining heritage-listed place.

3. *Chosen language is not easily interpreted*

   Following the initial period of community consultation the draft Policy was amended to include additional definitions and figures to support the interpretation of development standards. For example, 'facadism' and 'principal part of a building' now have corresponding definitions and diagrams to support their interpretation.

4. *Deemed-to-comply criteria should be applied*

   Unless specified under the Regulations, development on a heritage place requires development approval. Much like the existing Policy No. 7.6.1, the draft Policy is designed to guide the development of heritage places across the City and is not site specific.

   As every heritage place is different, it requires policy provisions to be performance-based rather than prescriptive. The provisions contained within the draft Policy are designed to ensure that the heritage significance of a place is not diminished through new development.

   The performance-based nature of the draft Policy has also been supported by the heritage specialist on the City's DRP and the DPLH.

5. *Development guidelines are tailored to residential development*

   In response to this submission from the DPLH, separate criteria have been included to capture non-residential and mixed-use development. This includes elements such as signage and shopfronts.

Administration Comments on Draft Policy

The review of the draft Policy has been informed by DPLH guidelines and aligns with the state planning framework.

This means that the draft Policy is contemporary, aligns with the planning framework and is simpler for the owners of heritage-listed properties to interpret and apply through the provision of new guiding diagrams.

The draft Policy provides for new and amended standards, such as those applicable to car parking infrastructure, non-residential and mixed used development and a more robust assessment of developments adjoining heritage-listed properties.

This would ensure that new developments are sensitively designed to be sympathetic to and protect and enhance the City's built form character.

The draft Policy has been refined over two consultation periods to respond to comments from the community and is supported by the DPLH and the heritage specialist of the City's DRP.

LOCAL PLANNING POLICY: DEVELOPMENT GUIDELINES FOR HERITAGE PLACES

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Legislation / local law requirements	*Heritage Act 2018* *Planning and Development Act 2005* *Heritage Regulations 2019* This policy has been prepared under the provisions of Schedule 2, Part 2 and 3 of the *Planning and Development (Local Planning Schemes) Regulations 2015.*
Relevant delegations	16.1.1 Determination of various applications for development approval under the City's Local Planning Scheme
Related policies, procedures and supporting documentation	City of Vincent Local Planning Scheme No.2 Local Planning Policy 7.1.1 Built Form Local Planning Policy: Assessing Cultural Heritage Significance Local Planning Policy: Amending the Local Heritage Survey, Heritage List and Designating Heritage Areas Local Planning Policy: Heritage Area Guidelines

PART 1 - PRELIMINARY

INTRODUCTION

The City of Vincent (City) Strategic Community Plan 2022 – 2032 (SCP) sets the strategic direction, priorities and aspirations for the City. A key outcome of the SCP is to ensure our "*built form character and heritage is protected and enhanced*".

State Planning Policy 3.5 Historic Heritage Conservation, the Heritage Council of Western Australia (HCWA) Guide to Developing Heritage Places and the Australia ICOMOS Burra Charter, 2013 (Burra Charter), provide guidance on heritage conservation but do not consider specific provisions for heritage places and areas within the City. Without adequate guidance, development of a place may have adverse implications on its cultural heritage significance.

PURPOSE

The purpose of this Local Planning Policy: Development Guidelines for Heritage Places (Policy) is to provide:

- a comprehensive framework for the development of heritage places; and
- guidance to the development of places adjoining heritage places.

The Policy seeks to address matters the City will take into consideration when assessing a development application for a heritage place and sets out the preferred approach to the retention and conservation of the place.

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OBJECTIVES

The objectives of this Policy are to:

1. encourage the appropriate conservation and restoration of places listed on the City's Heritage List, the State Register of Heritage Places and within heritage areas, in recognition of the distinct contribution they make to the character and history of the City;

2. ensure that works, including conservation, alterations, additions and new development respect the cultural heritage significance associated with heritage places and areas;

3. promote and encourage architecture and urban design that serves to support and enhance the ongoing cultural heritage significance of heritage places and areas; and

4. protect and enhance the City's built heritage by guiding the sustainable and innovative integration of new development with heritage places and areas.

OPERATION

The Policy is performance-based. To assess and determine the appropriateness of proposed development, a performance-based approach is applied through a set of assessment criteria. This reflects that every place is different and ensures development is tailored to the specific needs and characteristics of each place or area.

Development and conservation measures are based on principles outlined in the Burra Charter.

Refer to **Appendix 1** for the management categories for heritage places.

SCOPE

The Policy applies to the development of a place:

- entered in the City's Heritage List or a heritage area prepared in accordance with the City's Local Planning Scheme No.2 (Scheme);
- that is adjacent to a heritage listed place or heritage area;
- entered in the State Register of Heritage Places; and
- subject to a protection order or heritage agreement under the *Heritage Act 2018* (Act).

RELATIONSHIP TO OTHER DOCUMENTS

This Policy forms part of the City's local planning policy framework. Where this Policy is inconsistent with the City's operative Local Planning Scheme (Scheme), the Scheme prevails. Where this Policy is inconsistent with an adopted local development plan, activity centre plan or structure plan, the adopted local development plan, activity centre plan or structure plan prevails.

This Policy is to be read together with any heritage area specific planning guidelines. Where this Policy is inconsistent with the provisions of another local planning policy, the provisions of this Policy prevail.

LOCAL PLANNING POLICY: DEVELOPMENT GUIDELINES FOR HERITAGE PLACES

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PART 2 - POLICY PROVISIONS

DEFINITIONS

All terms used in this Policy are defined in the *Planning and Development Act 2005, Planning and Development (Local Planning Schemes) Regulations 2015* (Regulations), State Planning Policy 7.3 Residential Design Codes (R Codes) and the Scheme, unless stated otherwise below.

archival record means a document containing drawings, photographs and written information prepared in order to record the state of a place at a given time, usually prior to the place being demolished or substantially altered, and in accordance with the Heritage Council of Western Australia (HCWA)Guide to Preparing an Archival Record.

Burra Charter means the document providing guidance for the conservation and management of places of cultural heritage significance and sets standards of practice for those who provide advice, make decisions about, or undertake works to places of cultural heritage significance, including owners, managers and custodians. The charter is adopted by the Australian International Council on Monuments and Sites (ICOMOS).

conservation plan means a document that details how to identify and look after a place so as to retain its cultural heritage significance, including recording and monitoring actions and decisions relating to all aspects of managing a place.

contributory place means places and structures that make a positive contribution to the cultural heritage significance of the City of Vincent.

fabric means all the physical material of the heritage place.

facadism means the retention of the exterior face/faces of a building without the three-dimensional built form providing for its/their structural support and understanding of its function.

front or principal part of a building is generally considered to be the front two rooms in depth, complete with the structure and cladding to the roof; or that part of the building associated with the primary roof form, whichever is the greater. For most non-residential buildings, the front or principal part is generally considered to be one full structural bay in depth complete with the structure and cladding to the roof or generally 8-10 metres in depth. For sites with more than one street frontage, the front or principal part of a building may relate to each street frontage, where these are of identified heritage value.

heritage area means a group of properties which are recognised to collectively form a streetscape, townscape or cultural environment with significant heritage characteristics, which may include architectural style, town planning or urban design excellence, landscape qualities, or strong historic associations.

heritage assessment is a systematic assessment that describes a place and its setting and states the cultural heritage significance of the place based on the criteria outlined in the Burra Charter, and in accordance with the HCWA Guidelines for the Assessment of Local Heritage Places 2022, Guidelines for Local Heritage Surveys 2022, Guidelines for Establishing a Heritage List 2021 and Guidelines for Heritage Areas 2023.

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heritage impact statement means a document that evaluates the likely impact of proposed development on the significance of a heritage place and it's setting and any conservation areas within which it is situated. The Heritage Impact Statement should outline measures proposed to minimise any identified impact and any conservation benefits associated with the proposal. It should be prepared in accordance with the Heritage Council's Guide 'Heritage Impact Statement – a Guide'.

Heritage List means a list of places within the City of Vincent, considered by the City to be of identified cultural heritage significance and worthy of conservation pursuant to the Regulations.

Heritage Place is a protected place established under cl.1A of the Regulations. For ease of reference this definition is:

1. A heritage place is a place:
   a. that is entered in the State Register of Heritage Places under the *Heritage Act 2018* section 42; or
   b. that is under consideration for entry into the State Register of Heritage Places as described in subclause (2); or
   c. that is the subject of an order under the *Heritage Act 2018* Part 4; or
   d. that is the subject of a heritage agreement that has been certified under the *Heritage Act 2018* section 90; or
   e. that is included on a heritage list as defined in clause 7; or

2. For the purposes of subclause (1)(b), a place is under consideration for entry into the State Register of Heritage Places if:
   a. the Heritage Council has made a preliminary determination under the Heritage Act 2018 section 39(2) that the place warrants review under section 40(1), but the review has not commenced; or
   a. the Heritage Council has commenced but has not completed a review of the place under the Heritage Act 2018 section 40(1); or
   a. the Heritage Council has made a recommendation under the Heritage Act 2018 section 40(2) that the place be entered in the State Register of Heritage Places, but the Minister for Heritage has not yet given a direction under section 41(1) of that Act in relation to that recommendation

interpretation plan or ***signage*** means a comprehensive long-term strategy, a management tool, for ensuring that the heritage significance of places, objects or traditions can be communicated. It is a communicative tool used for the identification and understanding of places of cultural heritage.

Local Heritage Survey means a list of places with the City of Vincent, assessed by the City as having identified cultural heritage significance pursuant to the Act.

Sympathetic or ***complementary*** means a design outcome that respects its context. It would not be identical to historic neighbours, nor would it intrude on their presence in the streetscape. It would be of a similar or lesser scale.

LOCAL PLANNING POLICY: DEVELOPMENT GUIDELINES FOR HERITAGE PLACES

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POLICY

1. Exemptions from Development Approval

The following development does not require development approval:

EXEMPTIONS	STATE REGISTER OF HERITAGE PLACES	HERITAGE LIST				HERITAGE AREA
		Category 1	Category 2	Category 3	Category 4	
Routine maintenance that does not change the appearance or materiality of the heritage place.	✓	✓	✓	✓	✓	✓
Repairs, including replacing missing or deteriorated fabric with like for like fabric, that does not involve the removal of, or damage to the significant fabric of the building.	✓	✓	✓	✓	✓	✓
Repainting of the surface of a building: • in the same colour scheme and paint type if they are appropriate to the substrate and do not endanger the survival of earlier paint layers; and • without disturbing or removing an earlier paint layer unless it is chalking, flaking or peeling.	✓	✓	✓	✓	✓	✓
Essential or emergency maintenance of public utility infrastructure.	✓	✓	✓	✓	✓	✓
Internal building work where the interior of the building has not been specified as having heritage significance in any relevant register, order, agreement or list.		✓	✓	✓	✓	✓
Solar panels, air-conditioning units or technologies that: a. are not visible from the street; b. complies with the relevant criteria of the R Codes and Built Form Policy; and c. if solar panels are located on the main frontal roof plane are fitted flush to the roof, • are not raised on a frame; • projected beyond the edge of the roof; or • resulting in the removal of fabric that contributes to the heritage significance of the place.				✓	✓	✓

✓ Development that is exempt from requiring development approval pursuant to Schedule 2, Clause 61 of the Regulations and Part 5, Clause 41 of the *Heritage Regulations 2019*.

Applicants are encouraged to discuss a proposal with the City's Development & Design team if they believe that they are exempt from requiring development approval.

Where development is exempt from the requirement for development approval under this Policy, a building permit may still be required. It is advised to contact the City's Building Services for advice regarding the need for a building permit prior to any works being undertaken.

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2. Development Approval Requirements

For all development not exempt under Clause 1 of this Policy, a development application is required.

2.1 In addition to material required in accordance with Schedule 2, Part 8 of the Regulations, the following is required to accompany development applications for proposals affecting heritage places or heritage areas:

- photographs showing the existing front elevation and areas affected by the proposed development; and
- a schedule of existing and proposed external colours and finishes where there are changes proposed.

2.2 In some instances the City may require applicants to provide one or more of the following:

- Conservation Plan - where a proposal affects a place entered in the State Register of Heritage Places, or affects a large or complex Category 1 listed place.
- Heritage Assessment - where the City requires additional information to assist in the determination of a development application, for example to support the proposed removal of non-heritage fabric or reinstate heritage features or details.
- Heritage Impact Statement - where development of a State Registered, Category 1 or Category 2 place is proposed or where, in the opinion of the City, development of a Heritage Area, Category 3 or Category 4 place is proposed and will have an impact on significant heritage fabric.
- Structural Condition Assessment - if structural failure is cited as a justification for demolition, a registered Structural Engineer with demonstrated heritage experience must confirm that the integrity of the building has failed to the point where it cannot be rectified without removal of a majority of its significant heritage fabric and/or rectification costs would be prohibitive.
- Interpretation Plan - where substantial demolition is proposed or where a proposal will have a substantial impact on the significant heritage fabric of a heritage place.

3. Assessment Measures

3.1 The Burra Charter provides guiding principles for conserving heritage places, which can be applied to buildings, sites, areas and structures. The guiding principles contained in the Policy Guidelines are derived from the Burra Character and underpin the development of a heritage place.

3.2 In assessing applications for development, the City will have regard to the Policy:

- Objectives;
- Guiding Principles;
- Element Objectives; and
- Acceptable Outcomes.

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3.4 In assessing applications, the City will also give regard to assessment considerations in Clause 4.

4. Assessment Considerations

4.1 In considering a development application in relation to a place entered on the City's Heritage List, State Register of Heritage Places or within a heritage area, the City will be guided by the provisions of this Policy and will have due regard to the following:

- The Burra Charter.
- State Planning Policy 3.5 Historic Heritage Conservation.
- The heritage significance of the place as outlined in the Statement of Significance.
- Any Conservation Plan, Heritage Assessment or Heritage Impact Statements pertaining to the place or area.
- A structural condition report of the place if applicable.
- Any advice from the City's Design Review Panel.
- Advice from the State Heritage Office.
- Any other matters considered appropriate, for example the extent to which the community would benefit.
- Any impact the proposed development will have on the heritage significance of the place and/or area.

5. Heritage Significance

5.1 Understanding why a place or area is significant will help inform design responses and identify aspects of the place that need to be sensitively managed. Each assessment of a heritage place is undertaken in accordance with Local Planning Policy: Assessing Cultural Heritage Significance and includes a Statement of Significance outlining the heritage values and features of the place or area which will assist in determining the level of development appropriate.

6. State Heritage Referral

6.1 All development applications for places entered, or adjacent to a place, on the State Register of Heritage Places will be referred to the HCWA for comment. It is recommended that the applicant engage with the HCWA early in the design process.

6.2 Development of places on the City's Heritage List that is deemed substantial or complex by the City, may be referred to the HCWA for advice or technical expertise.

7. Archival Record and Interpretation Plan

7.1 The City may require, as a condition of approval, the preparation and submission of an Archival Record prior to any works commencing where approval is granted for:

- demolition or partial demolition of a place or structure; and/or
- works that will result in the removal or major alteration to significant fabric.

7.2 Where extensive demolition or development is considered appropriate, as a condition of approval, the City at its discretion may require an Interpretation Plan, including conserving any objects or fabric associated with the building that may inform the historic significance of the place.

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PART 3 - DEVELOPMENT ASSESSMENT GUIDELINES

This is a performance based Policy. Applications for development approval must demonstrate that the design achieves the Objectives of this Policy and meets the Guiding Principles list below. While addressing the Acceptable Outcomes is likely to achieve the Objectives, they are not a deemed-to-comply pathway and the proposal will be assessed in context of the entire design solution to ensure the Objectives are achieved. Proposals may also satisfy the Objectives via alternative means or solutions.

GUIDING PRINCIPLES

The following principles should guide decisions around the management, conservation and development of heritage places:

1. Conservation requires a cautious approach of changing as much as necessary, but as little as possible.
2. Significant fabric is restored with 'like for like' materials and original detail wherever possible.
3. Development that alters the cultural significance of a place is reversible, and should be reversed where possible.
4. Maintenance is an integral part of conserving the heritage significance of a place and should be undertaken in an informed and sensitive manner.
5. The visual prominence of the primary street elevation of a heritage place is retained as part of future development.
6. New development is readily identifiable as new and must respect and have minimal impact on the cultural significance of the place.
7. New development should not adversely affect the setting of the place.
8. Additions maintain existing view lines to the principle façade of the heritage place when viewed from the street.
9. Additions do not obscure original fabric that contributes to the heritage significance of the place or detract from its interpretation and appreciation.
10. Development does not result in the addition of decorative details that are not in keeping with the architectural style and/or era of the heritage place.
11. The structural integrity of the place is maintained during and after redevelopment.

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Building Characteristics

Some characteristics of a heritage building are depicted in the diagram below. Other building characteristics include height, massing and form, style and architectural expression, detailing, materials, front, side and rear setbacks and orientation.

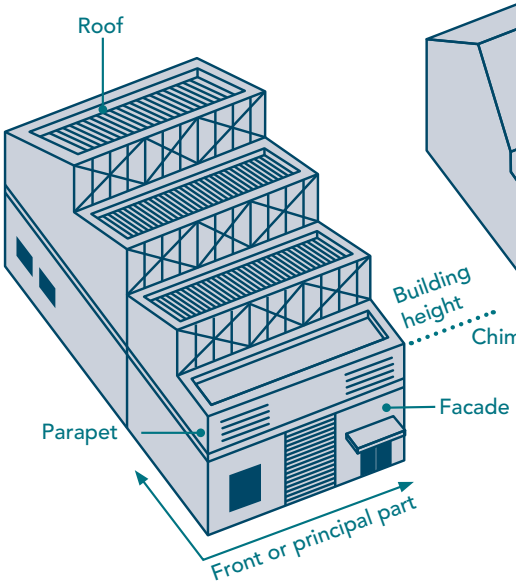


Figure 1: Non-residential typology

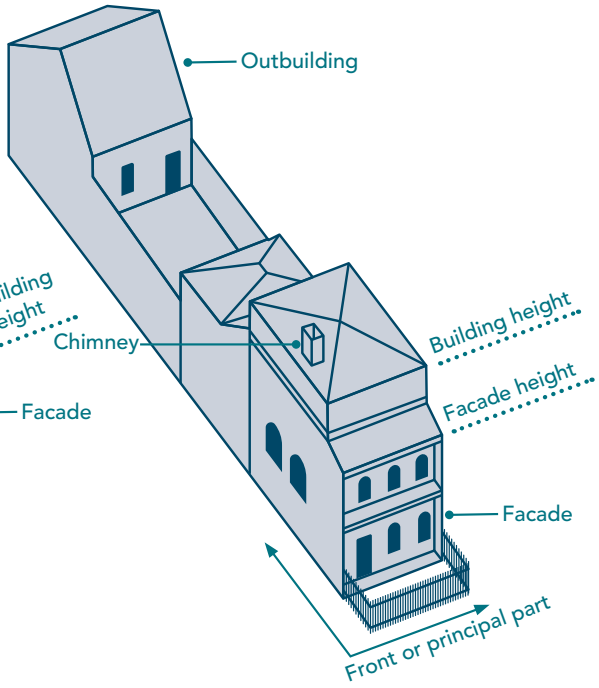


Figure 2: Residential typology

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1. Demolition

Intent: The loss of a Heritage protected place negatively impacts on the cultural significance and character of the heritage area, as such, demolition of a heritage protected place is rarely supported.

It is acknowledged that there will be some circumstances where demolition cannot be avoided. In these circumstances, the obligation rests with the applicant to provide a sound justification for demolition to a heritage protected place.

ELEMENT OBJECTIVE		ACCEPTABLE OUTCOMES	
1.1 Demolition			
O1.1	The significant heritage fabric of the place is retained.	A1.1	Development retains the heritage place in its entirety.
O1.2	The relationship of the place within its original setting is retained i.e.. the place is not relocated from its original location.	A1.2	In the case of partial demolition, the parts to be demolished do not contribute to the cultural heritage significance of the place as identified in the Statement of Significance and/or Heritage Assessment of the place (**Figure 3**).
		A1.3	The three dimensional built form of the place beyond its exterior facade is retained so as to avoid facadism **(Figure 4).**

2. Conservation and Alterations of Heritage Places

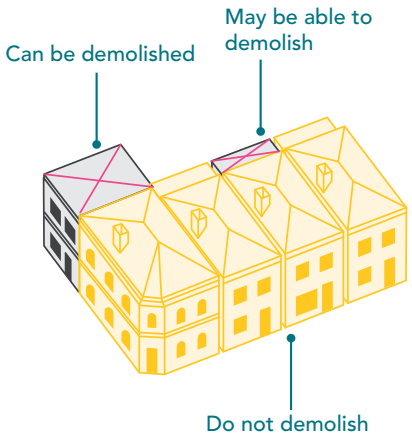


Figure 3: Forms of demolition

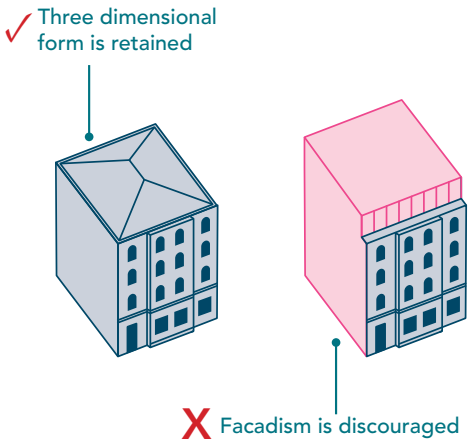


Figure 4: Facadism

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Intent: Conservation works are essential for protecting a Heritage protected place and ensuring its long-term survival and contribution to the significance of the heritage place. Conservation works can include repair, maintenance, restoration and reconstruction. The appropriate conservation approach for individual buildings should be based on an understanding of the significance of that place and in consultation with a qualified heritage professional.

ELEMENT OBJECTIVE		ACCEPTABLE OUTCOMES	
2.1 Internal alterations			
O2.1.1	Internal alterations maintain the significant heritage fabric of the place.	A2.1.1	Internal alterations are guided by the Statement of Significance or physical description detailed in the Heritage Assessment or Conservation Plan.
2.2 Surfaces, materials and colours			
O2.2.1	Alterations result in development that respects the original materials, style and colour of the heritage place.	A2.2.1	Earlier paint schemes and façade details are reinstated as determined by documentary or physical evidence.
		A2.2.2	Alterations do not result in the rendering or painting of original unpainted or non rendered brick, masonry, or other surfaces.
		A2.2.3	Alterations do not result in the removal of paint or render from brick, masonry or limestone without approval. Where paint or render removal is unavoidable, removal should be undertaken with caution as abrasive methods can cause damage to the buildings substrate.
2.3 Verandahs and awnings			
O2.3.1	Conservation of, or alteration to primary facing verandahs and awnings respect the original materials, styles and colour of the heritage place.	A2.3.1	Original primary facing awnings and verandahs are retained.
		A2.3.2	Original verandahs or awnings are reinstated based on documentary or physical evidence of the original form, detailing and materials.
		A2.3.3	Verandahs remain open and maintain clear sight lines to the original front door, main entrance and significant features of the heritage place when viewed from the street.

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ELEMENT OBJECTIVE		ACCEPTABLE OUTCOMES	
2.4 Windows and door openings			
O2.4.1	Conservation of, or alteration to windows and doors respect the original materials, styles and proportions of the windows and openings of the heritage place.	A2.4.1	Original window and door detailing including frames, architraves, sash, glass, glazing bars and hardware are retained.
		A2.4.2	The location and proportions of original window and door openings are retained when viewed from the primary or secondary street.
		A2.4.3	No new openings visible from the primary or secondary street are to be introduced to the principal part of the significant place.
		A2.4.4	Where windows and openings have deteriorated beyond repair, the replacement matches the original in size, style, materials and detailing when viewed from the street.
2.5 Roof, gutters and downpipes			
O2.5.1	Conservation of, or alterations to street facing roofs, gutters and downpipes respect the original materials, styles and colour of the heritage place when viewed from the street.	A2.5.1	Materials are like for like where original roof fabric is being replaced, for example: a. an original roof clad with corrugated iron, shall be replaced with zincalume or Colorbond in a matching profile and consistent colour; and b. the replacement of an original tile roof with zincalume or Colorbond is not supported.
		A2.5.2	Original roof details such as finials, chimneys, parapets or dormer windows are retained, or where reconstructed are based on documentary or physical evidence.
		A2.5.3	Gutter and downpipe replacements are reinstated with the original profiles and shapes.

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ELEMENT OBJECTIVE		ACCEPTABLE OUTCOMES	
2.6 Front fences			
O2.6.1	Conservation of, or alteration to street facing fences respect the materials, styles and colour of the original fence.	A2.6.1	Original front fences and gates are retained and conserved where possible. Removal of non original fencing is supported.
		A2.6.2	Where retention of the original fence or gate is not possible due to it being in poor condition, it should be reconstructed in a like for like manner.

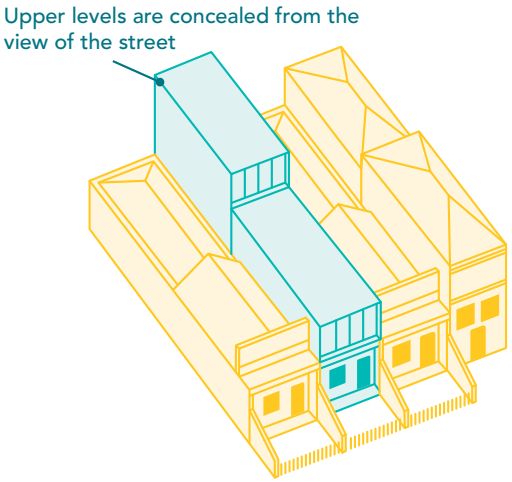


Figure 5: Siting of upper floor additions

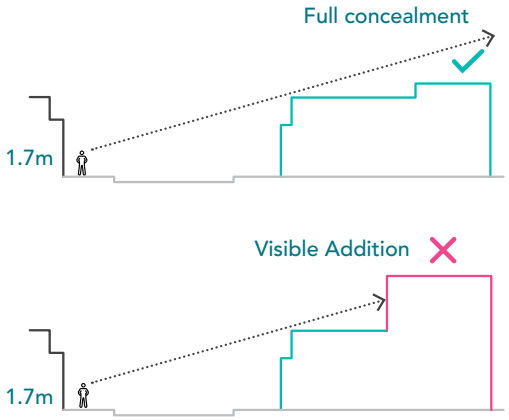


Figure 6: Line of sight diagram

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3. Additions to Heritage Places

Intent: Most existing buildings can accept some level of alteration or new additions without having a negative impact on the cultural significance and character of heritage places. Acceptable new alterations and additions to the building envelope do not visually intrude on heritage protected places or the overall streetscape and are consistent with the character of the area in which they are located taking into account style, scale, materiality, form, function and siting.

ELEMENT OBJECTIVE		ACCEPTABLE OUTCOMES	
3.1 Bulk and scale			
O3.1.1	Additions are designed to respect the predominant scale that is characteristic of the heritage place and any adjoining heritage places.	A3.1.1	Additions do not result in the removal of original fabric that contributes to the heritage significance of the place.
		A3.1.2	Additions to heritage places are respectful and do not visually dominate the heritage significance of the place.
O3.1.2	Additions are not to have an adverse visual impact on the heritage building and character of the streetscape.	A3.1.3	Additions are of a contemporary design that do not mimic the heritage fabric of the heritage protected place.
O3.1.3	Additions are respectful of the building's character and appearance, materials, style and architectural expression.	A3.1.4	A visual and/or physical separation between the original fabric and any additions is to be achieved.
		A3.1.5	Additions to corner properties may be visible if they don't dominate or diminish the prominence of the building
		A3.1.6	Upper storey additions to residential buildings are sited and massed behind the main ridge-line so as not to be visible from the primary street **(Figures 5-7).**
		A3.1.7	Upper storey additions maintain roof details such as finials, chimneys and original decorative features when viewed from the primary street.
		A3.1.8	On sites with access to more than one public road, additions are sited and massed so that they are visually recessive from both frontages to ensure they do not dominate or diminish the prominence of the heritage place
		A3.1.9	Loft additions must be contained wholly within the roof space and shall not result in a visible change to the appearance of the building when viewed from the street.

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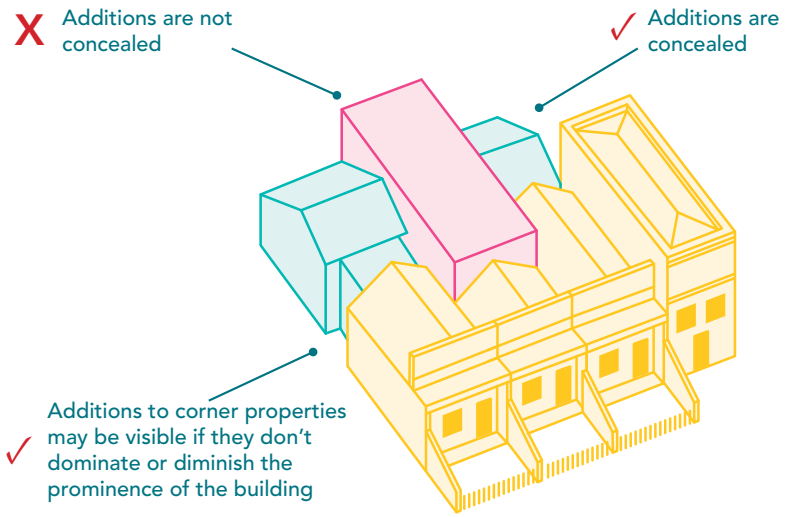


Figure 7: Additions to the rear and corner sites

ELEMENT OBJECTIVE		ACCEPTABLE OUTCOMES	
3.2 Surfaces, materials and colours			
O3.2.1	Additions are complementary to, and respect the original materials, finishes, textures, and colours of the heritage place.	A3.2.1	New development incorporates materials, colours and finishes that are compatible with the existing heritage place. Where there is evidence of original colours through existing fabric (paint scrapes or similar) these should be incorporated in the colour scheme of new additions.
		A3.2.2	Full authentic replication of original colour schemes is not intended or required; however, a new colour scheme should be respectful to the heritage significance of the place.

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ELEMENT OBJECTIVE		ACCEPTABLE OUTCOMES	
3.3 Verandahs and awnings			
O3.3.1	New verandahs and awnings respect the original materials, styles and colour of the heritage place when viewed from the street.	A3.3.1	New verandahs and awnings to the street are not constructed on the principle part of a building where they did not traditionally exist.
		A3.3.2	Where replacement awnings or verandahs to the street are proposed, they are appropriate to the architectural style of the heritage place when viewed from the street and based on physical and/or documentary evidence.
		A3.3.3	The construction of new verandahs and awnings to the street do not result in the removal of significant heritage fabric, and can be removed without loss of significant heritage fabric.
		A3.3.4	Verandahs to the street remain open/ unenclosed and maintain clear sight lines to the original front door, main entrance and significant features of the heritage place when viewed from the street.

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ELEMENT OBJECTIVE		ACCEPTABLE OUTCOMES	
3.4 Garages and carports			
O3.4.1	Car parking additions do not visually dominate the heritage place when viewed from the street.	A3.4.1	Carports, garages or uncovered car parking bays are to be located at the rear of the property where right of way access or secondary street is available.
O3.4.2	Car parking structures preserve the structural integrity of the heritage place.	A3.4.2	Carports may be considered in the front setback area: a. where no alternative location exists; and b. where they are not prohibited in any specific development guidelines relating to an area.
		A3.4.3	Carports and garages maintain clear sight lines to original front door, main entrance and significant features of the heritage place when viewed from the street.
		A3.4.4	Garages and carports are constructed in a style that is compatible with the original building. Simple contemporary designed carports may be considered where they minimise visual impact and maximise view lines to the heritage place.
		A3.4.5	The addition of a carport or garage shall not require removal of significant heritage fabric to achieve minimum size requirements.

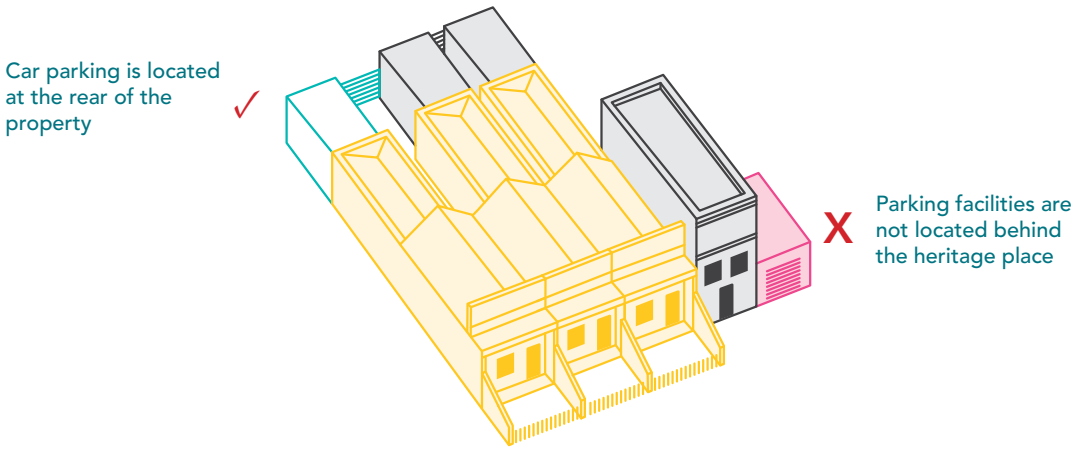


Figure 8: Car parking

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ELEMENT OBJECTIVE		ACCEPTABLE OUTCOMES	
3.5 Windows and door openings			
O3.5.1	Primary street facing windows and openings maintain the style and proportions of the original windows and openings of the heritage place.	A3.5.1	New windows and openings are located within walls of secondary significance (side and rear walls).
		A3.5.2	Where new openings visible from the street are unavoidable, they are proportionally related to those of the heritage place and maintain the pattern of fenestration, unless concealed from view from the street.
3.6 Roofs			
O3.6.1	Upper storey additions are designed to minimise the impact on the original roof-line.	A3.6.1	The original roof form, as seen from the primary street, is maintained. This means that ridges, hips and gables at the front of the place should not be altered to accommodate an extension.
O3.6.2	Roof additions visible from the primary street are compatible with the roof form of the heritage place.	A3.6.2	The roof of new additions match the existing roof form and pitch where development is visible from the street (with the exception of carports in the front setback area).
		A3.6.3	Contemporary roof forms are considered appropriate where development is not visible from the street.
		A3.6.4	No roof decks, balconies or dormer windows to the principal part of the significant place where visible from the street.
3.7 Front fences			
O3.7.1	The design of a new fence, or the replacement of a non-original fence: a. complement the style and materiality of the heritage place, b. maintain adequate height and transparency to ensure that the heritage place is visible from the street.	A3.7.1	New front fences are constructed of traditional fence materials (including wooden pickets, wire, iron, brick or stone) consistent with the heritage place and/ or photographic or physical evidence of similar fence styles of the era. Surviving original fences within the nearby area are to be used as a suitable precedent.
		A3.7.2	Contemporary fences may be considered where they are consistent with the scale, style and materials of fences predominately associated to the era of the heritage place.

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4. Additional Considerations for Mixed Use and Non Residential Heritage Places

Intent: The character and appearance of traditional non residential/mixed use buildings have helped shape the City's local identity and distinctiveness. Due to the pressures of retailing and the desire to address contemporary aesthetics, many non residential/mixed use buildings have been adapted over the years resulting in a gradual loss of the traditional detailing and character. These provisions seek to ensure those aspects of the commercial buildings which contribute to a place's significance are safeguarded and not further eroded.

ELEMENT OBJECTIVES		ACCEPTABLE OUTCOMES	
4.1 Shopfronts and Facades			
O4.1.1	Development respects the historic character of commercial buildings.	A4.1.1	New works must not remove or conceal original shopfront detailing, and shall not distort an understanding of the original design (such as stallboards, transom lights, awnings, and recessed entries).
		A4.1.2	The accurate reconstruction of verandahs and awnings of shopfronts to a known earlier appearance is encouraged, where detailed evidence of the original exists. It is noted that the design may need to be sympathetically adapted to ensure universal access.
4.2 Signs			
O3.2.1	The addition of signs does not detract from the heritage significance of a place or area.	A4.2.1	Signs are to comply with the provisions of **Local Planning Policy: Signs and Advertising.**
4.3 Additional Storeys			
O4.3.1	Additions are designed as to ensure the existing form and scale of the heritage place is not overwhelmed.	A4.3.1	Additions and alterations to existing heritage places should use materials and architectural expressions that is consistent with the prevailing or desired character of the area.
		A4.3.2	Higher building elements are set back from street and lot boundaries to be behind the principal part of the building which contributes to the heritage significance of the place. Refer **Figures 10 and 11**.

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5. Development Adjoining and Adjacent to Heritage Places and Precincts.
The following apply to development adjoining and adjacent to heritage places:

ELEMENT OBJECTIVE		ACCEPTABLE OUTCOMES	
5.1 Development adjacent to heritage places			
O5.1.1	Development maintains and enhances existing views and vistas to the principal facade(s) of the adjoining heritage listed place from the public realm.	A5.1.1	New development does not obscure views from the public realm of the front or principal part of adjoining and adjacent heritage protected place or precinct
O5.1.2	Development is of a scale and mass that respects the adjoining heritage listed place.	A5.1.2	New infill development adjoining and adjacent to heritage places does not exceed the maximum height of the heritage places, but may incorporate higher sections at the rear, as to not dominate the heritage place.
O5.1.3	New developments reinforce existing spatial and visual characteristics of the streetscape in which they are located.	A5.1.3	Higher building elements are to be setback from street and lot boundaries as to not dominate or reduce the prominence of an adjoining and adjacent heritage protected places.
O5.1.4	Development on larger lots are designed to respect the traditional urban grain and rhythm of the streetscape character of the area including breaking up large frontages vertically, so they read as separate buildings and reflect the width of adjoining heritage places.	A5.1.4	New developments respect adjoining and adjacent heritage buildings and respond to their articulation and detail in areas such as dominant parapet lines, banding, roof line, window configuration, door openings and awnings and building height at the street. Refer **Figure 9.**
		A5.1.5	New development does not imitate, replicate or mimic historic architectural styles and is clearly distinguishable from the adjoining and adjacent heritage places
		A5.1.6	Front and side setbacks of new development reflect those of adjoining and adjacent heritage listed places.
		A5.1.7	The floor levels of new development align with existing levels in the streetscape and allow direct and level access from public footpaths.

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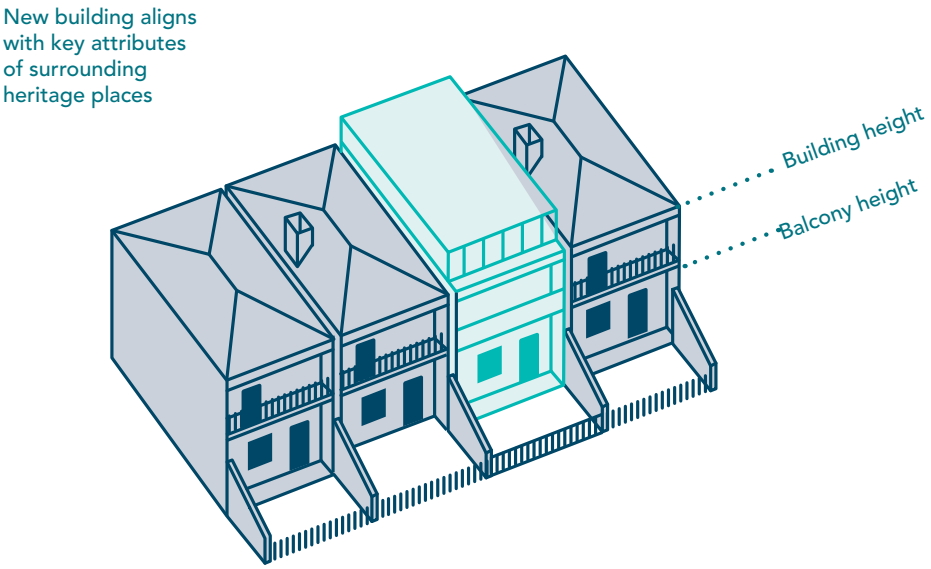


Figure 9: Complementary new development

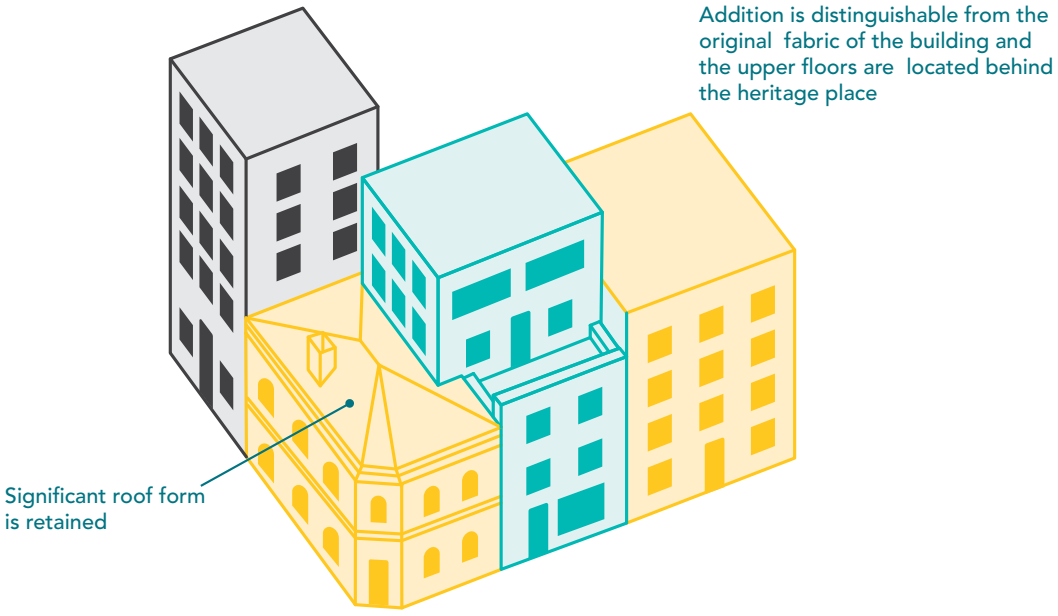


Figure 10: Complementary new development

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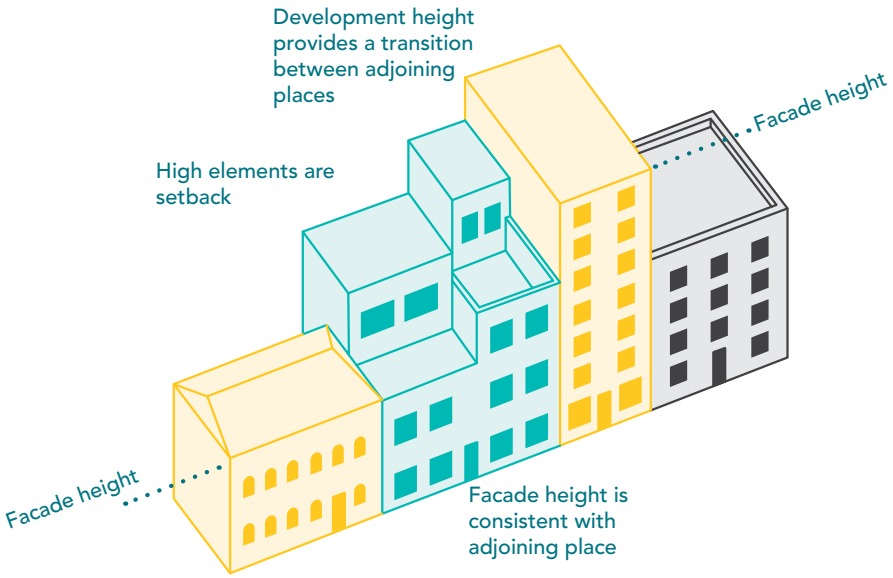


Figure 11: Transition of development height.

OFFICE USE ONLY	
Responsible Officer	Executive Manager Urban Design and Strategic Projects
Initial Council Adoption	17/01/2006
Previous Title	Local Planning Policy 7.6.1: Heritage Management - Development Guidelines for Heritage and Adjacent Properties
Reviewed / Amended	22/07/2008; 10/07/2012; 23/09/2024
Next Review Date	09/2028

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APPENDIX 1: HERITAGE MANAGEMENT CATEGORIES

The following table details the levels of significance and classification categories for heritage properties

LEVEL OF SIGNIFICANCE TO THE LOCAL AREA	PREVIOUS CLASSIFICATION	NEW CLASSIFICATION	DESCRIPTION
Exceptional	Category A - Conservation Essential	Category 1	Essential to the heritage of the locality. Rare or outstanding example.
Considerable	Category A - Conservation Essential	Category 2	Very important to the heritage of the locality.
Some/moderate	Category B - Conservation Recommended	Category 2 or 3	Contributes to the heritage of the locality.
Little	No Category	Category 4	Has elements or values worth noting for community interest but otherwise makes little contribution.

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Legislation / local law requirements	*Heritage Act 2018* *Planning and Development Act 2005* *Heritage Regulations 2019* This policy has been prepared under the provisions of Schedule 2, Part 2 and 3 of the *Planning and Development (Local Planning Schemes) Regulations 2015.*
Relevant delegations	16.1.1 Determination of various applications for development approval under the City's Local Planning Scheme
Related policies, procedures and supporting documentation	City of Vincent Local Planning Scheme No.2 Local Planning Policy 7.1.1 Built Form Local Planning Policy: Assessing Cultural Heritage Significance Local Planning Policy: Amending the Local Heritage Survey, Heritage List and Designating Heritage Areas

Initial Version for Consultation

PART 1 - PRELIMINARY

INTRODUCTION

The City of Vincent (City) Strategic Community Plan 2022 – 2032 (SCP) sets the strategic direction, priorities and aspirations for the City. A key outcome of the SCP is to ensure our "*built form character and heritage is protected and enhanced*".

State Planning Policy 3.5 Historic Heritage Conservation, the Heritage Council of Western Australia (HCWA) Guide to Developing Heritage Places and the Australia ICOMOS Burra Charter, 2013 (Burra Charter), provide guidance on heritage conservation but do not consider specific provisions for heritage places and areas within the City. Without adequate guidance, development of a place may have adverse implications on its cultural heritage significance.

PURPOSE

The purpose of this Local Planning Policy: Development Guidelines for Heritage Places (Policy) is to provide:

- a comprehensive framework for the development of heritage places; and
- guidance to the development of places adjacent to heritage places.

The Policy seeks to address matters the City will take into consideration when assessing a development application for a heritage place and sets out the preferred approach to the retention and conservation of the place.

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OBJECTIVES

The objectives of this Policy are to:

1. encourage the appropriate conservation and restoration of places listed on the City's Heritage List, the State Register of Heritage Places and within heritage areas, in recognition of the distinct contribution they make to the character and history of the City;

2. ensure that works, including conservation, alterations, additions and new development respect the cultural heritage significance associated with heritage places and areas;

3. promote and encourage architecture and urban design that serves to support and enhance the ongoing cultural heritage significance of heritage places and areas; and

4. protect and enhance the City's built heritage by guiding the sustainable and innovative integration of new development with heritage places and areas.

OPERATION

The Policy is performance-based. To assess and determine the appropriateness of proposed development, a performance-based approach is applied through a set of assessment criteria. This reflects that every place is different and ensures development is tailored to the specific needs and characteristics of each place or area.

Development and conservation measures are based on principles outlined in the Burra Charter.

Refer to **Appendix 1** for the management categories for heritage places.

SCOPE

The Policy applies to the development of a place:

- entered in the City's Heritage List or a heritage area prepared in accordance with the City's Local Planning Scheme No.2 (Scheme);
- that is adjacent to a heritage listed place or heritage area;
- entered in the State Register of Heritage Places; and
- subject to a protection order or heritage agreement under the *Heritage Act 2018* (Act).

RELATIONSHIP TO OTHER DOCUMENTS

This Policy forms part of the City's local planning policy framework. Where this Policy is inconsistent with the City's operative Local Planning Scheme (Scheme), the Scheme prevails. Where this Policy is inconsistent with an adopted local development plan, activity centre plan or structure plan, the adopted local development plan, activity centre plan or structure plan prevails.

This Policy is to be read together with any heritage area specific planning guidelines. Where this Policy is inconsistent with the provisions of another local planning policy, the provisions of this Policy prevail.

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PART 2 - POLICY PROVISIONS

DEFINITIONS

All terms used in this Policy are defined in the *Planning and Development Act 2005, Planning and Development (Local Planning Schemes) Regulations 2015* (Regulations), State Planning Policy 7.3 Residential Design Codes (R Codes) and the Scheme, unless stated otherwise below.

archival record means a document containing drawings, photographs and written information prepared in order to record the state of a place at a given time, usually prior to the place being demolished or substantially altered, and in accordance with the Heritage Council of Western Australia (HCWA)Guide to Preparing an Archival Record.

Burra Charter means the document providing guidance for the conservation and management of places of cultural heritage significance and sets standards of practice for those who provide advice, make decisions about, or undertake works to places of cultural heritage significance, including owners, managers and custodians. The charter is adopted by the Australian International Council on Monuments and Sites (ICOMOS).

conservation plan means a document that details how to identify and look after a place so as to retain its cultural heritage significance, including recording and monitoring actions and decisions relating to all aspects of managing a place.

contributory place means places and structures that make a positive contribution to the cultural heritage significance of the City of Vincent.

heritage area means a group of properties which are recognised to collectively form a streetscape, townscape or cultural environment with significant heritage characteristics, which may include architectural style, town planning or urban design excellence, landscape qualities, or strong historic associations.

heritage assessment is a systematic assessment that describes a place and its setting and states the cultural heritage significance of the place based on the criteria outlined in the Burra Charter, and in accordance with the HCWA Guidelines for the Assessment of Local Heritage Places 2022, Guidelines for Local Heritage Surveys 2022, Guidelines for Establishing a Heritage List 2021 and Guidelines for Heritage Areas 2023.

heritage impact statement means a document that evaluates the likely impact of proposed development on the significance of a heritage place and it's setting and any conservation areas within which it is situated. The Heritage Impact Statement should outline measures proposed to minimise any identified impact and any conservation benefits associated with the proposal. It should be prepared in accordance with the Heritage Council's Guide 'Heritage Impact Statement – a Guide'.

Heritage List means a list of places within the City of Vincent, considered by the City to be of identified cultural heritage significance and worthy of conservation pursuant to the Regulations.

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Heritage Place is a protected place established under cl.1A of the Regulations. For ease of reference this definition is:

1. A heritage place is a place:
a. that is entered in the State Register of Heritage Places under the Heritage Act 2018 section 42; or
b. that is under consideration for entry into the State Register of Heritage Places as described in subclause (2); or
c. that is the subject of an order under the Heritage Act 2018 Part 4; or
d. that is the subject of a heritage agreement that has been certified under the Heritage Act 2018 section 90; or
e. that is included on a heritage list as defined in clause 7; or
f. that is within a heritage area as defined in clause 7.
2. For the purposes of subclause (1)(b), a place is under consideration for entry into the State Register of Heritage Places if:
a. the Heritage Council has made a preliminary
b. determination under the Heritage Act 2018 section 39(2) that the place warrants review under section 40(1), but the review has not commenced; or
c. the Heritage Council has commenced but has not completed a review of the place under the Heritage Act 2018 section 40(1); or
d. the Heritage Council has made a recommendation under the Heritage Act 2018 section 40(2) that the place be entered in the State Register of Heritage Places, but the Minister for Heritage has not yet given a direction under section 41(1) of that Act in relation to that recommendation

interpretation plan or ***signage*** means a comprehensive long-term strategy, a management tool, for ensuring that the heritage significance of places, objects or traditions can be communicated. It is a communicative tool used for the identification and understanding of places of cultural heritage.

Local Heritage Survey means a list of places with the City of Vincent, assessed by the City as having identified cultural heritage significance pursuant to the Act.

Sympathetic or ***complementary*** means a design outcome that respects its context. It would not be identical to historic neighbours, nor would it intrude on their presence in the streetscape. It would be of a similar or lesser scale.

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POLICY

1. Exemptions from Development Approval

The following development does not require development approval:

EXEMPTIONS	STATE LIST	HERITAGE LIST				HERITAGE AREA
		Category 1	Category 2	Category 3	Category 4	
Routine maintenance that does not change the appearance or materiality of the heritage place.	✓	✓	✓	✓	✓	✓
Repairs, including replacing missing or deteriorated fabric with like for like fabric, that does not involve the removal of, or damage to the significant fabric of the building.	✓	✓	✓	✓	✓	✓
Repainting of the surface of a building: • in the same colour scheme and paint type if they are appropriate to the substrate and do not endanger the survival of earlier paint layers; and • without disturbing or removing an earlier paint layer unless it is chalking, flaking or peeling.	✓	✓	✓	✓	✓	✓
Essential or emergency maintenance of public utility infrastructure.	✓	✓	✓	✓	✓	✓
Internal building work where the interior of the building has not been specified as having heritage significance in any relevant register, order, agreement or list.	✓	✓	✓	✓	✓	✓
Solar panels, air-conditioning units or technologies that: a. are not visible from the street; b. complies with the relevant criteria of the R Codes and Built Form Policy; and c. if solar panels are located on the main frontal roof plane are fitted flush to the roof, • are not raised on a frame; • projected beyond the edge of the roof; or • resulting in the removal of fabric that contributes to the heritage significance of the place.				✓	✓	✓

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✓ Development that is exempt from requiring development approval pursuant to Schedule 2, Clause 61 of the Regulations and Part 5, Clause 41 of the *Heritage Regulations 2019*.

Applicants are encouraged to discuss a proposal with the City's Development & Design team if they believe that they are exempt from requiring development approval.

Where development is exempt from the requirement for development approval under this Policy, a building permit may still be required. It is advised to contact the City's Building Services for advice regarding the need for a building permit prior to any works being undertaken.

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2. Development Approval Requirements

For all development not exempt under Clause 1 of this Policy, a development application is required.

2.1 In addition to material required in accordance with Schedule 2, Part 8 of the Regulations, the following is required to accompany development applications for proposals affecting heritage places or heritage areas:

- photographs showing the existing front elevation and areas affected by the proposed development; and
- a schedule of existing and proposed external colours and finishes where there are changes proposed.

2.2 In some instances the City may require applicants to provide one or more of the following:

- Conservation Plan - where a proposal affects a place entered in the State Register of Heritage Places, or affects a large or complex Category 1 listed place.
- Heritage Assessment - where the City requires additional information to assist in the determination of a development application, for example to support the proposed removal of non-heritage fabric or reinstate heritage features or details.
- Heritage Impact Statement - where development of a State Registered, Category 1 or Category 2 place is proposed or where, in the opinion of the City, development of a Heritage Area, Category 3 or Category 4 place is proposed and will have an impact on significant heritage fabric.
- Structural Condition Assessment - if structural failure is cited as a justification for demolition, a registered Structural Engineer with demonstrated heritage experience must confirm that the integrity of the building has failed to the point where it cannot be rectified without removal of a majority of its significant heritage fabric and/or rectification costs would be prohibitive.
- Interpretation Plan - where substantial demolition is proposed or where a proposal will have a substantial impact on the significant heritage fabric of a heritage place.

3. Assessment Measures

3.1 The Burra Charter provides guiding principles for conserving heritage places, which can be applied to buildings, sites, areas and structures. The guiding principles contained in the Policy Guidelines are derived from the Burra Character and underpin the development of a heritage place.

3.2 In assessing applications for development, the City will have regard to the Policy:

- Objectives;
- Guiding Principles;
- Element Objectives; and
- Acceptable Outcomes.

3.4 In assessing applications, the City will also give regard to assessment considerations in Clause 5.

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4. Assessment Considerations

4.1 In considering a development application in relation to a place entered on the City's Heritage List, State Register of Heritage Places or within a heritage area, the City will be guided by the provisions of this Policy and will have due regard to the following:

- The Burra Charter.
- State Planning Policy 3.5 Historic Heritage Conservation.
- The heritage significance of the place as outlined in the Statement of Significance.
- Any Conservation Plan, Heritage Assessment or Heritage Impact Statements pertaining to the place or area.
- A structural condition report of the place if applicable.
- Any advice from the City's Design Review Panel.
- Advice from the State Heritage Office and/or the National Trust.
- Any other matters considered appropriate, for example the extent to which the community would benefit.
- Any impact the proposed development will have on the heritage significance of the place and/or area.

5. Heritage Significance

5.1 Understanding why a place or area is significant will help inform design responses and identify aspects of the place that need to be sensitively managed. Each assessment of a heritage place is undertaken in accordance with Local Planning Policy: Assessing Cultural Heritage Significance and includes a Statement of Significance outlining the heritage values and features of the place or area which will assist in determining the level of development appropriate.

6. State Heritage Referral

6.1 All development applications for places entered, or adjacent to a place, on the State Register of Heritage Places will be referred to the HCWA for comment. It is recommended that the applicant engage with the HCWA early in the design process.

6.2 Development of places on the City's Heritage List that is deemed substantial or complex by the City, may be referred to the HCWA for advice or technical expertise.

7. Archival Record and Interpretation Plan

7.1 The City may require, as a condition of approval, the preparation and submission of an Archival Record prior to any works commencing where approval is granted for:

- demolition or partial demolition of a place or structure; and/or
- works that will result in the removal or major alteration to significant fabric.

7.2 Where extensive demolition or development is considered appropriate, as a condition of approval, the City at its discretion may require an Interpretation Plan, including conserving any objects or fabric associated with the building that may inform the historic significance of the place.

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LOCAL PLANNING POLICY: DEVELOPMENT GUIDELINES FOR HERITAGE PLACES

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PART 3 - DEVELOPMENT ASSESSMENT GUIDELINES

This is a performance based Policy. Applications for development approval must demonstrate that the design achieves the Objectives of this Policy and meets the Guiding Principles list below. While addressing the Acceptable Outcomes is likely to achieve the Objectives, they are not a deemed-to-comply pathway and the proposal will be assessed in context of the entire design solution to ensure the Objectives are achieved. Proposals may also satisfy the Objectives via alternative means or solutions.

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GUIDING PRINCIPLES

The following principles should guide decisions around the management, conservation and development of heritage places:

1. Conservation requires a cautious approach of changing as much as necessary, but as little as possible.
2. Significant fabric is restored with 'like for like' materials and original detail wherever possible.
3. Development that alters the cultural significance of a place is reversible, and should be reversed where possible.
4. Maintenance is an integral part of conserving the heritage significance of a place and should be undertaken in an informed and sensitive manner.
5. Additions are compatible with, and respectful of the heritage place without replicating the original heritage details of the place.
6. New development is readily identifiable as new.
7. Additions maintain existing view lines to the principle façade of the heritage place when viewed from the street.
8. Additions do not obscure original fabric that contributes to the heritage significance of the place.
9. Development does not result in the addition of decorative details that are not in keeping with the architectural style and/or era of the heritage place.
10. The structural integrity of the place is maintained during and after redevelopment.

LOCAL PLANNING POLICY: DEVELOPMENT GUIDELINES FOR HERITAGE PLACES

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1. Demolition

Intent: The loss of a Contributory Place negatively impacts on the cultural significance and character of the heritage area. Demolition of a contributory building is rarely appropriate, and demolition of a contributory buildings located within a State registered heritage place will have a negative impact.

It is acknowledged that there will be some circumstances where demolition cannot be avoided. In these circumstances, the obligation rests with the applicant to provide a sound justification for demolition to a contributory place.

ELEMENT OBJECTIVE		ACCEPTABLE OUTCOMES	
1.1 Demolition			
O1.1	The significant heritage fabric of the place is retained.	A1.1	Development retains the heritage place in its entirety.
O1.2	The relationship of the place within its original setting is retained i.e.. the place is not relocated from its original location.	A1.2	In the case of partial demolition, the parts to be demolished do not contribute to the cultural heritage significance of the place as identified in the Statement of Significance and/or Heritage Assessment of the place.
		A1.3	The three dimensional built form of the place beyond its exterior facade is retained so as to avoid facadism.

2. Conservation and Alterations of Heritage Places

Intent: Conservation works are essential for protecting a Contributory Place and ensuring its long-term survival and contribution to the significance of the heritage place. Conservation works can include repair, maintenance, restoration and reconstruction. The appropriate conservation approach for individual buildings should be based on an understanding of the significance of that place and in consultation with a qualified heritage professional.

ELEMENT OBJECTIVE		ACCEPTABLE OUTCOMES	
2.1 Internal alterations			
O2.1.1	Internal alterations maintain the significant heritage fabric of the place.	A2.1.1	Internal alterations are guided by the Statement of Significance or physical description detailed in the Heritage Assessment or Conservation Plan.

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ELEMENT OBJECTIVE		ACCEPTABLE OUTCOMES	
2.2 Surfaces, materials and colours			
O2.2.1	Alterations result in development that respects the original materials, style and colour of the heritage place.	A2.2.1	Earlier paint schemes and façade details are reinstated as determined by documentary or physical evidence.
		A2.2.2	Alterations do not result in the rendering or painting of original unpainted or non rendered brick, masonry, or other surfaces.
		A2.2.3	Alterations do not result in the removal of paint or render from brick, masonry or limestone without approval. Where paint or render removal is unavoidable, removal should be undertaken with caution as abrasive methods can cause damage to the buildings substrate.
2.3 Verandahs and awnings			
O2.3.1	Conservation of, or alteration to primary facing verandahs and awnings respect the original materials, styles and colour of the heritage place.	A2.3.1	Original primary facing awnings and verandahs are retained.
		A2.3.2	Original verandahs or awnings are reinstated based on documentary or physical evidence of the original form, detailing and materials.
		A2.3.3	Verandahs remain open and maintain clear sight lines to the original front door, main entrance and significant features of the heritage place when viewed from the street.

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ELEMENT OBJECTIVE		ACCEPTABLE OUTCOMES	
2.4 Windows and door openings			
O2.4.1	Conservation of, or alteration to primary facing windows and doors respect the original materials, styles and proportions of the windows and openings of the heritage place.	A2.4.1	Original window and door detailing including frames, architraves, sash, glass, glazing bars and hardware is retained.
		A2.4.2	The location and proportions of original window and door openings are retained when viewed from the primary street.
		A2.4.3	Where windows and openings have deteriorated beyond repair, replacement matches the original in size, style, materials and detailing when viewed from the street.
2.5 Roof, gutters and downpipes			
O2.5.1	Conservation of, or alterations to street facing roofs, gutters and downpipes respect the original materials, styles and colour of the heritage place when viewed from the street.	A2.5.1	Materials are like for like where original roof fabric is being replaced, for example: a. an original roof clad with corrugated iron, shall be replaced with zincalume or Colourbond in a matching profile and consistent colour; and b. the replacement of an original tile roof with zincalume or Colourbond is not supported.
		A2.5.2	Original roof details such as finials, chimneys, parapets or dormer windows are retained, or where reconstructed are based on documentary or physical evidence.
		A2.5.3	Gutter and downpipe replacements are reinstated with the original profiles and shapes.
2.6 Front fences			
O2.6.1	Conservation of, or alteration to street facing fences respect the materials, styles and colour of the original fence.	A2.6.1	Original front fences and gates are retained and conserved where possible. Removal of non original fencing is supported.
		A2.6.2	Where retention of the original fence or gate is not possible due to it being in poor condition, it should be reconstructed in a like for like manner.

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3. Additions to Heritage Places

Intent: Most existing buildings can accept some level of alteration or new additions without having a negative impact on the cultural significance and character of heritage places. Acceptable new alterations and additions to the building envelope do not visually intrude on Contributory Places or the overall streetscape and are consistent with the character of the area in which they are located taking into account style, scale, materiality, form, function and siting.

ELEMENT OBJECTIVE		ACCEPTABLE OUTCOMES	
3.1 Bulk and scale			
O3.1.1	Additions are designed to respect the scale and proportion of the existing heritage building, which shall remain the dominant structure on the site when viewed from the street.	A3.1.1	Additions should be of a contemporary design that do not mimic the heritage fabric of the contributory building
		A3.1.2	Upper storey additions are sited and massed behind the main ridge-line so as not to be visible from the primary street.
		A3.1.3	Upper storey additions maintain roof details such as finials, chimneys and original decorative features when viewed from the primary street.
		A3.1.4	On corner sites, the upper storey addition is sited and massed so that it is visually recessive from both frontages to ensure the scale of the original heritage place is the dominant element. The visibility of upper storey additions will be assessed from both streets.
		A3.1.5	Loft additions must be contained wholly within the roof space and shall not result in a visible change to the appearance of the building when viewed from the street.

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ELEMENT OBJECTIVE		ACCEPTABLE OUTCOMES	
3.2 Surfaces, materials and colours			
O3.2.1	Additions are complementary to, and respect the original materials, finishes, textures, and colours of the heritage place.	A3.2.1	New development incorporates materials, colours and finishes that are compatible with the existing heritage place. Where there is evidence of original colours through existing fabric (paint scrapes or similar) these should be incorporated in the colour scheme of new additions.
		A3.2.2	Full authentic replication of original colour schemes is not intended or required; however, a new colour scheme should be respectful to the heritage significance of the place.
3.3 Verandahs and awnings			
O3.3.1	New verandahs and awnings respect the original materials, styles and colour of the heritage place when viewed from the street.	A3.3.1	Verandah and awnings are not attached to the primary façade of a building where they did not traditionally exist.
		A3.3.2	Where replacement awnings or verandahs are proposed, they are appropriate to the architectural style of the heritage place when viewed from the street.
		A3.3.3	The construction of new verandahs and awnings do not result in the removal of significant heritage fabric, and can be removed without loss of significant heritage fabric.
		A3.3.4	Verandahs remain open and maintain clear sight lines to the original front door, main entrance and significant features of the heritage place when viewed from the street.

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ELEMENT OBJECTIVE		ACCEPTABLE OUTCOMES	
3.4 Garages and carports			
O3.4.1	Car parking additions do not visually dominate the heritage place when viewed from the street.	A3.4.1	Carports, garages or hard-stand car parking bays are to be located at the rear of the property where right of way access or secondary street is available.
O3.4.2	Car parking structures preserve the structural integrity of the heritage place.	A3.4.2	Carports may be considered in the front setback area: a. where no alternative location exists; and b. where they are not prohibited in any specific development guidelines relating to an area.
		A3.4.3	Carports and garages maintain clear sight lines to original front door, main entrance and significant features of the heritage place when viewed from the street.
		A3.4.4	Garages and carports are constructed in a style that is compatible with the original building. Simple contemporary designed carports may be considered where they minimise visual impact and maximise view lines to the heritage place.
		A3.4.5	The addition of a carport or garage shall not require removal of significant heritage fabric to achieve minimum size requirements.
3.5 Windows and door openings			
O3.5.1	Primary street facing windows and openings maintain the style and proportions of the original windows and openings of the heritage place.	A3.5.1	New windows and openings are located within walls of secondary significance (side and rear walls).
		A3.5.2	Where new openings visible from the primary street are unavoidable, they are proportionally related to those of the heritage place, unless concealed from view from the street.

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ELEMENT OBJECTIVE		ACCEPTABLE OUTCOMES	
3.6 Roofs			
O3.6.1	Upper storey additions are designed to minimise the impact on the original roof-line.	A3.6.1	The original roof form, as seen from the primary street, is maintained. This means that ridges, hips and gables at the front of the place should not be altered to accommodate an extension.
O3.6.2	Roof additions visible from the primary street are compatible with the roof form of the heritage place.	A3.6.2	The roof of new additions match the existing roof form and pitch where development is visible from the street (with the exception of carports in the front setback area).
		A3.6.3	Contemporary roof forms are considered appropriate where development is not visible from the street.
3.7 Front fences			
O3.7.1	The design of a new fence, or the replacement of a non-original fence: a. complement the style and materiality of the heritage place, b. maintain adequate height and transparency to ensure that the heritage place is visible from the street.	A3.7.1	New front fences are constructed of traditional fence materials (including wooden pickets, wire, iron, brick or stone) consistent with the heritage place and/ or photographic or physical evidence of similar fence styles of the era. Surviving original fences within the nearby area are to be used as a suitable precedent.
		A3.7.2	Contemporary fences may be considered where they are consistent with the scale, style and materials of fences predominately associated to the era of the heritage place.
3.8 Signs			
O3.8.1	The addition of signs does not detract from the heritage significance of a place or area.	A3.8.2	Signs are to comply with the provision of Local Planning Policy: Signs and Advertising.

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4. Development Adjoining a Heritage Places

The following apply to development adjacent to heritage places:

ELEMENT OBJECTIVE		ACCEPTABLE OUTCOMES	
4.1 Development adjacent to heritage places			
O4.1.1	Development maintains and enhances existing views and vistas to the principal façade(s) of the adjacent heritage listed place.	A4.1.1	New development is to have a plate height consistent with the original street pattern.
		A4.1.2	New development is of a scale and mass that respects the adjacent heritage listed place.
O4.1.2	Development maintains and enhances the visual prominence and significance of the adjacent heritage listed place.	A4.1.3	New development does not imitate, replicate or mimic historic architectural styles of the adjacent heritage place.
O4.1.3	Development is of a scale and mass that respects the adjacent heritage listed place.	A4.1.4	New development is clearly distinguishable from the adjacent heritage listed place.
		A4.1.5	Front and side setbacks of new development reflect those of the adjacent heritage listed place.
		A4.1.6	The height of the new development is to be compatible to the adjacent heritage listed building.

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OFFICE USE ONLY	
Responsible Officer	Executive Manager Urban Design and Strategic Projects
Initial Council Adoption	17/01/2006
Previous Title	Local Planning Policy 7.6.1: Heritage Management - Development Guidelines for Heritage and Adjacent Properties
Reviewed / Amended	22/07/2008; 10/07/2012; 13/02/2024
Next Review Date	

LOCAL PLANNING POLICY: DEVELOPMENT GUIDELINES FOR HERITAGE PLACES

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APPENDIX 1: HERITAGE MANAGEMENT CATEGORIES

The following table details the levels of significance and classification categories for heritage properties

LEVEL OF SIGNIFICANCE TO THE LOCAL AREA	PREVIOUS CLASSIFICATION	NEW CLASSIFICATION	DESCRIPTION
Exceptional	Category A - Conservation Essential	Category 1	Essential to the heritage of the locality. Rare or outstanding example
Considerable	Category A - Conservation Essential	Category 2	Very important to the heritage of the locality
Some/moderate	Category B - Conservation Recommended	Category 3	Contributes to the heritage of the locality
Little	No Category	Category 4	Has elements or values worth noting for community interest but otherwise makes little contribution

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Policy No. 7.6.1 – Development Guidelines for Heritage and Adjacent Properties Review: Summary of Submissions

The tables below summarise the comments received during the advertising period for the applicable policies, together with Administration's response to each comment and any recommended modifications.

First Round of Consultation:

	Comment	Related Submissions	Administration Comment	Recommended Modifications
General Comments				
1.	General Support	3	Not applicable.	No modification.
2.	Heritage Provisions are too onerous and inhibit development	1	It is possible for heritage listed properties can still be redeveloped as long as the development preserves and enhances the cultural significance of the heritage place in accordance the draft Policy. The draft Policy has been prepared based on guidelines from the Heritage Council of Western Australia (HCWA), ensuring new development does not compromise cultural heritage. The draft Policy has been supported by the heritage specialist on the City's DRP and DPLH Officers. Acknowledging that there can be additional costs for owners to maintain heritage places, the City offers yearly grants through the Heritage Assistance Fund of up to $5,000. Appendix No.20 Refunding and Waiving of Planning and Building Fees also provides for refunding or waiving planning fees as per the Regulations.	No modification.
3.	A number of properties on the heritage list are currently unkempt or underserving of a heritage listing	1	A place may be considered worthy of built heritage conservation irrespective of its current state of repair; ongoing requirements for conservation, care and maintenance; or economic worth. Administration is currently undertaking a review of its heritage listed places. This review will make a number of recommendations which could include delisting. The City's Heritage Assistance Fund aims to help owners of heritage listed places by partially funding the costs of maintenance and restoration.	No modification.

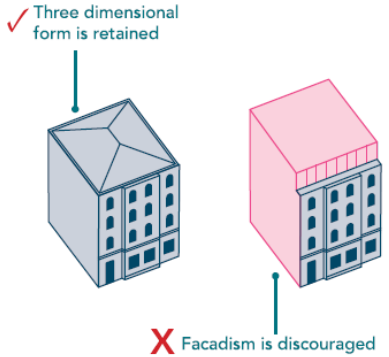
Policy No. 7.6.1 – Development Guidelines for Heritage and Adjacent Properties Review: Summary of Submissions

	Comment	Related Submissions	Administration Comment	Recommended Modifications
Draft LPP Development Guidelines for Heritage Places				
1.	Development provisions seem to have been written with residential development in mind and may be too onerous for commercial properties.	1	Guidelines Principles 5-7 have been rewritten. Further modifications to Clause 3.1 and Clause 5 of Part 3. <u>Clause 3</u> Further refinement of clauses based on feedback from DRP and DPLH officers. Notably A3.1.6 only applies to residential homes. <u>Clause 4</u> Clause 4 has been inserted which seeks to provide for additional guidance for non-residential, heritage places. These include: Provisions related to non-residential places include: - Shopfronts and facades - Signs; and - Additional storeys <u>Clause 5</u> Further refinement and additional clauses based on feedback from DRP and DPLH officers	<u>Guiding Principles</u> Revision of principle 5, 6 and 7. <u>Clause 3.1 Bulk and scale</u> Revision of A3.1.1, A3.1.3, A3.1.6, O3.1.1. Addition of O3.1.2 and O3.1.3. <u>Clause 4</u> Inclusion of New Clause 4. Additional Considerations for Mixed Use and Non-Residential Heritage Places. <u>Clause 5. Development Adjoining and Adjacent to Heritage Places and Precincts</u> Revision of A5.1.2, A5.5.1 and A5.5.6. Addition of A5.1.1, A5.1.4, A5.1.7, O5.1.3 and O5.1.4

Policy No. 7.6.1 – Development Guidelines for Heritage and Adjacent Properties Review: Summary of Submissions

	Comment	Related Submissions	Administration Comment	Recommended Modifications
1.	Concern over the lack of deemed to comply pathway	1	Unless specified under the Regulations, development on a heritage place requires development approval. Much like the existing Policy No.7.6.1, the draft policy is designed to guide the development of heritage places across the City and isn't site specific. As every heritage place is different, it requires policy provisions to be performance-based provisions rather than prescriptive. The provisions contained within the draft Policy are designed to ensure that the heritage significance of a place is not diminished through new development. The performance-based nature of the draft Policy has also been supported by the heritage specialist on the City's DRP and officers of the DPLH.	No modification.
2.	Objects to development requirements for places adjoining heritage places as a discordant building next to a listed place does not necessarily impact on the cultural significance of the listed place	1	This clause remains from Policy No.7.6.1. Provisions for properties adjoining heritage places ensure they do not adversely affect the heritage site's significance.	No modification.
3.	The Policy should not apply to places recorded in the Local Heritage Survey	1	The scope of Policy provides guidance of where it applies. It applies to the development of a place: - entered in the City's Heritage List or a heritage area prepared in accordance with the City's Local Planning Scheme No.2 (Scheme); - that adjoins a heritage listed place or heritage area; - entered in the State Register of Heritage Places; and - subject to a protection order or heritage agreement under the *Heritage Act 2018* (Act). Places that are recorded only on the LHS will not be subject to this Policy.	No modification.

Policy No. 7.6.1 – Development Guidelines for Heritage and Adjacent Properties Review: Summary of Submissions

	Comment	Related Submissions	Administration Comment	Recommended Modifications
4.	Chosen language is not easily interpreted. See A1.3 – *'three dimension built form of the place beyond its exterior façade is retained as to avoid facadism*	1	To aid in interpreting the Policy, a definition for facadism and a figure explaining the provision has been included in the policy.	Facadism Definition: ***facadism*** *means the retention of the exterior face/faces of a building without the three-dimensional built form providing for its/their structural support and understanding of its function.*  **Figure 3**: Facadism

Policy No. 7.6.1 – Development Guidelines for Heritage and Adjacent Properties Review: Summary of Submissions

Second Round of Consultation:

	Comment	Related Submissions	Administration Comment	Recommended Modifications
1.	Heritage protection is too onerous for property owners and not balanced by support from local government	1	It is possible for heritage listed properties can still be redeveloped as long as the development preserves and enhances the cultural significance of the heritage place in accordance the draft Policy. The draft Policy has been prepared based on guidelines from the Heritage Council of Western Australia (HCWA), ensuring new development does not compromise cultural heritage. The draft Policy has been supported by the heritage specialist on the City's DRP and DPLH Officers. Acknowledging that there can be additional costs for owners to maintain heritage places, the City offers yearly grants through the Heritage Assistance Fund of up to $5,000. Appendix No.20 Refunding and Waiving of Planning and Building Fees also provides for refunding or waiving planning fees as per the Regulations.	No modification.

OFFICIAL

GOVERNMENT OF WESTERN AUSTRALIA

Department of **Planning, Lands and Heritage**

Chief Executive Officer
City of Vincent
mail@vincent.wa.gov.au

Dear Sir

DRAFT LOCAL PLANNING POLICIES FOR HERITAGE

Thank you for your email of 8 March 2024 regarding the draft Local Planning Policies: Development Guidelines for Heritage Places, Assessing Cultural Heritage Significance, and Amending the Local Heritage Survey, Heritage List and Designating Heritage Areas.

The City is to be applauded for their current focus on updating and modernising their suite of Local Planning Policies relating to heritage to ensure consistency with the regulations, Heritage Council guidelines and heritage best practice.

The draft Local Planning Policies, Interpretation of Heritage Places, and Assessing Cultural Heritage Significance are clear and well-structured documents. The Assessing Cultural Heritage Significance policy would benefit from more clearly identifying thresholds for inclusion of places in the City's Local Heritage List. Currently it is unclear if management category 3 place are below the threshold for inclusion.

The draft Local Planning Policy: Development Guidelines for Heritage Places is also generally a clear and well-structured document. However, it does appear that the Outcomes and Acceptable Development standards seem to have been written with a particular typology of place in mind, ie. residential. Some of the objectives and outcomes may be problematic for non-residential places. For example.

- Guiding principle 7 notes that it is required that 'Additions maintain existing view lines to the principal facade of the heritage place when viewed from the street'. This requirement may be too onerous for larger non-residential sites.
- Clause 3.1 Bulk and Scale – notes in Objective 3.1.1 that 'Additions are designed to respect the scale and proportion of the existing heritage building, which shall remain the dominant structure on the site when viewed from the street.' This may not be possible where larger scale development is proposed for a non-residential sites.

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There also appears to be some minor errors relating to interpretation of the regulations and terminology.

- In 'Definitions' for a Heritage Place - a) and b) should be one item.
- Item 1. Exemptions from Development Approval notes that 'internal building work where the interior of the building has not been specified as having heritage significance….' is exempt from requiring approval for places on the 'State List'. This is not an exempted activity under the Heritage Regulations for State Registered Places. State List is also not the correct terminology, which is State Register of Heritage Places.
- The policy in some parts refers to 'contributory places', which is correct terminology for Heritage Areas, but not for general policies relating to heritage. 'Heritage protected places' should replace the term 'contributory places.'

We hope that these comments are of value in the development of the proposed Local Planning Policies.

LOCAL PLANNING POLICY: DEVELOPMENT GUIDELINES FOR HERITAGE PLACES

CITY OF VINCENT

Legislation / local law requirements	*Heritage Act 2018* *Planning and Development Act 2005* *Heritage Regulations 2019* This policy has been prepared under the provisions of Schedule 2, Part 2 and 3 of the *Planning and Development (Local Planning Schemes) Regulations 2015.*
Relevant delegations	16.1.1 Determination of various applications for development approval under the City's Local Planning Scheme
Related policies, procedures and supporting documentation	City of Vincent Local Planning Scheme No.2 Local Planning Policy 7.1.1 Built Form Local Planning Policy: Assessing Cultural Heritage Significance Local Planning Policy: Amending the Local Heritage Survey, Heritage List and Designating Heritage Areas Local Planning Policy: Heritage Area Guidelines

Markup

PART 1 - PRELIMINARY

INTRODUCTION

The City of Vincent (City) Strategic Community Plan 2022 – 2032 (SCP) sets the strategic direction, priorities and aspirations for the City. A key outcome of the SCP is to ensure our "*built form character and heritage is protected and enhanced*".

State Planning Policy 3.5 Historic Heritage Conservation, the Heritage Council of Western Australia (HCWA) Guide to Developing Heritage Places and the Australia ICOMOS Burra Charter, 2013 (Burra Charter), provide guidance on heritage conservation but do not consider specific provisions for heritage places and areas within the City. Without adequate guidance, development of a place may have adverse implications on its cultural heritage significance.

PURPOSE

The purpose of this Local Planning Policy: Development Guidelines for Heritage Places (Policy) is to provide:

- a comprehensive framework for the development of heritage places; and
- guidance to the development of places adjoining heritage places.

The Policy seeks to address matters the City will take into consideration when assessing a development application for a heritage place and sets out the preferred approach to the retention and conservation of the place.

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LOCAL PLANNING POLICY: DEVELOPMENT GUIDELINES FOR HERITAGE PLACES

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OBJECTIVES

The objectives of this Policy are to:

1. encourage the appropriate conservation and restoration of places listed on the City's Heritage List, the State Register of Heritage Places and within heritage areas, in recognition of the distinct contribution they make to the character and history of the City;

2. ensure that works, including conservation, alterations, additions and new development respect the cultural heritage significance associated with heritage places and areas;

3. promote and encourage architecture and urban design that serves to support and enhance the ongoing cultural heritage significance of heritage places and areas; and

4. protect and enhance the City's built heritage by guiding the sustainable and innovative integration of new development with heritage places and areas.

Markup

OPERATION

The Policy is performance-based. To assess and determine the appropriateness of proposed development, a performance-based approach is applied through a set of assessment criteria. This reflects that every place is different and ensures development is tailored to the specific needs and characteristics of each place or area.

Development and conservation measures are based on principles outlined in the Burra Charter.

Refer to **Appendix 1** for the management categories for heritage places.

SCOPE

The Policy applies to the development of a place:

- entered in the City's Heritage List or a heritage area prepared in accordance with the City's Local Planning Scheme No.2 (Scheme);
- that is adjacent to a heritage listed place or heritage area;
- entered in the State Register of Heritage Places; and
- subject to a protection order or heritage agreement under the *Heritage Act 2018* (Act).

RELATIONSHIP TO OTHER DOCUMENTS

This Policy forms part of the City's local planning policy framework. Where this Policy is inconsistent with the City's operative Local Planning Scheme (Scheme), the Scheme prevails. Where this Policy is inconsistent with an adopted local development plan, activity centre plan or structure plan, the adopted local development plan, activity centre plan or structure plan prevails.

This Policy is to be read together with any heritage area specific planning guidelines. Where this Policy is inconsistent with the provisions of another local planning policy, the provisions of this Policy prevail.

LOCAL PLANNING POLICY: DEVELOPMENT GUIDELINES FOR HERITAGE PLACES

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PART 2 - POLICY PROVISIONS

DEFINITIONS

All terms used in this Policy are defined in the *Planning and Development Act 2005*, *Planning and Development (Local Planning Schemes) Regulations 2015* (Regulations), State Planning Policy 7.3 Residential Design Codes (R Codes) and the Scheme, unless stated otherwise below.

archival record means a document containing drawings, photographs and written information prepared in order to record the state of a place at a given time, usually prior to the place being demolished or substantially altered, and in accordance with the Heritage Council of Western Australia (HCWA)Guide to Preparing an Archival Record.

Burra Charter means the document providing guidance for the conservation and management of places of cultural heritage significance and sets standards of practice for those who provide advice, make decisions about, or undertake works to places of cultural heritage significance, including owners, managers and custodians. The charter is adopted by the Australian International Council on Monuments and Sites (ICOMOS).

conservation plan means a document that details how to identify and look after a place so as to retain its cultural heritage significance, including recording and monitoring actions and decisions relating to all aspects of managing a place.

contributory place means places and structures that make a positive contribution to the cultural heritage significance of the City of Vincent.

fabric means all the physical material of the heritage place.

facadism means the retention of the exterior face/faces of a building without the three-dimensional built form providing for its/their structural support and understanding of its function.

front or principal part of a building is generally considered to be the front two rooms in depth, complete with the structure and cladding to the roof; or that part of the building associated with the primary roof form, whichever is the greater. For most non-residential buildings, the front or principal part is generally considered to be one full structural bay in depth complete with the structure and cladding to the roof or generally 8-10 metres in depth. For sites with more than one street frontage, the front or principal part of a building may relate to each street frontage, where these are of identified heritage value.

heritage area means a group of properties which are recognised to collectively form a streetscape, townscape or cultural environment with significant heritage characteristics, which may include architectural style, town planning or urban design excellence, landscape qualities, or strong historic associations.

heritage assessment is a systematic assessment that describes a place and its setting and states the cultural heritage significance of the place based on the criteria outlined in the Burra Charter, and in accordance with the HCWA Guidelines for the Assessment of Local Heritage Places 2022, Guidelines for Local Heritage Surveys 2022, Guidelines for Establishing a Heritage List 2021 and Guidelines for Heritage Areas 2023.

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heritage impact statement means a document that evaluates the likely impact of proposed development on the significance of a heritage place and it's setting and any conservation areas within which it is situated. The Heritage Impact Statement should outline measures proposed to minimise any identified impact and any conservation benefits associated with the proposal. It should be prepared in accordance with the Heritage Council's Guide 'Heritage Impact Statement – a Guide'.

Heritage List means a list of places within the City of Vincent, considered by the City to be of identified cultural heritage significance and worthy of conservation pursuant to the Regulations.

Heritage Place is a protected place established under cl.1A of the Regulations. For ease of reference this definition is:

1. A heritage place is a place:
   a. that is entered in the State Register of Heritage Places under the *Heritage Act 2018* section 42; or
   b. that is under consideration for entry into the State Register of Heritage Places as described in subclause (2); or
   c. that is the subject of an order under the *Heritage Act 2018* Part 4; or
   d. that is the subject of a heritage agreement that has been certified under the *Heritage Act 2018* section 90; or
   e. that is included on a heritage list as defined in clause 7; or

2. For the purposes of subclause (1)(b), a place is under consideration for entry into the State Register of Heritage Places if:
   a. the Heritage Council has made a preliminary determination under the Heritage Act 2018 section 39(2) that the place warrants review under section 40(1), but the review has not commenced; or
   a. the Heritage Council has commenced but has not completed a review of the place under the Heritage Act 2018 section 40(1); or
   a. the Heritage Council has made a recommendation under the Heritage Act 2018 section 40(2) that the place be entered in the State Register of Heritage Places, but the Minister for Heritage has not yet given a direction under section 41(1) of that Act in relation to that recommendation

interpretation plan or ***signage*** means a comprehensive long-term strategy, a management tool, for ensuring that the heritage significance of places, objects or traditions can be communicated. It is a communicative tool used for the identification and understanding of places of cultural heritage.

Local Heritage Survey means a list of places with the City of Vincent, assessed by the City as having identified cultural heritage significance pursuant to the Act.

Sympathetic or ***complementary*** means a design outcome that respects its context. It would not be identical to historic neighbours, nor would it intrude on their presence in the streetscape. It would be of a similar or lesser scale.

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POLICY

1. Exemptions from Development Approval

The following development does not require development approval:

EXEMPTIONS	STATE REGISTER OF HERITAGE PLACES	HERITAGE LIST				HERITAGE AREA
		Category 1	Category 2	Category 3	Category 4	
Routine maintenance that does not change the appearance or materiality of the heritage place.	✓	✓	✓	✓	✓	✓
Repairs, including replacing missing or deteriorated fabric with like for like fabric, that does not involve the removal of, or damage to the significant fabric of the building.	✓	✓	✓	✓	✓	✓
Repainting of the surface of a building: • in the same colour scheme and paint type if they are appropriate to the substrate and do not endanger the survival of earlier paint layers; and • without disturbing or removing an earlier paint layer unless it is chalking, flaking or peeling.	✓	✓	✓	✓	✓	✓
Essential or emergency maintenance of public utility infrastructure.	✓	✓	✓	✓	✓	✓
Internal building work where the interior of the building has not been specified as having heritage significance in any relevant register, order, agreement or list.		✓	✓	✓	✓	✓
Solar panels, air-conditioning units or technologies that: a. are not visible from the street; b. complies with the relevant criteria of the R Codes and Built Form Policy; and c. if solar panels are located on the main frontal roof plane are fitted flush to the roof, • are not raised on a frame; • projected beyond the edge of the roof; or • resulting in the removal of fabric that contributes to the heritage significance of the place.				✓	✓	✓

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✓ Development that is exempt from requiring development approval pursuant to Schedule 2, Clause 61 of the Regulations and Part 5, Clause 41 of the *Heritage Regulations 2019*.

Applicants are encouraged to discuss a proposal with the City's Development & Design team if they believe that they are exempt from requiring development approval.

Where development is exempt from the requirement for development approval under this Policy, a building permit may still be required. It is advised to contact the City's Building Services for advice regarding the need for a building permit prior to any works being undertaken.

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2. Development Approval Requirements

For all development not exempt under Clause 1 of this Policy, a development application is required.

2.1 In addition to material required in accordance with Schedule 2, Part 8 of the Regulations, the following is required to accompany development applications for proposals affecting heritage places or heritage areas:

- photographs showing the existing front elevation and areas affected by the proposed development; and
- a schedule of existing and proposed external colours and finishes where there are changes proposed.

2.2 In some instances the City may require applicants to provide one or more of the following:

- Conservation Plan - where a proposal affects a place entered in the State Register of Heritage Places, or affects a large or complex Category 1 listed place.
- Heritage Assessment - where the City requires additional information to assist in the determination of a development application, for example to support the proposed removal of non-heritage fabric or reinstate heritage features or details.
- Heritage Impact Statement - where development of a State Registered, Category 1 or Category 2 place is proposed or where, in the opinion of the City, development of a Heritage Area, Category 3 or Category 4 place is proposed and will have an impact on significant heritage fabric.
- Structural Condition Assessment - if structural failure is cited as a justification for demolition, a registered Structural Engineer with demonstrated heritage experience must confirm that the integrity of the building has failed to the point where it cannot be rectified without removal of a majority of its significant heritage fabric and/or rectification costs would be prohibitive.
- Interpretation Plan - where substantial demolition is proposed or where a proposal will have a substantial impact on the significant heritage fabric of a heritage place.

3. Assessment Measures

3.1 The Burra Charter provides guiding principles for conserving heritage places, which can be applied to buildings, sites, areas and structures. The guiding principles contained in the Policy Guidelines are derived from the Burra Character and underpin the development of a heritage place.

3.2 In assessing applications for development, the City will have regard to the Policy:

- Objectives;
- Guiding Principles;
- Element Objectives; and
- Acceptable Outcomes.

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3.4 In assessing applications, the City will also give regard to assessment considerations in Clause 5.

4. Assessment Considerations

4.1 In considering a development application in relation to a place entered on the City's Heritage List, State Register of Heritage Places or within a heritage area, the City will be guided by the provisions of this Policy and will have due regard to the following:

- The Burra Charter.
- State Planning Policy 3.5 Historic Heritage Conservation.
- The heritage significance of the place as outlined in the Statement of Significance.
- Any Conservation Plan, Heritage Assessment or Heritage Impact Statements pertaining to the place or area.
- A structural condition report of the place if applicable.
- Any advice from the City's Design Review Panel.
- Advice from the State Heritage Office. ~~and/or the National Trust.~~
- Any other matters considered appropriate, for example the extent to which the community would benefit.
- Any impact the proposed development will have on the heritage significance of the place and/or area.

5. Heritage Significance

5.1 Understanding why a place or area is significant will help inform design responses and identify aspects of the place that need to be sensitively managed. Each assessment of a heritage place is undertaken in accordance with Local Planning Policy: Assessing Cultural Heritage Significance and includes a Statement of Significance outlining the heritage values and features of the place or area which will assist in determining the level of development appropriate.

6. State Heritage Referral

6.1 All development applications for places entered, adjoining or adjacent to a place, on the State Register of Heritage Places will be referred to the HCWA for comment. It is recommended that the applicant engage with the HCWA early in the design process.

6.2 Development of places on the City's Heritage List that is deemed substantial or complex by the City, may be referred to the HCWA for advice or technical expertise.

7. Archival Record and Interpretation Plan

7.1 The City may require, as a condition of approval, the preparation and submission of an Archival Record prior to any works commencing where approval is granted for:

- demolition or partial demolition of a place or structure; and/or
- works that will result in the removal or major alteration to significant fabric.

7.2 Where extensive demolition or development is considered appropriate, as a condition of approval, the City at its discretion may require an Interpretation Plan, including conserving any objects or fabric associated with the building that may inform the historic significance of the place.

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PART 3 - DEVELOPMENT ASSESSMENT GUIDELINES

This is a performance based Policy. Applications for development approval must demonstrate that the design achieves the Objectives of this Policy and meets the Guiding Principles list below. While addressing the Acceptable Outcomes is likely to achieve the Objectives, they are not a deemed-to-comply pathway and the proposal will be assessed in context of the entire design solution to ensure the Objectives are achieved. Proposals may also satisfy the Objectives via alternative means or solutions.

GUIDING PRINCIPLES

The following principles should guide decisions around the management, conservation and development of heritage places:

1. Conservation requires a cautious approach of changing as much as necessary, but as little as possible.
2. Significant fabric is restored with 'like for like' materials and original detail wherever possible.
3. Development that alters the cultural significance of a place is reversible, and should be reversed where possible.
4. Maintenance is an integral part of conserving the heritage significance of a place and should be undertaken in an informed and sensitive manner.
5. ~~Additions are compatible with, and respectful of the heritage place without replicating the original heritage details of the place~~. The visual prominence of the primary street elevation of a heritage place is retained as part of future development.
6. New development is readily identifiable as new and must respect and have minimal impact on the cultural significance of the place.
7. New development should not adversely affect the setting of the place.
8. Additions maintain existing view lines to the principle façade of the heritage place when viewed from the street.
9. Additions do not obscure original fabric that contributes to the heritage significance of the place or detract from its interpretation and appreciation.
10. Development does not result in the addition of decorative details that are not in keeping with the architectural style and/or era of the heritage place.
11. The structural integrity of the place is maintained during and after redevelopment.

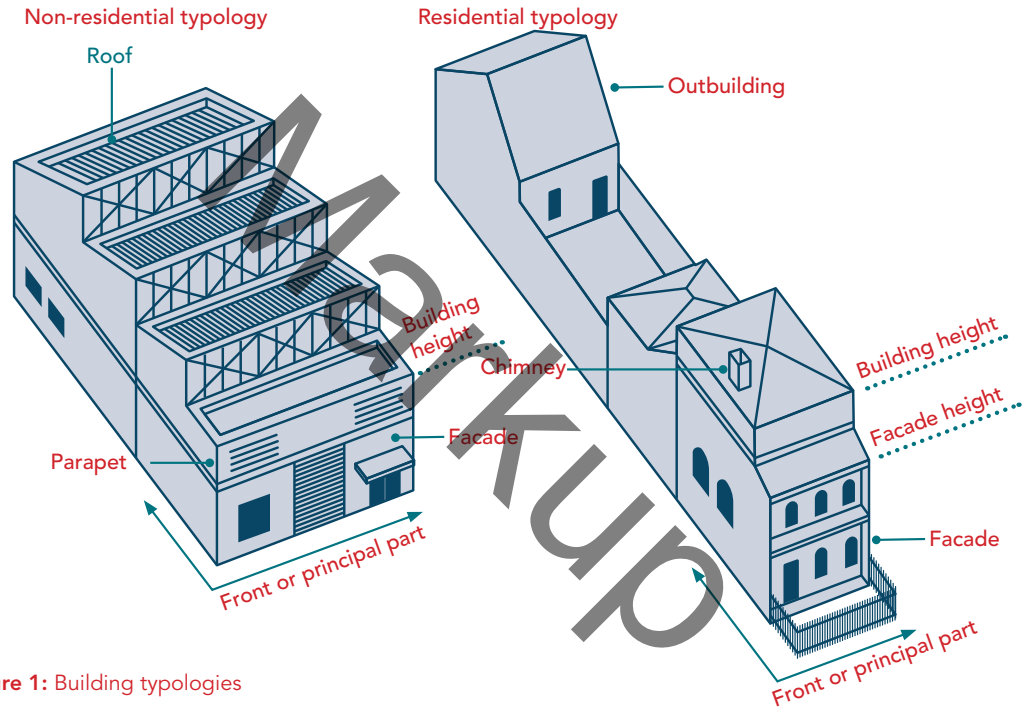
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Building Characteristics

Some characteristics of a heritage building are depicted in the diagram below. Other building characteristics include height, massing and form, style and artictural expression, detailing, materials, front, side and rear setbacks and orientation.



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Figure 1: Building typologies

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1. Demolition

Intent: The loss of a Heritage protected place negatively impacts on the cultural significance and character of the heritage area as such, demolition of a heritage protected place is rarely supported. ~~appropriate. and demolition of a heritage protected places located within a State registered heritage place will have a negative impact.~~

It is acknowledged that there will be some circumstances where demolition cannot be avoided. In these circumstances, the obligation rests with the applicant to provide a sound justification for demolition to a heritage protected place.

ELEMENT OBJECTIVE		ACCEPTABLE OUTCOMES	
1.1 Demolition			
O1.1	The significant heritage fabric of the place is retained.	A1.1	Development retains the heritage place in its entirety.
O1.2	The relationship of the place within its original setting is retained i.e., the place is not relocated from its original location.	A1.2	In the case of partial demolition, the parts to be demolished do not contribute to the cultural heritage significance of the place as identified in the Statement of Significance and/or Heritage Assessment of the place (**Figure 2**).
		A1.3	The three dimensional built form of the place beyond its exterior facade is retained so as to avoid facadism **(Figure 3).**

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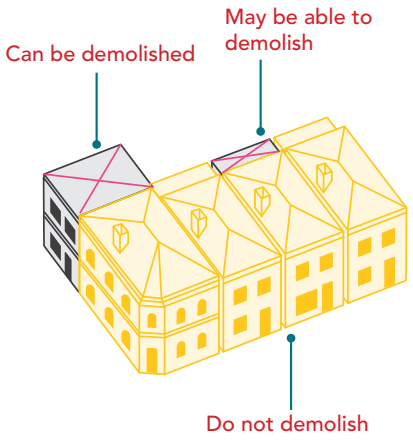


Figure 2: Forms of demolition

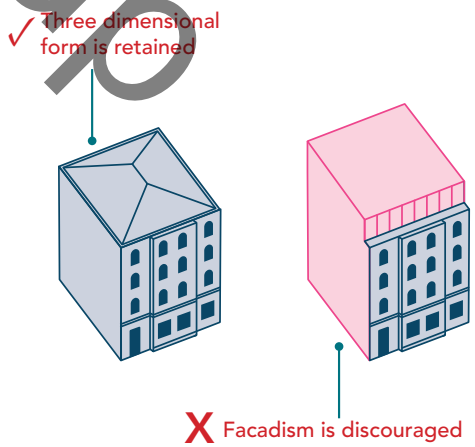


Figure 3: Facadism

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2. Conservation and Alterations of Heritage Places

Intent: Conservation works are essential for protecting a Heritage protected place and ensuring its long-term survival and contribution to the significance of the heritage place. Conservation works can include repair, maintenance, restoration and reconstruction. The appropriate conservation approach for individual buildings should be based on an understanding of the significance of that place and in consultation with a qualified heritage professional.

ELEMENT OBJECTIVE		ACCEPTABLE OUTCOMES	
2.1 Internal alterations			
O2.1.1	Internal alterations maintain the significant heritage fabric of the place.	A2.1.1	Internal alterations are guided by the Statement of Significance or physical description detailed in the Heritage Assessment or Conservation Plan.
2.2 Surfaces, materials and colours			
O2.2.1	Alterations result in development that respects the original materials, style and colour of the heritage place.	A2.2.1	Earlier paint schemes and façade details are reinstated as determined by documentary or physical evidence.
		A2.2.2	Alterations do not result in the rendering or painting of original unpainted or non rendered brick, masonry, or other surfaces.
		A2.2.3	Alterations do not result in the removal of paint or render from brick, masonry or limestone without approval. Where paint or render removal is unavoidable, removal should be undertaken with caution as abrasive methods can cause damage to the buildings substrate.
2.3 Verandahs and awnings			
O2.3.1	Conservation of, or alteration to primary facing verandahs and awnings respect the original materials, styles and colour of the heritage place.	A2.3.1	Original primary facing awnings and verandahs are retained.
		A2.3.2	Original verandahs or awnings are reinstated based on documentary or physical evidence of the original form, detailing and materials.
		A2.3.3	Verandahs remain open and maintain clear sight lines to the original front door, main entrance and significant features of the heritage place when viewed from the street.

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ELEMENT OBJECTIVE		ACCEPTABLE OUTCOMES	
2.4 Windows and door openings			
O2.4.1	Conservation of, or alteration to windows and doors respect the original materials, styles and proportions of the windows and openings of the heritage place.	A2.4.1	Original window and door detailing including frames, architraves, sash, glass, glazing bars and hardware are retained.
		A2.4.2	The location and proportions of original window and door openings are retained when viewed from the primary or secondary street.
		A2.4.3	No new openings visible from the primary or secondary street are to be introduced to the principal part of the significant place.
		A2.4.4	Where windows and openings have deteriorated beyond repair, the replacement matches the original in size, style, materials and detailing when viewed from the street.
2.5 Roof, gutters and downpipes			
O2.5.1	Conservation of, or alterations to street facing roofs, gutters and downpipes respect the original materials, styles and colour of the heritage place when viewed from the street.	A2.5.1	Materials are like for like where original roof fabric is being replaced, for example: a. an original roof clad with corrugated iron, shall be replaced with zincalume or Colorbond in a matching profile and consistent colour; and b. the replacement of an original tile roof with zincalume or Colorbond is not supported.
		A2.5.2	Original roof details such as finials, chimneys, parapets or dormer windows are retained, or where reconstructed are based on documentary or physical evidence.
		A2.5.3	Gutter and downpipe replacements are reinstated with the original profiles and shapes.

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ELEMENT OBJECTIVE		ACCEPTABLE OUTCOMES	
2.6 Front fences			
O2.6.1	Conservation of, or alteration to street facing fences respect the materials, styles and colour of the original fence.	A2.6.1	Original front fences and gates are retained and conserved where possible. Removal of non original fencing is supported.
		A2.6.2	Where retention of the original fence or gate is not possible due to it being in poor condition, it should be reconstructed in a like for like manner.

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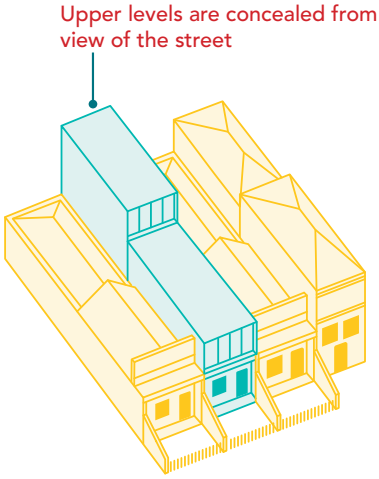


Figure 5: Siting of upper floor additions

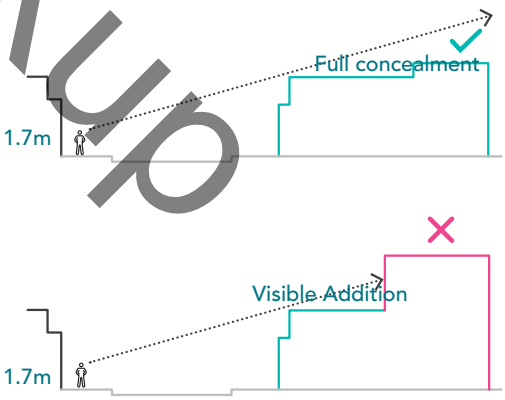


Figure 6: Line of sight diagram

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3. Additions to Heritage Places

Intent: Most existing buildings can accept some level of alteration or new additions without having a negative impact on the cultural significance and character of heritage places. Acceptable new alterations and additions to the building envelope do not visually intrude on heritage protected places or the overall streetscape and are consistent with the character of the area in which they are located taking into account style, scale, materiality, form, function and siting.

ELEMENT OBJECTIVE		ACCEPTABLE OUTCOMES	
3.1 Bulk and scale			
O3.1.1	~~Additions are designed to respect the scale and proportion of the existing heritage building, which shall remain the dominant structure on the site when viewed from the street.~~ Additions are designed to respect the predominant scale that is characteristic of the heritage place and any adjoining heritage places.	A3.1.1	Additions does not result in the removal of original fabric that contributes to the heritage significance of the place.
		A3.1.2	Additions to heritage places are respectful and do not visually dominate the heritage significance of the place.
		A3.1.3	Additions are of a contemporary design that do not mimic the heritage fabric of the ~~contributory building~~ heritage protected place.
O3.1.2	Additions are not to have an adverse visual impact on the heritage building and character of the streetscape.	A3.1.4	A visual and/or physical separation between the original fabric and any additions is to be achieved.
		A3.1.5	Additions to corner properties may be visible if they don't dominate or diminish the prominence of the building
O3.1.3	Additions are respectful of the building's character and appearance, materials, style and architectural expression.	A3.1.6	Upper storey additions to residential buildings are sited and massed behind the main ridge-line so as not to be visible from the primary street **(Figures 5 & 6).**
		A3.1.7	Upper storey additions maintain roof details such as finials, chimneys and original decorative features when viewed from the primary street.
		A3.1.8	~~On corner sites, the upper storey~~ On sites with access to more than one public road, additions are ~~is~~ sited and massed so that it is visually recessive from both frontages to ensure they do not dominate or diminish the prominence of the heritage place. ~~the scale of the original heritage place is the dominant element. The visibility of upper storey additions will be assessed from both streets.~~
		A3.1.9	Loft additions must be contained wholly within the roof space and shall not result in a visible change to the appearance of the building when viewed from the street.

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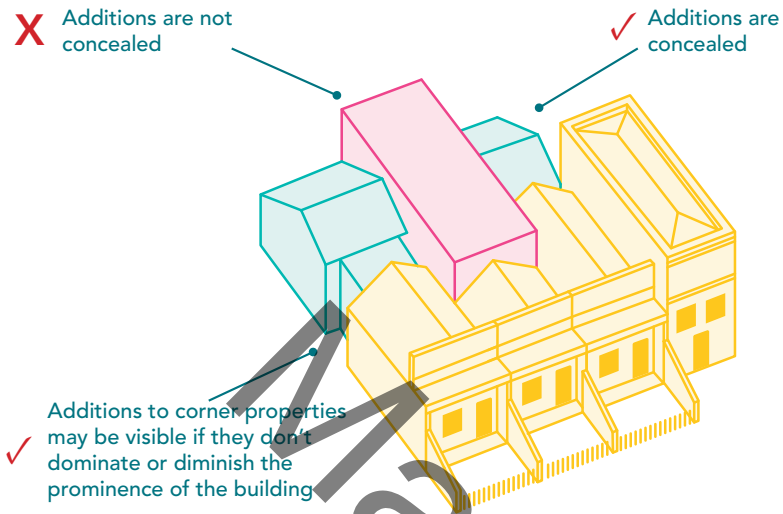


Figure 7: Additions to the rear and corner sites

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ELEMENT OBJECTIVE		ACCEPTABLE OUTCOMES	
3.2 Surfaces, materials and colours			
O3.2.1	Additions are complementary to, and respect the original materials, finishes, textures, and colours of the heritage place.	A3.2.1	New development incorporates materials, colours and finishes that are compatible with the existing heritage place. Where there is evidence of original colours through existing fabric (paint scrapes or similar) these should be incorporated in the colour scheme of new additions.
		A3.2.2	Full authentic replication of original colour schemes is not intended or required; however, a new colour scheme should be respectful to the heritage significance of the place.

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ELEMENT OBJECTIVE		ACCEPTABLE OUTCOMES	
3.3 Verandahs and awnings			
O3.3.1	New verandahs and awnings respect the original materials, styles and colour of the heritage place when viewed from the street.	A3.3.1	~~Verandah and awnings are not attached to the primary façade of a building where they did not traditionally exist.~~ New verandahs and awnings to the street are not constructed on the principle part of a building where they did not traditionally exist.
		A3.3.2	Where replacement awnings or verandahs to the street are proposed, they are appropriate to the architectural style of the heritage place when viewed from the street and based on physical and/or documentary evidence.
		A3.3.3	The construction of new verandahs and awnings to the street do not result in the removal of significant heritage fabric, and can be removed without loss of significant heritage fabric.
		A3.3.4	Verandahs to the street remain open/ unenclosed and maintain clear sight lines to the original front door, main entrance and significant features of the heritage place when viewed from the street.

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ELEMENT OBJECTIVE		ACCEPTABLE OUTCOMES	
3.4 Garages and carports			
O3.4.1	Car parking additions do not visually dominate the heritage place when viewed from the street.	A3.4.1	Carports, garages or uncovered car parking bays are to be located at the rear of the property where right of way access or secondary street is available.
O3.4.2	Car parking structures preserve the structural integrity of the heritage place.	A3.4.2	Carports may be considered in the front setback area: a. where no alternative location exists; and b. where they are not prohibited in any specific development guidelines relating to an area.
		A3.4.3	Carports and garages maintain clear sight lines to original front door, main entrance and significant features of the heritage place when viewed from the street.
		A3.4.4	Garages and carports are constructed in a style that is compatible with the original building. Simple contemporary designed carports may be considered where they minimise visual impact and maximise view lines to the heritage place.
		A3.4.5	The addition of a carport or garage shall not require removal of significant heritage fabric to achieve minimum size requirements.

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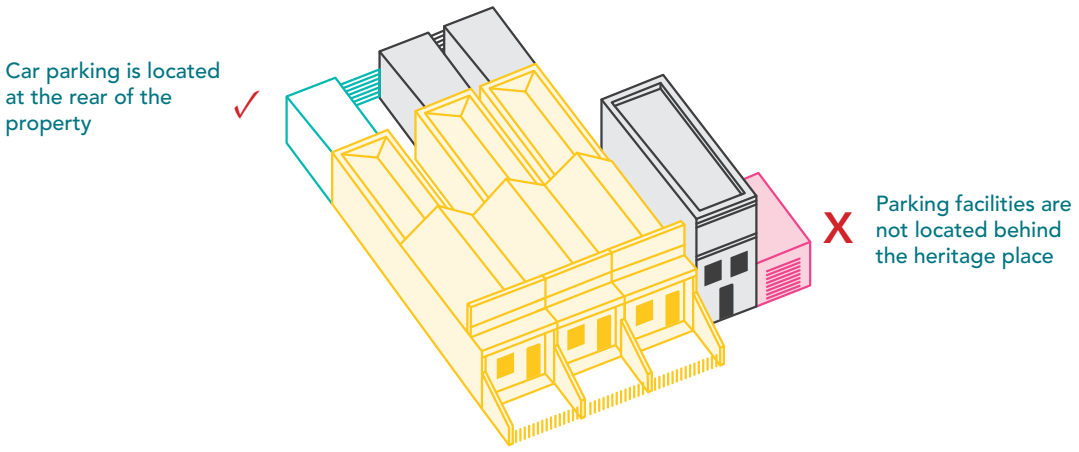


Figure 8: Car parking

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ELEMENT OBJECTIVE		ACCEPTABLE OUTCOMES	
3.5 Windows and door openings			
O3.5.1	Primary street facing windows and openings maintain the style and proportions of the original windows and openings of the heritage place.	A3.5.1	New windows and openings are located within walls of secondary significance (side and rear walls).
		A3.5.2	Where new openings visible from the ~~primary~~ street are unavoidable, they are proportionally related to those of the heritage place and maintain the pattern of fenestration, unless concealed from view from the street.
3.6 Roofs			
O3.6.1	Upper storey additions are designed to minimise the impact on the original roof-line.	A3.6.1	The original roof form, as seen from the primary street, is maintained. This means that ridges, hips and gables at the front of the place should not be altered to accommodate an extension.
O3.6.2	Roof additions visible from the primary street are compatible with the roof form of the heritage place.	A3.6.2	The roof of new additions match the existing roof form and pitch where development is visible from the street (with the exception of carports in the front setback area).
		A3.6.3	Contemporary roof forms are considered appropriate where development is not visible from the street.
		A3.6.4	No roof decks, balconies or dormer windows to the principal part of the significant place where visible from the street.
3.7 Front fences			
O3.7.1	The design of a new fence, or the replacement of a non-original fence: a. complement the style and materiality of the heritage place, b. maintain adequate height and transparency to ensure that the heritage place is visible from the street.	A3.7.1	New front fences are constructed of traditional fence materials (including wooden pickets, wire, iron, brick or stone) consistent with the heritage place and/ or photographic or physical evidence of similar fence styles of the era. Surviving original fences within the nearby area are to be used as a suitable precedent.
		A3.7.2	Contemporary fences may be considered where they are consistent with the scale, style and materials of fences predominately associated to the era of the heritage place.

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4. Additional Considerations for Mixed Use and Non Residential Heritage Places

Intent: The character and appearance of traditional non residential/mixed use buildings have helped shape the City's local identity and distinctiveness. Due to the pressures of retailing and the desire to address contemporary aesthetics, many non residential/mixed use buildings have been adapted over the years resulting in a gradual loss of the traditional detailing and character. These provisions seek to ensure those aspects of the commercial buildings which contribute to a place's significance are safeguarded and not further eroded.

ELEMENT OBJECTIVES		ACCEPTABLE OUTCOMES	
4.1 Shopfronts and Facades			
O4.1.1	Development respects the historic character of commercial buildings.	A4.1.1	New works must not remove or conceal original shopfront detailing, and shall not distort an understanding of the original design (such as stallboards, transom lights, awnings, and recessed entries).
		A4.1.2	The accurate reconstruction of verandahs and awnings of shopfronts to a known earlier appearance is encouraged, where detailed evidence of the original exists. It is noted that the design may need to be sympathetically adapted to ensure universal access.
4.2 Signs			
O3.2.1	The addition of signs does not detract from the heritage significance of a place or area.	A4.2.1	Signs are to comply with the provisions of **Local Planning Policy: Signs and Advertising.**
4.3 Additional Storeys			
O4.3.1	Additions are designed as to ensure the existing form and scale of the heritage place is not overwhelmed.	A4.3.1	Additions and alterations to existing heritage places should use materials and architectural expressions that is consistent with the prevailing or desired character of the area.
		A4.3.2	Higher building elements are set back from street and lot boundaries to be behind the principal part of the building which contributes to the heritage significance of the place. Refer **Figures 9 and 10**.

Markup

CM D24/2719

LOCAL PLANNING POLICY: DEVELOPMENT GUIDELINES FOR HERITAGE PLACES

CITY OF VINCENT

5. Development Adjoining and Adjacent to Heritage Places and Precincts.
The following apply to development adjoining and adjacent to heritage places:

ELEMENT OBJECTIVE		ACCEPTABLE OUTCOMES	
5.1 Development adjacent to heritage places			
O5.1.1	Development maintains and enhances existing views and vistas to the principal facade(s) of the adjoining heritage listed place from the public realm.	A5.1.1	New development does not obscure views from the public realm of the front or principal part of adjoining and adjacent heritage protected place or precinct
O5.1.2	Development is of a scale and mass that respects the adjoining heritage listed place.	A5.1.2	New infill development adjoining and adjacent to heritage places do not exceed the maximum height of the heritage places, but may incorporate higher sections at the rear, as to not dominate the heritage place. ~~New development is to have a plate height consistent with the original street pattern.~~
O5.1.3	New developments reinforce existing spatial and visual characteristics of the streetscape in which they are located.	A5.1.3	Higher building elements are to be setback from street and lot boundaries as to not dominate or reduce the prominence of an adjoining and adjacent heritage protected places.
O5.1.4	Development on larger lots are designed to respect the traditional urban grain and rhythm of the streetscape character of the area including breaking up large frontages vertically, so they read as separate buildings and reflect the width of adjoining heritage places.	A5.1.4	New developments respect adjoining and adjacent heritage buildings and respond to their articulation and detail in areas such as dominant parapet lines, banding, roof line, window configuration, door openings and awnings and building height at the street. Refer **Figure 8.**
		A5.1.5	New development does not imitate, replicate or mimic historic architectural styles and is clearly distinguishable from the adjoining and adjacent heritage places ~~New development is clearly distinguishable from the adjacent heritage listed place.~~
		A5.1.6	Front and side setbacks of new development reflect those of adjoining and adjacent heritage listed places. ~~The height of the new development is to be compatible to the adjoining heritage listed building.~~
		A5.1.7	The floor levels of new development align with existing levels in the streetscape and allow direct and level access from public footpaths.

Marked

LOCAL PLANNING POLICY: DEVELOPMENT GUIDELINES FOR HERITAGE PLACES

CITY OF VINCENT

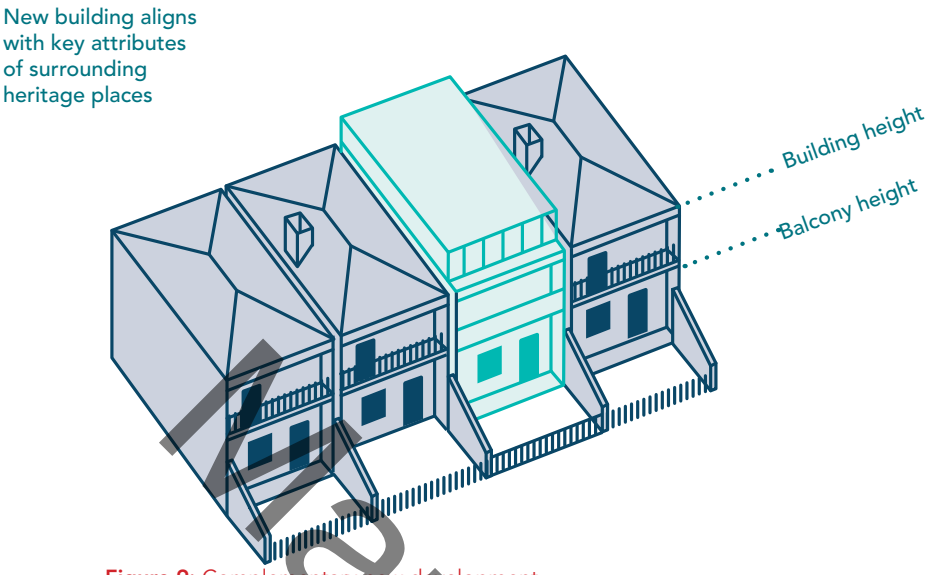


Figure 9: Complementary new development

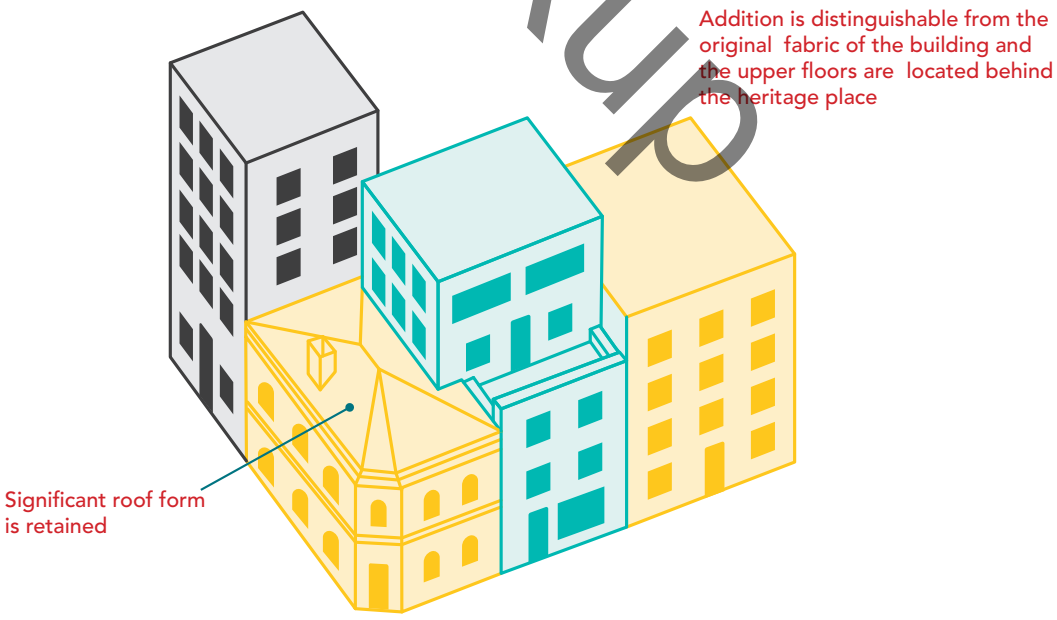


Figure 10: Complementary new development

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CM D24/2719

LOCAL PLANNING POLICY: DEVELOPMENT GUIDELINES FOR HERITAGE PLACES

CITY OF VINCENT

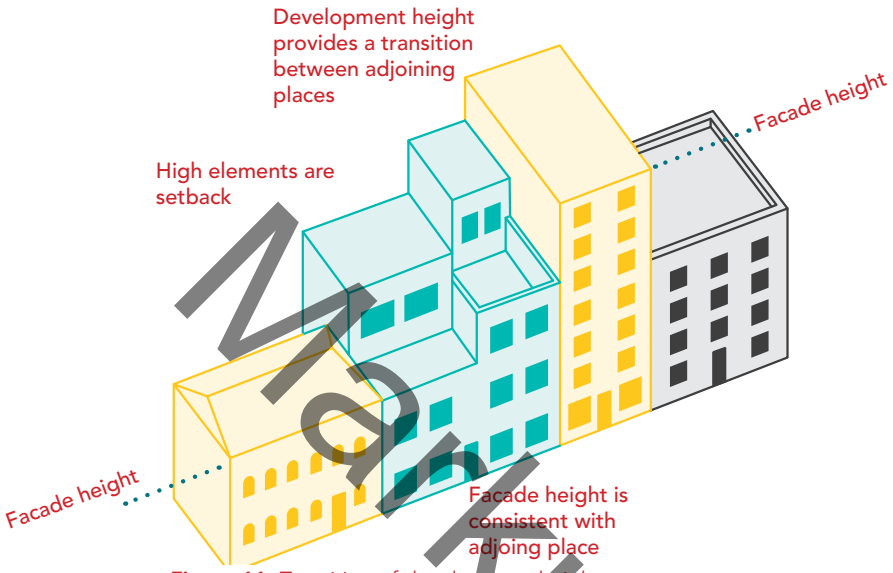


Figure 11: Transition of development height.

MARKUP

OFFICE USE ONLY	
Responsible Officer	Executive Manager Urban Design and Strategic Projects
Initial Council Adoption	17/01/2006
Previous Title	Local Planning Policy 7.6.1: Heritage Management - Development Guidelines for Heritage and Adjacent Properties
Reviewed / Amended	22/07/2008; 10/07/2012; 23/09/2024
Next Review Date	09/2028

LOCAL PLANNING POLICY: DEVELOPMENT GUIDELINES FOR HERITAGE PLACES

CITY OF VINCENT

APPENDIX 1: HERITAGE MANAGEMENT CATEGORIES

The following table details the levels of significance and classification categories for heritage properties

LEVEL OF SIGNIFICANCE TO THE LOCAL AREA	PREVIOUS CLASSIFICATION	NEW CLASSIFICATION	DESCRIPTION
Exceptional	Category A - Conservation Essential	Category 1	Essential to the heritage of the locality. Rare or outstanding example.
Considerable	Category A - Conservation Essential	Category 2	Very important to the heritage of the locality.
Some/moderate	Category B - Conservation Recommended	Category 2 or 3	Contributes to the heritage of the locality.
Little	No Category	Category 4	Has elements or values worth noting for community interest but otherwise makes little contribution.

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CM D24/2719

10 INFRASTRUCTURE & ENVIRONMENT

10.1 OUTCOME OF ADVERTISING AND ADOPTION OF STORMWATER DRAINAGE CONNECTIONS POLICY

Attachments:

1. **Stormwater Drainage Connections - Final Policy**
2. **Survey Results of Stormwater Drainage Connections Amended Policy**
3. **Current Stormwater Drainage Connections Policy**
4. **Marked Up - Stormwater Drainage Connections Final Policy**

RECOMMENDATION:

That Council ADOPTS the Stormwater Drainage Connection Policy at Attachment 1.

PURPOSE OF REPORT:

To present the outcome of community consultation and seek approval of the amended Stormwater Drainage Connection Policy at Attachment 1.

DELEGATION:

Section 2.7 of the *Local Government Act 1995* sets out the Role of Council as being to '*determine the local government's policies'*. There is no delegation to Administration to make, review or repeal policies.

BACKGROUND:

Council at its 18 June 2024 approved conducting community consultation on the amended Stormwater Drainage Connection Policy. The current Policy has been in place for 10 years and has been the basis of assessing the requirements of onsite retention of stormwater and the circumstances in which private connections can be made to the City's storm water drainage infrastructure.

In accordance with the City's Community and Stakeholder Engagement Policy, community consultation was undertaken between 26 June 2024 - 29 July 2024 which is in excess of the 21 days required.

DETAILS:

Managing drainage discharge is essential to all urbanised local governments. The general principle is that property owners need to contain stormwater on their property. Stormwater retention onsite in neighbouring local governments states that a 1:20 average recurrence interval (ARI) event of one hour year storm event is required where controlled overflow can be demonstrated to the street. If overland flow cannot be demonstrated, the development will need to store and release a 1 in 100-year ARI event of one hour.

It is proposed to amend the Policy to respond to the capacity of current stormwater drainage infrastructure and the effects of climate change, in particular the increasing occurrence and intensity of storm events. This will require commercial and residential developments to factor in a greater retention system onsite.

Administration is investigating its current stormwater drainage infrastructure in respect to its condition, serviceability, and capacity to address future needs. This includes modelling of the system and collaboration with other stakeholders including Water Corporation, Main Roads WA, neighbouring local governments, and owners of land subject to flooding, drainage easement, or development.

The capacity of the City's drainage system is constrained with City resources directed to address 'hotspots'. The review and amendment to this Policy has taken this into consideration.

CONSULTATION/ADVERTISING:

The policy was advertised on the City of Vincent website, social media and through the following public notices:

- Perth Voice – 29 June 2024
- E-newsletter - 28 June 2024 and 12 July 2024
- News item on the City's website
- Notice exhibited on the notice board at the City's Administration and Library and Local History Centre.

Administration received six submissions in response to invitation for comment, three YES and three UNSURE, and related to general comments on drainage and questions relating to changing the storm event. These are summarised below:

Comments Received in Support:	**Administration Comment:**
Issue: • The rubbish leaves etc block the drains. • Street sweeper needs to attend more often to clean up leaves from street trees. The leaves do not breakdown and most residents do not sweep them up and dispose of in their green waste - clogging the storm water drains.	• • Our team is reviewing the maintenance schedule for regular cleaning and considering additional measures to prevent debris from obstructing the drains. • Additionally, the City of Vincent has prepared a Tender to purchase a jetting/educating truck which can be used all year round to ensure pits are cleaned regularly.
Comments Received Neither Support Nor Object:	**Administration Comment:**
Issue: • I am concerned that the reducing of the 1:10 year planning of the event to 1:100 will reduce the responsibility of the planners who will do developments at the top of my street. I have previously had stormwater inundation in my house. On heavy storms sometimes excess water goes onto my property from the pathway and roads. There is increasing coverage of blocks in my area with hard surfaces. As necessary large developments are planned on East Parade the risk is that my water inundation will recur with the new developments and as weather events are worsening, I am wondering at the meaning of the change to a lower number in the amended plan. • The proposal does not take into consideration, Federal, State, City of Vincent, infrastructure and land. For example: Beatty Park Aquatic Centre was extended in 2013. After the extension and added roof area the drainage was insufficient. During rain events pit lids were blown off and houses were being flooded from drainage water cascading from Beatty Park Reserve into the rear of their properties. Land on Beatty Park Reserve was excavated, and a separate large drainage pipe was run across Beatty Park Reserve and connected to the Claisebrook main drain near Charles Street. Commercial, Industrial and Residential storm events. What figures are used in calculations if a development is commercial on the ground floors and residential on all other floors, the policy does not explain this adequately.	• The shift from a 1:10 year to a 1:100-year planning event is generally intended to provide a more conservative approach to stormwater management. This change aims to account for more extreme weather events and ensure that systems are designed to handle larger volumes of water. Even with this change, planners and developers are still required to adhere to strict guidelines and standards to manage stormwater effectively. The goal is to minimise any additional risk to properties, by incorporating appropriate drainage solutions and stormwater controls. • The stormwater management figures for a mixed-use development, with commercial use on the ground floor and residential use on the upper floors, would need to follow the commercial policy guidelines.

Comments Received in Support:	Administration Comment:
• Using the flood ARI instead of the rainfall ARI.	• ARI (measured in years) is a term used to describe flood size. By extension, this relates to a rainfall storm event that occurs or is exceeded on average once every 100 years that causes flooding.
• Increasing the ARIs without adequate justification.	• The justification to increase the storage and infiltration requirements for commercial and residential properties has a number of benefits overall. Infiltration of stormwater into the ground refurbishes groundwater levels throughout the city. Nutrient capture on commercial and residential properties is useful to assist with maintaining river and lake water quality.
• Applying different levels for residential and commercial land.	• Capture and infiltration on commercial and residential properties reduces pressure and flooding events on the city's drainage and road network infrastructure.
• Precedent – the City should apply the same requirements on its own land holdings.	• Strategy for drainage in Vincent will be reflected in the Asset Management Plan for our drainage infrastructure (currently being developed), and the Environment Strategy (currently being reviewed). This will include an objective of managing stormwater originating from Vincent managed land and facilities.

Administration has made additional modifications to the proposed policy to enhance the definition of the Average Recurrence Interval (ARI), specifically to better address the risk of flooding due to rainfall during storm events. These changes are identified and marked-up in red in Attachment 4.

ARI (measured in years) is a term used to describe flood size. It is the long-term average number of years between floods of a certain magnitude. For example, a 100-year ARI flood is a flood that occurs or is exceeded on average once every 100 years. By extension, this relates to a rainfall storm event that occurs or is exceeded on average once every 100 years that causes flooding.

LEGAL/POLICY:

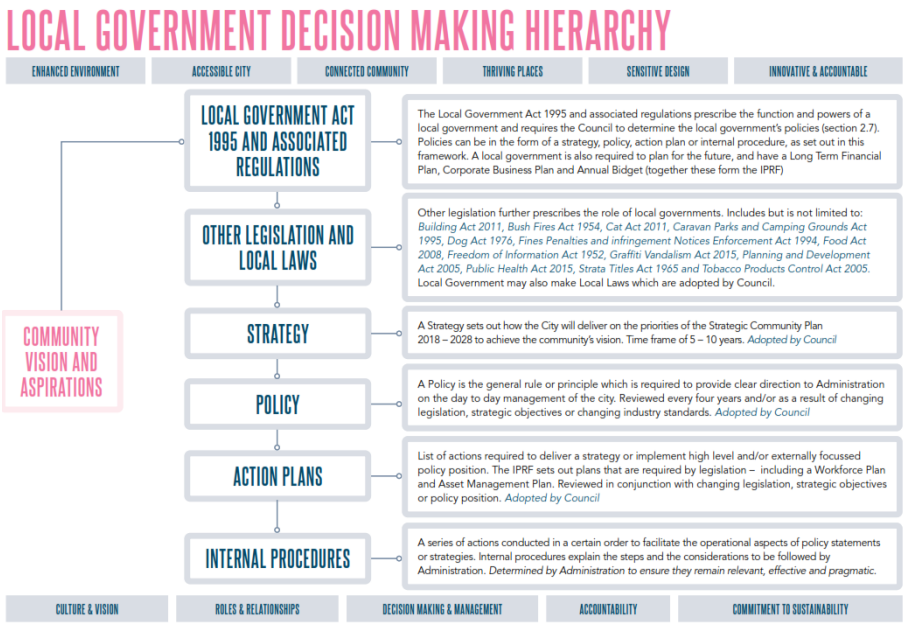
Section 2.7(2)(b) of the *Local Government Act 1995* provides Council with the power to determine policies.

The City's Policy Development and Review Policy sets out the process for the development and review of the City's policy documents.

In accordance with section 2.3 of the Policy Development and Review Policy:

> *The purpose of a policy is to provide a general rule or principle to guide Administration and the community on the City's decision making and advocacy;*

The purpose of the proposed policy is to control the disposal of stormwater from commercial Industrial, and residential properties, and the amendment acknowledges the capacity of the current stormwater drainage infrastructure and the effects of climate change, in particular the increasing occurrence and intensity of storm events.



Regulation 18 of the Local Government (Uniform Local Provisions) Regulations 1996 provides -

Protection of watercourses, drains, tunnels and bridges — Sch. 9.1 cl. 9 (1)
A person must not, without lawful authority, alter, obstruct, or interfere with, any watercourse, drain, tunnel, or bridge that is local government property.

RISK MANAGEMENT IMPLICATIONS

Low: Adopting the proposed policy is low risk for Council as the previous Stormwater Drainage Connection Policy was last amended in 1997. The proposed amendment aims to ensure stormwater generated from commercial, industrial and residential properties is managed in a sustainable manner, particularly recognising the finite capacity of the City's stormwater drainage infrastructure.

The proposed updates to the policy will address requests from developers who want to connect into City-owned stormwater infrastructure.

STRATEGIC IMPLICATIONS:

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

Enhanced Environment

We have minimised our impact on the environment.

Thriving Places

Efficiently managed and maintained City assets in the public realm.

Innovative and Accountable

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

SUSTAINABILITY IMPLICATIONS:

This is in keeping with the following key sustainability outcomes of the *City's Sustainable Environment Strategy 2019-2024.*

Water Use Reduction/Water Quality Improvement

FINANCIAL/BUDGET IMPLICATIONS:

Nil

COMMENTS:

The new policy is designed to provide clearer guidelines for developers and community members on the City's expectations for construction management plans (CMPs) relating to development. It features a revised proforma that details the required content for each CMP section and identifies the responsible parties for each element. This will help streamline the review and approval process, enhancing both efficiency and consistency.

Additionally, Administration is working on an online calculator for the City's website to help residents evaluate stormwater management requirements at the outset. Further calculators will be developed for developers, offering additional guidance.

CITY OF VINCENT

STORMWATER DRAINAGE CONNECTIONS

Legislation / local law requirements	Metropolitan Arterial Drainage Act 1982 Metropolitan Water Supply, Sewerage and Drainage Act 1909 Waterways Conservation Act 1976
Relevant delegations	2.2.3 Performing particular things on land which is not Local Government Property.
Related policies, procedures and supporting documentation	Local Government Decision Making Hierarchy - D20/148390 Policy Registers - D20/126085 and Review Plan - D21/3270 **State Planning Framework Planning Guidelines - Local Government Guidelines for Subdivisional Development**

INTRODUCTION

The sustainable management of stormwater discharge is essential to all urbanised environments. Local Governments are responsible for controlling disposal of stormwater from commercial, industrial, and residential properties.

PURPOSE

The purpose of this policy is to ensure that stormwater generated from commercial, industrial, and residential property within the City of Vincent is managed in a sustainable manner with particular regard to preserving the capacity of the City's stormwater drainage infrastructure.

OBJECTIVE

To specify the management requirements for the disposal of stormwater on commercial, industrial, and residential property within the City of Vincent.

SCOPE

Commercial, industrial, and residential property in the City of Vincent and the City's stormwater drainage infrastructure.

DEFINITIONS

Average recurrence interval (ARI)

ARI (measured in years) is a term used to describe flood size. It is the long-term average number of years between floods of a certain magnitude. For example, a 100-year ARI flood is a flood that occurs or is exceeded on average once every 100 years. By extension, this relates to a rainfall storm event that occurs or is exceeded on average once every 100 years that causes flooding.

Retention System

Process or a design that involves keeping a portion of something (stormwater) for a certain purpose (avoid flooding).

Stormwater

Surface water in abnormal quantity resulting from heavy falls of rain.

CITY OF VINCENT

STORMWATER DRAINAGE CONNECTIONS

POLICY

1. All stormwater generated from commercial, industrial, and residential property is to be retained on-site.
2. An on-site retention system is to meet the following capacity requirement –

    a. Commercial and Industrial Property
    An on-site retention system capable of accommodating a minimum 1:100-year average recurrence interval (ARI) storm event of one hour is required.

    b. Residential Property
    An on-site retention system capable of accommodating a minimum 1:20-year average recurrence interval (ARI) storm event of one hour is required.

3. Technical design for on-site retention systems shall adhere to the drainage management requirements specified in the State Planning Framework Planning Guidelines - *Local Government Guidelines for Subdivisional Development.*
4. Connection to the City's stormwater drainage infrastructure may be approved only in exceptional circumstances where stormwater runoff cannot be suitably retained on-site.
5. Approval to connect to the City's stormwater drainage infrastructure will be subject to the maximum on-site retention being provided according to prevailing site conditions.
6. The cost for connection to, and any necessary upgrade of the City's existing stormwater drainage infrastructure shall be borne by the applicant.
7. Connections to the City's stormwater drainage infrastructure shall consist of a controlled overflow into the system and upgrades will be sustainability focused and factor in future climate change considerations.
8. Connections to the City's stormwater drainage infrastructure shall be constructed and maintained in accordance with the specifications and conditions of approval determined by the City.
9. Stormwater discharged into the City's stormwater drainage infrastructure is to be pollutant free. Where there is a risk of pollution of the stormwater generated from the property, the stormwater should be adequately treated and retained on site or other approved disposal methods applied.

OFFICE USE ONLY	
Responsible Officer	Manager Engineering
Initial Council Adoption	Date: 22 September 1997
Previous Title	Policy 2.2.10 Stormwater Drainage Connections
Reviewed / Amended	Date: <approval Date>, Ref#: CM24/3491
Next Review Date	Date: 2028

Survey Tool:	Have your say		16 June 2024

Tool Status	Archived
Visitors	11
Contributors	6
Registered	0
Unverified	0
Anonymous	6
Admin	0

Date of contribution	Contributor Details	Survey Response		
	Login (Screen name)	Are you supportive of the proposed amendments to the Stormwater Drainage Connection Policy?	Please take a few moments to tell us why/why not.	Would you like to be kept updated on this Policy?
Jun 27 24 07:09:11 pm	Anonymous	Unsure	All you need to do is send a team of two and a small truck to clean up all the blocked storm water culverts covered with leaves, bracken, and sometimes small shrubs growing there	No
Jun 28 24 08:39:19 am	Anonymous	Yes		Yes
Jun 28 24 12:32:57 pm	Anonymous	Unsure	I am concerned that the reducing of the 1:10 year planning of the event to 1:100 will reduce the responsibility of the planners who will do developments at the top of my street. I have previously had stormwater inundation in my house. On heavy storms sometimes excess water goes onto my property from the pathway and roads. There is increasing coverage of blocks in my area with i hard surfaces. As necessary large developments are planned on East Parade the risk is that my water inundation will recur with the new developments and as weather events are worsening I am wondering at the meaning of hte change to a lower number in the amended plan.	Yes
Jun 29 24 02:05:58 pm	Anonymous	Yes	The rubbish leaves etc block the draws.	Yes
Jul 02 24 12:24:09 pm	Anonymous	Yes	Street sweeper needs to attend more often to clean up leaves from street trees. The leaves do not breakdown and most residents do not sweep them up and dispose of in their green waste- clogging the storm water drains.	No

SUBMISSIONS	6	Jul 03 24 04:49:27 pm	Anonymous	Unsure	The proposal does not take into cosideration, Federal, State, City of Vincent, infrastructure and land. For example: Beatty Park Aquatic Centre was extended in 2013. After the extension and added roof area the drainage was insuffient. During rain events pit lids were blown off and houses were being flooded from drainage water cascading from Beatty Park Reserve into the rear of their properties. Land on Beatty Park Reserve was excavated and a separate large drainge pipe was run across Beatty Park Reserve and conected to the Claisbrook main drain near Charles Street. Commercial, Industrial and Residential storm events. What figures are used in calculations if a developmrent is commercial on the ground floors and residential on all other floors, the policy does not explain this adequately.	Yes

Survey Responses Graph

Are you supportive of the proposed amendments to the Stormwater Drainage Connection Policy?	
Yes	3
Unsure	3

Would you like to be kept updated on this Policy?	
Yes	4
No	2

ADDITIONAL COMMENT RECEIVED STORMWATER DRAINAGE CONNECTIONS

I have three issues with the revised policy:

- Using the flood ARI instead of the rainfall ARI
- Increasing the ARIs without adequate justification
- Applying different levels for residential and commercial land.

ARI used

The policy defines the Average Recurrence Interval (ARI) in terms of flooding rather than rainfall.

While on first view this might seem relevant (we're worried about floods), the reality is that this is simplistic and not the correct measure. The correct measure is a rainfall event (called a storm event in the current policy).

While low points may experience periodic flooding, flooding ARI events are most relevant along river and stream boundaries – they are not relevant on the tops of hills. The Swan River has ARI data that reflects the river height, and therefore the likelihood of flooding on adjacent low-lying areas. While this may have some relevance on the small area of Vincent immediately adjacent to the river just north of Banks Reserve, it is of little relevance to areas such as North Perth or Mt Hawthorn. It does not make sense to make decisions based on potential flooding along the river when that flooding may just reflect the high rainfall in the 125,000 square kilometre Swan-Avon catchment rather than what has fallen in the Perth metropolitan area.

The most appropriate measure is a rainfall-based ARI, which is different to a 'flood ARI'. In any case, I expect that a flood ARI would be measured in metres above sea level – how would that be applied to a block in North Perth.

The 'definition' section should be modified to say that the ARI is based on rainfall. It should also explicitly identify the source of this data so that anybody can see how much stormwater they need to retain on site.

Increased ARI values.

There has been no adequate justification for increasing the requirements for residential and commercial properties, or for having greater requirements for commercial properties – just saying that there will be an increase in storm events is not sufficient.

The beauty of specifying something like a 1:20 ARI is that the actual value will change over time to reflect any long-term change in rainfall patterns. So, the amount to be retained in 2030 may be greater than was required in 1980, but the expectation would be that stormwater would not be retained on site only once every 20 years on average.

Simply saying that the ARIs should increase to reflect more intense rainfall events misunderstands the use of ARIs.

Different requirements for residential and commercial

While I understand why the current policy differentiates between residential and commercial, I think, on reflection, that the justification is not correct. It was based on the requirements imposed on the Water Corporation's licence, and on the assumption that commercial properties have greater hardstand than residential properties, thus had a greater potential for runoff, and on the fact that the Water Corporation had to provide drainage to broad-scale areas without being able to control the level of retention on individual lots.

I can't see why there should be any different requirement imposed based on land use. The requirement should be uniform, such as 'you must retain a 1:20 ARI of one hour duration'. The fact that different developments may have different amounts of impervious cover should not differentiate the requirement – it simply differentiates how much retention should be built in.

I would expect that, at building licence time, the City would look at the total surface area of a lot and multiply that by the nominated ARI level, to give the total rainfall that would fall on a lot in a one hour period. It would then look at mitigating factors such as deep soil zones. These would provide reductions in the amount that would be required to be retained on site. I would also expect that the reductions would reflect the fact that soil gets water-logged and has reduced absorption capacity (e.g. x cubic metres of water may fall on the deep soil area but only a fraction of that will be absorbed).

Such an approach seems logical and is not dependent on land use, simply on the nature of development. So a residential development, that covers most of a lot, may have a similar retention requirement to a commercial lot next door, and not some significantly reduced requirement as the current/draft policy requires.

Also, only applying the requirements on residential, commercial and industrial uses misses out on other uses – what about schools, public utilities etc.

I think that clause 2 of the policy should simply require 'on site retention capable of accommodating a minimum 1:20-year ARI of one hour duration' and drop the residential/commercial/industrial differentiation.

Possible precedent

The City should be developing a policy that covers City owned/managed land (e.g. sporting facilities). The City of Stirling seem to have developed such a policy to help guide them and to provide some certainty to the community.

When adopting the revised policy, it must be recognised that the level you set now for private development should be the same level you eventually accept for City managed development. If you want private entities to provide 1:100 ARI retention, you must accept that the City will ensure 1:100 ARI retention.

POLICY NO: 2.2.10

STORMWATER DRAINAGE CONNECTIONS

OBJECTIVES

the controlled disposal of stormwater from commercial, and residential properties.

POLICY STATEMENT

Disposal of stormwater generated on the following categories of property shall be as indicated:

Note: to be read in conjunction with Planning Policy No. 3.5.9.

1. **Commercial or Developments**

   For properties where the nature of the soil is such that soakage is limited or not possible (as verified by a Geotechnical Report), an on-site stormwater water retention system capable of accommodating a minimum 1:10 year storm event is required from which a controlled overflow to the City's drainage system may be permitted..

   The cost of connecting to the City's drainage system shall be borne by the applicant.

   If, however, the City does not have drainage infrastructure adjacent the property~~,~~ or where the existing system is not capable of handling the additional flow, the stormwater must either be fully compensated on site or an application made by the owner of the property to either extend or upgrade the stormwater system. Where there is concern about possible pollution of the stormwater generated on such a property, the stormwater should be adequately treated and retained on site or other approved disposal methods applied.

2. **Residential**

   All stormwater is to be retained on-site. If, however, circumstances exist where stormwater cannot be suitably retained on-site, a connection to the City's drainage system may be approved, subject to adequate compensation equivalent to a minimum 1:5 year storm event, being provided on the site.

   The cost of connecting on-site drainage to the City's drainage system shall be the responsibility of the owner of the property being connected and this includes the cost of any necessary extensions to the City's drainage system.

Date Adopted:	**22 September 1997**
Date Amended:	**26 August 2003, 26 February 2013**
Date Reviewed:	**26 August 2003, 13 May 2008, 26 February 2013**
Date of Next Review:	**26 February 2018**

STORMWATER DRAINAGE CONNECTIONS

Legislation / local law requirements	Metropolitan Arterial Drainage Act 1982 Metropolitan Water Supply, Sewerage and Drainage Act 1909 Waterways Conservation Act 1976
Relevant delegations	2.2.3 Performing particular things on land which is not Local Government Property.
Related policies, procedures and supporting documentation	Local Government Decision Making Hierarchy - D20/148390 Policy Registers - D20/126085 and Review Plan - D21/3270 **State Planning Framework Planning Guidelines - Local Government Guidelines for Subdivisional Development**

INTRODUCTION

The sustainable management of stormwater discharge is essential to all urbanised environments. Local Governments are responsible for controlling disposal of stormwater from commercial, industrial, and residential properties.

PURPOSE

The purpose of this policy is to ensure that stormwater generated from commercial, industrial, and residential property within the City of Vincent is managed in a sustainable manner with particular regard to preserving the capacity of the City's stormwater drainage infrastructure.

OBJECTIVE

To specify the management requirements for the disposal of stormwater on commercial, industrial, and residential property within the City of Vincent.

SCOPE

Commercial, industrial, and residential property in the City of Vincent and the City's stormwater drainage infrastructure.

DEFINITIONS

Average recurrence interval (ARI)

~~The long-term average number of years between the occurrence of a flood as big as, or larger than, the selected event. For example, floods with a discharge as great as, or greater than, the 20-year ARI flood event will occur on average once every 20 years. ARI is another way of expressing the likelihood of occurrence of a flood event.~~

ARI (measured in years) is a term used to describe flood size. It is the long-term average number of years between floods of a certain magnitude. For example, a 100-year ARI flood is a flood that occurs or is exceeded on average once every 100 years. By extension, this relates to a rainfall storm event that occurs or is exceeded on average once every 100 years that causes flooding.

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Retention System

Process or a design that involves keeping a portion of something (stormwater) for a certain purpose (avoid flooding).

STORMWATER DRAINAGE CONNECTIONS

Stormwater
Surface water in abnormal quantity resulting from heavy falls of rain.

POLICY

1. All stormwater generated from commercial, industrial, and residential property is to be retained on-site.
2. An on-site retention system is to meet the following capacity requirement –

    a. Commercial and Industrial Property
    An on-site retention system capable of accommodating a minimum 1:100-year average recurrence interval (ARI) storm event of one hour is required.

    b. Residential Property
    An on-site retention system capable of accommodating a minimum 1:20-year average recurrence interval (ARI) storm event of one hour is required.

3. Technical design for on-site retention systems shall adhere to the drainage management requirements specified in the State Planning Framework Planning Guidelines - *Local Government Guidelines for Subdivisional Development.*
4. Connection to the City's stormwater drainage infrastructure may be approved only in exceptional circumstances where stormwater runoff cannot be suitably retained on-site.
5. Approval to connect to the City's stormwater drainage infrastructure will be subject to the maximum on-site retention being provided according to prevailing site conditions.
6. The cost for connection to, and any necessary upgrade of the City's existing stormwater drainage infrastructure shall be borne by the applicant.
7. Connections to the City's stormwater drainage infrastructure shall consist of a controlled overflow into the system and upgrades will be sustainability focused and factor in future climate change considerations.
8. Connections to the City's stormwater drainage infrastructure shall be constructed and maintained in accordance with the specifications and conditions of approval determined by the City.
9. Stormwater discharged into the City's stormwater drainage infrastructure is to be pollutant free. Where there is a risk of pollution of the stormwater generated from the property, the stormwater should be adequately treated and retained on site or other approved disposal methods applied.

OFFICE USE ONLY	
Responsible Officer	Manager Engineering
Initial Council Adoption	Date: 22 September 1997
Previous Title	Policy 2.2.10 Stormwater Drainage Connections
Reviewed / Amended	Date: <approval Date>, Ref#: CM24/3491
Next Review Date	Date: 2028

10.2 RFT IE318/2024 PRUNING OF STREET TREES UNDER POWERLINES

Attachments: **1. Evaluation Worksheet - IE318-2024 Pruning of Street Trees - Confidential**

RECOMMENDATION:

That Council

1. NOTES the outcome of the evaluation process for Tender IE318/2024 Pruning of Street Trees under Powerlines; and

2. ACCEPTS the tender submission of Classic Tree Services for Tender IE318/2024 Pruning of Street Trees under Powerlines Portion A and Portion B.

PURPOSE OF REPORT:

For Council to consider and determine the outcome of Tender IE318/2024 Pruning of Street Trees under Powerlines.

DELEGATION:

The decision to accept or reject tenders with a value exceeding $250,000 require a decision of Council in accordance with Council's adopted register of delegations, authorisations, and appointments.

BACKGROUND:

The City recognises the significance of street trees within the urban setting in terms of creating functional and aesthetic streetscapes and has the responsibility for the planning, establishment, care, control, and maintenance of all street trees in the City.

As part of street tree maintenance, the City's requires a suitably qualified contractor to undertake pruning on a scheduled basis to address the below works:

- Pruning of trees located under powerlines as per Western Power guidelines;
- Pruning of trees not located under powerlines as required (e.g. crown lifting to provide safe access for pedestrians, cyclists and vehicles);
- Property line pruning upon residential request;
- Additional works guided by arborist recommendations; and
- Emergency after hours works.

These works are required for the City to adhere to Western Power's guidelines for management of vegetation near powerlines, reduce safety risks and maintain the amenity and aesthetics of the streetscape.

A Procurement Plan to develop and release a public request for tender was approved on 3 July 2024. A public request for tender was released on Saturday 6th July 2024 and closed on Thursday 4th August 2024.

DETAILS:

Submissions were received from three (3) Respondents. All submissions were for Portion A and Portion B.

Evaluation Panel

The Evaluation Panel comprised of four (4) members, being:

- three with the appropriate operational expertise and involvement in supervising the contract;
- one with tender preparation skills and probity advice provided by a Procurement and Contracts Officer.

Compliance Assessment

Compliance assessment was carried out and all were assessed as fully compliant and progressed to the qualitative assessment stage.

Evaluation Method and Weighting

The qualitative weighting method of tender evaluation was selected to evaluate the offer.

The qualitative criteria and weighting used in evaluating the submission received were as follows:

Qualitative Criteria		Weighting
1	Demonstrated understanding and	20%
2	Experience	40%
3	Capacity and Skills	30%
4	Environmental and Social	10%

Qualitative Assessment

The qualitative assessment on all compliant submissions for both Portion A and Portion B were as follows:

Respondent #	Weighted Percentage Score	Qualitative Ranking
Respondent 2	81%	1
Respondent 1	75%	2
Respondent 3	24%	3

Refer to **Confidential Attachment 1** for further details.

Price Assessment

The panel carried out an assessment of the submitted pricing offered by the top two (2) shortlisted submissions. The top two (2) submissions were determined to have reasonable and acceptable levels of rates for all sites listed in the Request for Tender. Pricing information submitted by the top two (2) submissions can be found at **Confidential Attachment 2**.

Evaluation Summary

The panel concluded that the tender submission from Respondent 1 Classic Tree Services provides the best value for money to the City and is recommended for the provision of Portion A and B of IE318/2024 Pruning of Street Trees under Powerlines for the following reasons:

- compliance with the submission requirements;
- ranked second in the qualitative assessment;
- submitted pricing is reasonable and acceptable for the type of services provided; and
- pricing demonstrates value for money.

It is therefore recommended that Council accepts the tender submitted by Classic Tree Services for Portion A and B for Request for Tender IE318/2024 Pruning of Street Trees under Powerlines.

CONSULTATION/ADVERTISING:

This matter is subject to a statutory advertising requirement. No community consultation required.
The Request for Tender IE318/2024 Pruning of Street Trees under Powerlines was advertised in the West Australian on Saturday 6th July 2024 and on both the City's website and VendorPanel between 6th July 2024 and 4th August 2024.

LEGAL/POLICY:

The Request for Tender was prepared and advertised in accordance with:

- Section 3.57 of the Local Government Act 1995;
- Part 4 of the *Local Government (Functions and General) Regulations 1996*; and
- City of Vincent Purchasing Policy.

RISK MANAGEMENT IMPLICATIONS

Low: It is low risk for Council to accept the preferred Respondent.

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.

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 is in keeping with the following key sustainability outcomes of the *City's Sustainable Environment Strategy 2019-2024.*

Urban Greening and Biodiversity

PUBLIC HEALTH IMPLICATIONS:

This is in keeping with the following priority health outcomes of the City's *Public Health Plan 2020-2025*:

Reduced exposure to environmental health risks

FINANCIAL/BUDGET IMPLICATIONS:

A total budget of $5,000,000 over the life of the contracts (3 years plus 2 extension options of 1 year) was identified and approved through the Annual Budget and Procurement Plan. The funding for this service will be sourced from the street trees operational budget.

COMMENTS:

The tender submissions from Classic Tree Services for Portion A and B complies with all tender requirements. The submission was well presented and included all relevant and specific information required and requested within the tender specifications.

The Evaluation Panel deemed the response to be of a very good standard, convincing and credible, demonstrating the capability, capacity and experience for key evaluation criteria and therefore recommend award of tender IE318/2024 Pruning of Street Trees under Powerlines Portion A and B to Classic Tree Services.

10.3 RFT IE346/2024 SULLIVAN LOGISTICS STADIUM SPORTS FLOODLIGHTING UPGRADE

Attachments: **1. Evaluation Worksheet RFT IE346-2024 - Confidential**

RECOMMENDATION:

That Council:

1. NOTES the outcome of the evaluation process for Tender IE346/2024 Sullivan Logistics Stadium Sports Floodlighting Upgrade; and

2. ACCEPTS the alternate tender submission of Stiles Electrical & Communication Services Pty Ltd for Tender IE346/2024 Sullivan Logistics Stadium Sports Floodlighting Upgrade; and

3. In accordance with section 6.8 of the *Local Government Act 1995* APPROVES (BY ABSOLUTE MAJORITY) the establishment of the following capital budget to undertake Stage 1 and 2 of the Sulivan Logistics Stadium Redevelopment works –

Capital Expenditure – Sullivan Logistics Stadium Redevelopment (Stage 1 & 2)	**$5,125,887Dr**
Capital Income – Sullivan Logistics Stadium Redevelopment (Grant & Contributions)	**$4,876,083Cr**
Capital Income – Transfer from Reserve (Asset Sustainability) (Leederville Oval)	**$ 249,804Cr**

PURPOSE OF REPORT:

For Council to consider and determine the outcome of Tender IE346/2024 Sullivan Logistics Stadium Sports Floodlighting Upgrade.

DELEGATION:

The decision to accept or reject tenders with a value exceeding $250,000 requires a decision of Council in accordance with Council's adopted register of delegations, authorisations, and appointments.

BACKGROUND:

The sports lighting at Sullivans Logistics Stadium (SLS), otherwise known as Leederville Oval, has deteriorated since it's installation in 2004. The current lighting infrastructure is no longer compliant with standards for Western Australian Football League (WAFL) level night matches. In 2021, the City sought funding through the Department of Local Government, Sport and Cultural Industries' Club Night Light Program Grant. Although funding was approved, it only supported a 200 lux capacity, which fell short of the facility's long term needs.

To address this gap, the City continued to advocate for additional funding over several years, aiming to secure support for at least 500 lux lighting and other essential upgrades to the facility.

In 2024, an audit revealed the lighting at the facility failed to meet minimum lux capacity for match play in one corner of the oval, and presented concerns regarding training under lights. This audit, coupled with ongoing discussions about the potential use of the facility for Australian Football League Women's (AFLW) and AFL Gather Round events, spurred renewed advocacy efforts for funding to resolve the lighting issues. The State Government subsequently provided a $3.8 million investment into the project, which will fund both the lighting upgrades and a turf redevelopment. These improvements will allow SLS to become the first AFL tier two boutique ground in Western Australia.

The SLS Redevelopment works will be split into two stages. Stage 1 works involve the redevelopment of the playing surface, and Stage 2 works involve the installation of new sports floodlights.

Stage Two works include the following upgrades in line with relevant AFL guidelines and Australian Standards:

- removal of:
  - 5 existing sports flood lighting poles; and
  - Metal halide lamps.
- supply and installation of new:
  - Sports flood light poles;
  - LED luminaries with televised broadcast capacity lux levels;
  - Lighting system distribution boards;
  - Show lighting control system; and
  - All associated electrical cabling and conduits.
- liaison with Western Power to remove and upgrade the site main switchboard.

The specifications for these works were developed in collaboration with an independent lighting design consultant who has extensive experience in sports flood lighting, including television broadcast standard lighting. During the planning process the AFL, WA Football Commission and broadcasters were consulted to ensure compliance with their requirements.

A procurement plan to develop and release a public request for tender was approved 10 July 2024. A public request for tender was released Saturday 13 July 2024 and closed Thursday 8 August 2024.

DETAILS:

Tender Submissions

Submissions were received from six (6) Respondents. Three (3) Respondents submitted conforming and alternate submissions making a total of nine (9) submissions.

Evaluation Panel

The Evaluation Panel comprised of five (5) members, being:

- three with the appropriate operational expertise and involvement in supervising the contract (voting);
- one external Consultant with expertise in the project specifications (non-voting); and
- one with tender preparation skills and probity advice provided by a Procurement and Contracts Officer (non-voting).

Compliance Assessment

Compliance assessment was carried out and all were assessed as fully compliant and progressed to the qualitative assessment stage.

Evaluation Method and Weighting

The qualitative weighting method of tender evaluation was selected to evaluate the offer.

The qualitative criteria and weighting used in evaluating the submission received were as follows:

Qualitative Criteria		**Weighting**
1	Demonstrated understanding of the required service	25%
2	Demonstrated understanding of the project	25%
3	Capacity and skills	15%
4	Experience and product compliance	15%
5	Warranty, support and proprietary material	15%
6	Environmental and social	5%

Qualitative Assessment

The qualitative assessment on all compliant submissions were as follows:

Respondent #	Weighted Percentage Score	Qualitative Ranking
Respondent 6 – alternate submission	83%	1
Respondent 6 – conforming submission	82%	2
Respondent 1	77%	3
Respondent 5 – conforming submission	66%	4

Refer to **Confidential Attachment 1** for further details.

Price Assessment

The panel carried out an assessment of the submitted pricing offered by the top four (4) ranked submissions.

Respondent #	Fixed Price (excl GST)	Rank
Respondent 6 – alternate submission	$1,999,000 (plus $82,556 for optional DMX lighting control)	1
Respondent 6 – conforming submission	$2,159,000	2
Respondent 1	$2,400,000	3
Respondent 5 – conforming submission	$3,400,000	4

Refer to **Confidential Attachment 1** for further detail.

Evaluation Summary

The panel concluded that the alternate tender submission from Respondent 6 Stiles Electrical & Communication Services Pty Ltd provides the best value for money to the City and is recommended for the provision of IE346/2024 Sullivan Logistics Stadium Sports Floodlighting Upgrade for the following reasons:

- compliance with the submission requirements;
    - the submission proposes a slightly less stringent maintenance factor in the lighting design, which is in isolation non-conforming. However, this is backed by a warranty period that is twice as long as the conforming submissions and will be tested annually at no cost to the City. It was concluded by the panel that this was a suitable alternative proposal within the submission.
- ranked first in the qualitative assessment;
- ranked first in the pricing assessment;
- submitted pricing is within the approved budget; and
- pricing demonstrates value for money.

It is therefore recommended that Council accepts the tender submitted by Stiles Electrical & Communication Services Pty Ltd for Request for Tender IE346/2024 Sullivan Logistics Stadium Sports Floodlighting Upgrade, including optional DMX lighting, to provide additional functionality and control for sports and community events.

CONSULTATION/ADVERTISING:

Significant stakeholder engagement has been undertaken for scoping the upgrades for SLS. Monthly meetings have occurred with representatives of the AFL, Western Australian Football Commission, East Perth Football Club and Subiaco Football Club. The Department of Local Government Sport and Cultural Industries has also been regularly consulted.

This matter is subject to a statutory advertising requirement.

The Request for Tender IE346/2024 Sullivan Logistics Stadium Sports Floodlighting Upgrade was advertised in the West Australian on Saturday 13 July 2024 and on both the City's website and VendorPanel between 13 July 2024 and 8 August 2024.

LEGAL/POLICY:

The Request for Tender was prepared and advertised in accordance with:

- Section 3.57 of the Local Government Act 1995;
- Part 4 of the *Local Government (Functions and General) Regulations 1996*; and
- City of Vincent Purchasing Policy.

Section 6.8 of the Local Government Act 1995 provides that -

(1) A local government is not to incur expenditure from its municipal fund for an additional purpose except where the expenditure —

(a) is incurred in a financial year before the adoption of the annual budget by the local government; or

(b) is authorised in advance by resolution*; or

(c) is authorised in advance by the mayor or president in an emergency.

* Absolute majority required.

(1a) In subsection (1) —

additional purpose means a purpose for which no expenditure estimate is included in the local government's annual budget.

RISK MANAGEMENT IMPLICATIONS

Low: It is low risk for Council to accept the preferred Respondent as they have appropriate level of experience and financial capacity.

CITY OF VINCENT

RISK APPETITE & TOLERANCE STATEMENTS

Risk Category	Risk Appetite / Tolerance Statement	Descriptor /clarification
		festival. Other projects may include working with developers.
3rd party Partner (Contractor) failure	The City has a ***low risk appetite*** for third party partner (contractors) failure.	The City utilises many outside organisations in delivering on its mandate. This low appetite means that even minor or insignificant breaches in contracts or delays in delivery of products and services will be taken seriously. Accordingly, third party risk must be considered before entering into any contract, including reputation of third party, financial viability, audit clauses etc.
Procurement		
Procurement failure	The City has a ***low risk appetite*** for procurement failures that lead to poor value for money or financial loss, poor quality of service; incorrect or substandard products or delayed delivery; wastage of funds or services.	This ties into the above point; and thereby requires appropriate procedures in the procurement process to ensure the required outcomes for the City and appropriate enquiry and planning prior to purchases. Note, appropriate delegations must exist to support this.
	The City has ***zero tolerance*** for procurement decisions that endanger our staff and community.	Procurement decision making must consider the risk of injury or harm to the staff & community of Vincent. An example of this would be allowing the Beatty Park pool to use unregulated or unauthorised chemicals.

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

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

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

SUSTAINABILITY IMPLICATIONS:

The outcomes from this project will contribute to general sustainability outcomes of the City's Sustainable Environment Strategy 2019-2024, as the power draw from the upgraded lighting infrastructure will be less for most of its usage (training).

The sustainability and environmental management practices of Respondents was a weighted qualitative criterion of this request. The preferred Respondent provided evidence of environmentally sustainable practices.

PUBLIC HEALTH IMPLICATIONS:

This is in keeping with the following priority health outcomes of the City's *Public Health Plan 2020-2025*:

Increased physical activity

FINANCIAL/BUDGET IMPLICATIONS:

Funding for the SLS project (Stage 1 and Stage 2) is from the following sources:

- State Government Grant - $3.8 million
- Western Australian Football Commission - $400,000
- Australian Football League - $100,000
- State Government Club Night Lights Program Grant (CNLP) - $231,833
- WAFL Clubs (Subiaco FC $172,125 and East Perth FC $172,125) - $344,250

Total funding available = $4,876,083

Total project cost is expected to be $5,125,887 including 10% contingency and an estimated $300,000 for Western Power transformer upgrade.

To accommodate the increased power demands of a broadcast level lighting system, the site transformer must be upgraded. Industry experience from the lighting design consultancy suggests that the $300,000 allocated is a generous sum to account for this upgrade. The exact cost of the transformer upgrade will only be known once Western Power has completed the design application, which carries a lead time of several months.

The City had previously committed between $231,833 and $344,250 (subject to lux outcome) as its one-third share of the Clubs Night Lights project. This was not carried into the 2024/2025 Capital Works Budget due to uncertainty over project delivery.

It is anticipated that both Stage 1 and 2 will be able to be delivered within the 2024/2025 financial year. To progress with the works the estimated shortfall of $249,804 is proposed to be funded through Reserve Funds (Leederville Oval Reserve and/or Asset Sustainability Reserve). This will be refined as the projects progress and clarified through budget review.

Continued advocacy will be made to the State Government, WAFC and the AFL seeking additional funds to assist with the shortfall, and further upgrades to the facility.

COMMENTS:

The tender submission from Stiles Electrical & Communication Services complies with all tender requirements. The proposal to double the warranty period and provide annual lux testing of the system, with a slightly lower maintenance factor in the design was considered an acceptable alternative to achieve compliance with the tender requirements. The submission was well presented and included all relevant and specific information required and requested within the tender specifications.

The Evaluation Panel deemed the response to be of an excellent standard, convincing and credible, demonstrating the capability, capacity and experience for key evaluation criteria and therefore recommend award of tender IE346/2024 Sullivan Logistics Stadium Sports Floodlighting Upgrade to Stiles Electrical & Communication Services.

10.4 RFT IE345/2024 SULLIVAN LOGISTICS STADIUM PLAYING SURFACE REDEVELOPMENT

Attachments: **1. Evaluation Worksheet RFT IE345-2024 - Confidential**

RECOMMENDATION:

That Council:

1. NOTES the outcome of the evaluation process for Tender IE345/2024 Sullivan Logistics Stadium Playing Surface Redevelopment; and

2. ACCEPTS the tender submission of Newground Water Services for Tender IE346/2024 Sullivan Logistics Stadium Playing Surface Redevelopment.

PURPOSE OF REPORT:

For Council to consider and determine the outcome of Tender IE345/2024 Sullivan Logistics Stadium Playing Surface Redevelopment.

DELEGATION:

The decision to accept or reject tenders with a value exceeding $250,000 requires a decision of Council in accordance with Council's adopted register of delegations, authorisations, and appointments.

BACKGROUND:

The playing surface at Sullivans Logistics Stadium (SLS), otherwise known as Leederville Oval, has deteriorated due to years of consistent heavy use. Significant investment to the playing surface is required to bring it up to Australian Football League (AFL) standards and enable SLS to become the first AFL tier two boutique ground in Western Australia.

The SLS Redevelopment works will be split into two stages. Stage 1 works involve the redevelopment of the playing surface, and Stage 2 works involve the installation of new floodlights.

Stage one works include the following upgrades and renewals in line with relevant AFL guidelines:

- removal and replacement of the turf and top 300mm of substrate. New substrate will be comprised of a course free draining sand to increase the drainage capacity of the surface;
- design and construction of a new irrigation system;
- removal and replacement of existing goals, including additional goal sleeves to mitigate damage to high use areas;
- removal and replacement boundary fencing;
- removal and replacement of dugouts; and
- installation of synthetic turf surface outside the western boundary.

The specifications for the above works were developed in conjunction with an independent turf consultant with extensive experience in upgrading and maintaining playing surfaces to AFL standards.

A Procurement Plan to develop and release a public request for tender was approved on 10 July 2024. A public request for tender was released on Saturday 13 July 2024 and closed on Thursday 8 August 2024.

DETAILS:

Tender Submissions

Submissions were received from two (2) Respondents.

Evaluation Panel

The Evaluation Panel comprised of five (5) members, being:

- three with the appropriate operational expertise and involvement in supervising the contract (voting);
- one external Consultant with expertise in the project specifications (non-voting); and
- one with tender preparation skills and probity advice provided by a Procurement and Contracts Officer (non-voting).

Compliance Assessment

Compliance assessment was carried out and all were assessed as fully compliant and progressed to the qualitative assessment stage.

Evaluation Method and Weighting

The qualitative weighting method of tender evaluation was selected to evaluate the offer.

The qualitative criteria and weighting used in evaluating the submission received were as follows:

Qualitative Criteria		Weighting
1	Demonstrated understanding of the required service	25%
2	Demonstrated understanding of the project	25%
3	Capacity, skills and experience	25%
4	Environmental and social	10%
5	Product alignment to the requirements	15%

Qualitative Assessment

The qualitative assessment on all compliant submissions were as follows:

Respondent #	Weighted Percentage Score	Qualitative Ranking
Respondent 2	81%	1
Respondent 1	31%	2

Refer to **Confidential Attachment 1** for further details.

Price Assessment

The panel carried out an assessment of the submitted pricing offered by Respondent 2.

Respondent #	Respondent Name	Fixed Price (excl GST)	Rank
Respondent 2	Newground Water Services	$2,278,340.91	1

Refer to **Confidential Attachment 1** for further detail.

Evaluation Summary

The panel concluded that the tender submission from Respondent 2 Newground Water Services provides the best value for money to the City and is recommended for the provision of IE345/2024 Sullivan Logistics Stadium Playing Surface Redevelopment for the following reasons:

- compliance with the submission requirements;
- ranked first in the qualitative assessment;
- ranked first in the pricing assessment;
- submitted pricing is within the approved budget; and
- pricing demonstrates value for money.

It is therefore recommended that Council accepts the tender submitted by Newground Water Services for Request for Tender IE345/2024 Sullivan Logistics Stadium Playing Surface Redevelopment.

CONSULTATION/ADVERTISING:

Significant stakeholder engagement has been undertaken for scoping the upgrades for SLS. Monthly meetings have occurred with representatives of the AFL, Western Australian Football Commission, East Perth Football Club and Subiaco Football Club. The Department of Local Government Sport and Cultural Industries has also been regularly consulted.

This matter is subject to a statutory advertising requirement.

The Request for Tender IE345/2024 Sullivan Logistics Stadium Playing Surface Redevelopment was advertised in the West Australian on Saturday 13 July 2024 and on both the City's website and VendorPanel between 13 July 2024 and 8 August 2024.

LEGAL/POLICY:

The Request for Tender was prepared and advertised in accordance with:
- Section 3.57 of the Local Government Act 1995;
- Part 4 of the *Local Government (Functions and General) Regulations 1996*; and
- City of Vincent Purchasing Policy.

Section 6.8 of the Local Government Act 1995 provides that -

> (1) A local government is not to incur expenditure from its municipal fund for an additional purpose except where the expenditure —
>
> > (a) is incurred in a financial year before the adoption of the annual budget by the local government; or
> >
> > (b) is authorised in advance by resolution*; or
> >
> > (c) is authorised in advance by the mayor or president in an emergency.
> >
> > * Absolute majority required.
>
> (1a) In subsection (1) —
>
> > ***additional purpose*** means a purpose for which no expenditure estimate is included in the local government's annual budget.

RISK MANAGEMENT IMPLICATIONS

Low: It is low risk for Council to accept the preferred Respondent as they have appropriate level of experience and financial capacity.

CITY OF VINCENT

RISK APPETITE & TOLERANCE STATEMENTS

Risk Category	Risk Appetite / Tolerance Statement	Descriptor /clarification
		festival. Other projects may include working with developers.
3rd party Partner (Contractor) failure	The City has a ***low risk appetite*** for third party partner (contractors) failure.	The City utilises many outside organisations in delivering on its mandate. This low appetite means that even minor or insignificant breaches in contracts or delays in delivery of products and services will be taken seriously. Accordingly, third party risk must be considered before entering into any contract, including reputation of third party, financial viability, audit clauses etc.
Procurement		
Procurement failure	The City has a ***low risk appetite*** for procurement failures that lead to poor value for money or financial loss, poor quality of service; incorrect or substandard products or delayed delivery; wastage of funds or services.	This ties into the above point; and thereby requires appropriate procedures in the procurement process to ensure the required outcomes for the City and appropriate enquiry and planning prior to purchases. Note, appropriate delegations must exist to support this.
	The City has ***zero tolerance*** for procurement decisions that endanger our staff and community.	Procurement decision making must consider the risk of injury or harm to the staff & community of Vincent. An example of this would be allowing the Beatty Park pool to use unregulated or unauthorised chemicals.

STRATEGIC IMPLICATIONS:

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

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.

Innovative and Accountable

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

SUSTAINABILITY IMPLICATIONS:

The upgrade of the reticulation system will comprise water efficient infrastructure and will therefore contribute to a more sustainable outcome for the City, through more effective and reduced water use..

PUBLIC HEALTH IMPLICATIONS:

This is in keeping with the following priority health outcomes of the City's *Public Health Plan 2020-2025*:

Increased physical activity

FINANCIAL/BUDGET IMPLICATIONS:

Funding for SLS project (Stage 1 and Stage 2) is from the following sources:

- State Government Grant - $3.8 million
- Western Australian Football Commission - $400,000
- Australian Football League - $100,000
- State Government Club Night Lights Program Grant (CNLP) - $231,833
- WAFL Clubs (Subiaco FC $172,125 and East Perth FC $172,125) - $344,250

Total funding available = $4,876,083

Total project cost is expected to be $5,125,887 including 10% contingency and an estimated $300,000 for Western Power transformer upgrade.

The City had previously committed between $231,833 and $344,250 (subject to lux outcome) as its one-third share of the Clubs Night Lights project. This was not carried into the 2024/2025 Capital Works Budget due to uncertainty over project delivery.

It is anticipated that both Stage 1 and 2 will be able to be delivered within the 2024/2025 financial year. To progress with the works the estimated shortfall of $249,804 is proposed to be funded through Reserve Funds (Leederville Oval Reserve and/or Asset Sustainability Reserve). This will be refined as the projects progress and clarified through budget review.

Request for the budget to proceed with both Stage 1 and 2 of the SLS Redevelopment Works has been included in the report for Tender IE346/2024 Sullivan Logistics Stadium Sports Floodlighting Upgrade (Stage 2).

Continued advocacy will be made to the State Government, WAFC and the AFL seeking additional funds to assist with the shortfall, and further upgrades to the facility.

COMMENTS:

The tender submission from Newground Water Services complies with all tender requirements. The submission was well presented and included all relevant and specific information required and requested within the tender specifications.

The Evaluation Panel deemed the response to be of an excellent standard, convincing and credible, demonstrating the capability, capacity and experience for key evaluation criteria and therefore recommend award of tender IE345/2024 Sullivan Logistics Stadium Playing Surface Redevelopment to Newground Water Services.

11 COMMUNITY & BUSINESS SERVICES

11.1 FINANCIAL STATEMENTS AS AT 31 JULY 2024

Attachments: **1. Financial Statements as at 31 June 2024**

RECOMMENDATION:

That Council RECEIVES the Financial Statements for the month ended 31 July 2024 as shown in Attachment 1.

PURPOSE OF REPORT:

To present the statement of financial activity for the period ended 31 July 2024.

DELEGATION:

Regulation 34 (4) of the Local Government (Financial Management) Regulations 1996 requires the local government to prepare a statement of financial activity each month, which is to be presented to Council within 2 months after the end of the relevant month.

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 July 2024:**

Note	Description	Page
1.	Statement of Financial Activity by Nature or Type Report	1
2.	Net Current Funding Position	2
3.	Statement of Financial Position	3
4.	Summary of Income and Expenditure by Service Areas	4-6
5.	Capital Expenditure including Funding graph and Capital Works Schedule	7-12
6.	Cash Backed Reserves	13
7.	Receivables: Rates and Other Debtors	14
8.	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 2023/2024 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 July 2024 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 $342,426 (0.7%). The following items materially contributed to this position:

- A favourable variance of $236,604 in Fees and Charges mostly due to timing variances in:
  - $105,999 favourable waste management fees
  - $65,956 favourable swimming pool inspection fees
  - $45,556 favourable Beatty Park swimming school fees, and
  - $18,681 favourable statutory planning fees.
- An unfavourable timing variance in Operating grants, subsidies, and contributions of $129,324.
- A favourable variance of $97,589 in other revenue mostly due to a reimbursement of GST from sale of lands at Catalina Regional Council.
- A favourable variance in Interest earnings of $93,650 mostly due to timing variances.

Expenditure by Nature or Type (on page 1) is favourable, attributed by an under-spend of $2,820,239 (47.8%). The following items materially contributed to this position:

- $1,574,470 favourable Materials and Contracts mainly due to timing variances.
- $1,093,554 favourable Depreciation expense due to timing variances.
- $142,487 favourable Utility charges due to timing variance of utility bills.
- $97,705 favourable Employee related costs mostly due to timing variances.
- $87,977 unfavourable other expenses mostly due to timing variances.

Surplus Position

The surplus position brought forward to 2024/25 is $7,927,084 compared to the adopted budget amount of $4,689,661. The actual opening surplus figure will be adjusted after the year audit has been finalised in December 2024.

The favourable opening surplus position also includes a higher brought forward payment of $1,294,204 in Federal Grant Funding. An adjustment will be required at Mid-Year Budget Review 2024/25 to reduce the budgeted grant revenue in lieu of the higher brought forward payment and account for capital carry forward amounts.

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. Statement of Financial Position (Note 3 Page 3)
   This statement of financial position shows the new current position and the total equity of the City.

4. Summary of Income and Expenditure by Service Areas (Note 4 Page 4-6)
   This statement shows a summary of operating revenue and expenditure by service unit including variance commentary.

5. Capital Expenditure and Funding Summary (Note 5 Page 7-12)
   The full capital works program is listed in detail in Note 5 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 6 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 July 2024 is $23,292,324.

6. Receivables**:** Rating Information (Note 7 Page 14)

The notices for rates and charges levied for 2024/25 were issued on 25 July 2024. *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	30 August 2024
Second Instalment	1 November 2024
Third Instalment	3 January 2025
Fourth Instalment	7 March 2025

The outstanding rates debtors balance at 31 July 2024 was $48,784,954, excluding deferred rates of $176,914. The outstanding rates percentage at 31 July 2024 was 88.95% compared to 90.72% for the same period last year.

7. Receivables: Other Debtors (Note 7 Page 14)

Total trade and other receivables at 31 July 2024 were $3,716,954. Below is a summary of the significant items with an outstanding balance over 90 days:

- $786,270 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.

- $170,762 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 8 Page 15-16)

As at 31 July 2024, the Centre's net surplus position was $238,950 compared to the year to date budget of ($62,068).

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 JULY 2024

CITY OF VINCENT

	Note	Original Budget 2024/25	YTD Budget 31/07/2024	YTD Actual 31/07/2024	YTD Variance	YTD Variance
		$	$	$	$	%
Opening Funding Surplus(Deficit)		**4,689,661**	**4,689,661**	**7,927,084**	**3,237,423**	**69.0%**
Revenue from operating activities						
Rates		44,452,032	44,182,032	44,225,939	43,907	0.1%
Operating Grants, Subsidies and Contributions		1,693,715	141,145	11,821	(129,324)	-91.6%
Fees and Charges		24,628,387	2,089,772	2,326,376	236,604	11.3%
Interest Earnings		2,080,000	138,332	231,982	93,650	67.7%
Other Revenue		1,332,125	103,614	201,203	97,589	94.2%
Profit on Disposal of Assets		4,201,752	0	0	0	0.0%
		78,388,011	46,654,895	46,997,321	342,426	0.7%
Expenditure from operating activities						
Employee Costs		(33,656,433)	(2,509,332)	(2,411,627)	97,705	-3.9%
Materials and Contracts		(24,802,697)	(2,004,642)	(430,172)	1,574,470	-78.5%
Utility Charges		(1,968,786)	(178,074)	(35,587)	142,487	-80.0%
Depreciation on Non-Current Assets		(13,122,588)	(1,093,554)	0	1,093,554	-100.0%
Interest Expenses		(378,943)	(20,138)	(20,138)	0	0.0%
Insurance Expenses		(801,318)	(66,777)	(66,777)	0	0.0%
Other Expenditure		(881,243)	(29,389)	(117,366)	(87,977)	299.4%
Loss on Disposal of Assets		(13,043)	0	0	0	0.0%
		(75,625,051)	(5,901,906)	(3,081,667)	2,820,239	-47.8%
Operating activities excluded from budget						
Add Deferred Rates Adjustment		0	0	219,876	219,876	0.0%
Add Back Depreciation		13,122,588	1,093,554	0	(1,093,554)	-100.0%
Adjust (Profit)Loss on Asset Disposal		(4,188,709)	0	0	0	0.0%
		8,933,879	1,093,554	219,876	(873,678)	-79.9%
Amount attributable to operating activities		**11,696,839**	**41,846,543**	**44,135,530**	**2,288,987**	**5.5%**
Investing Activities						
Non-operating Grants, Subsidies and Contributions		4,552,261	0	0	0	0.0%
Purchase Property, Plant and Equipment	4	(9,197,061)	(226,000)	(248,072)	(22,072)	9.8%
Purchase Infrastructure Assets	4	(10,935,546)	(91,000)	(108,068)	(17,068)	18.8%
Proceeds from Joint Venture Operations		3,750,000	1,250,000	1,250,000	0	0.0%
Proceeds from Disposal of Assets		552,350	0	48,175	48,175	0.0%
Amount attributable to investing activities		**(11,277,996)**	**933,000**	**942,035**	**9,035**	**1.0%**
Financing Activities						
Principal elements of finance lease payments		(264,318)	(32,273)	(32,273)	0	0.0%
Repayment of Loans		(1,498,010)	(43,802)	(43,802)	0	0.0%
Transfer to Reserves	5	(6,179,099)	(506,590)	(465,640)	40,950	-8.1%
Transfer from Reserves	5	2,982,397	137	37,754	37,617	27457.7%
Amount attributable to financing activities		**(4,959,030)**	**(582,528)**	**(503,961)**	**78,567**	**-13.5%**
Closing Funding Surplus(Deficit)		**149,474**	**46,886,676**	**52,500,687**	**5,614,011**	**12.0%**

CITY OF VINCENT

CITY OF VINCENT
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
NOTE 2 - NET CURRENT FUNDING POSITION
FOR THE PERIOD ENDED 31 JULY 2024

	Note	YTD Actual	PY Actual
		31/07/2024	31/07/2023
		$	$
Current Assets			
Cash Unrestricted		16,987,210	13,574,523
Cash Restricted		23,292,324	18,991,052
Receivables - Rates	6	48,784,954	48,169,574
Receivables - Other	6	3,716,954	4,949,582
Inventories		1,389,422	1,376,824
		94,170,864	87,061,556
Less: Current Liabilities			
Payables		(15,101,810)	(13,924,277)
Provisions - employee		(5,524,356)	(5,772,397)
		(20,626,166)	(19,696,675)
Unadjusted Net Current Assets		**73,544,698**	**67,364,881**
Adjustments and exclusions permitted by FM Reg 32			
Less: Reserves - restricted cash	5	(23,292,324)	(18,991,052)
Less: Land held for sale		(1,101,531)	(1,251,293)
Add: Current portion of long term borrowings		1,500,641	1,511,162
Add: Infringement Debtors transferred to non current asset		1,625,260	1,293,417
Add: Current portion of long term finance lease liabilities		265,929	0
		(21,044,011)	(17,378,560)
Adjusted Net Current Assets		**52,500,687**	**49,986,321**

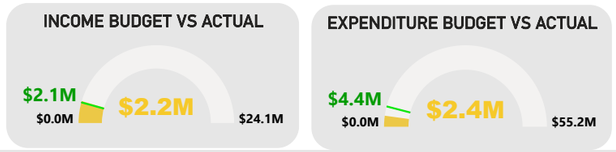
CITY OF VINCENT

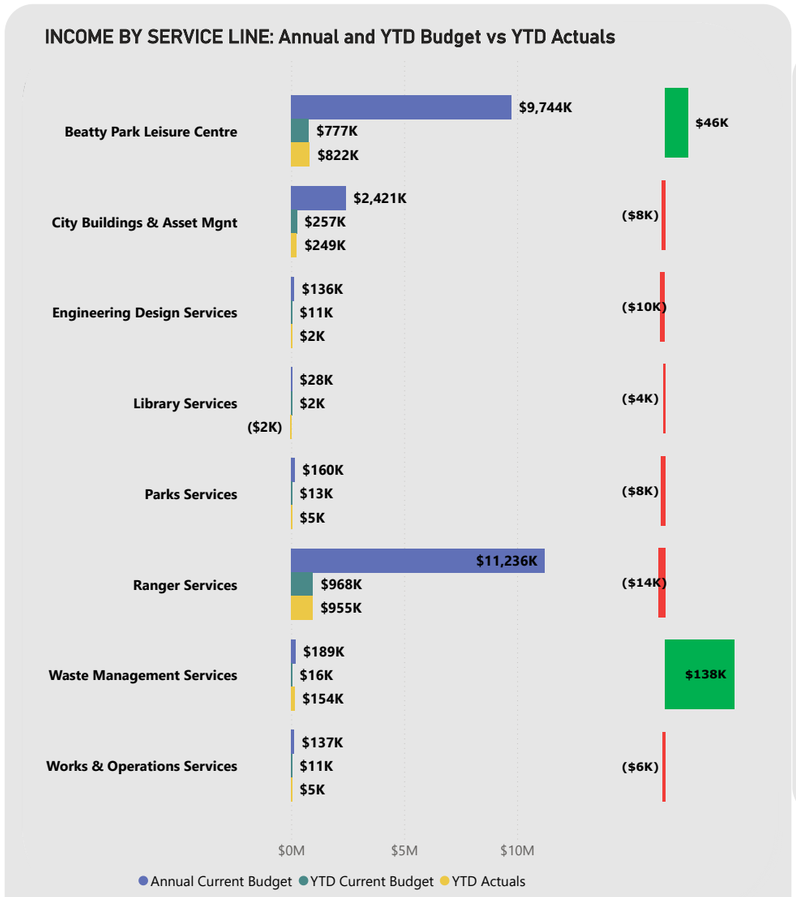
CITY OF VINCENT
NOTE 3 - STATEMENT OF FINANCIAL POSITION
FOR THE PERIOD ENDED 31 JULY 2024

	Note	YTD Actual	PY Actual
		31/07/2024	30/06/2024
		$	$
Current Assets			
Cash Unrestricted		16,987,210	15,812,924
Cash Restricted		23,292,324	22,864,438
Receivables - Rates	6	48,784,954	1,345,454
Receivables - Other	6	3,716,954	3,999,440
Inventories		1,389,422	1,402,537
Total Current Assets		94,170,864	45,424,793
Non-Current Assets			
Receivables - Rates		197,432	208,654
Receivables - Other		1,364,454	1,364,454
Inventories		83,972	41,986
Investment in associate		13,712,895	14,962,895
Property, plant and equipment		250,696,247	250,657,162
Infrastructure		149,262,613	149,308,446
Right of use assets		644,136	644,136
Intangible assets		145	145
Total Non-Current Assets		415,961,894	417,187,878
Total Assets		**510,132,758**	**462,612,671**
Current Liabilities			
Payables		(15,101,810)	(11,489,328)
Provisions - employee		(5,524,356)	(5,388,014)
Total Current Liabilities		(20,626,166)	(16,877,342)
Non-Current Liabilities			
Borrowings		(9,020,479)	(9,100,796)
Employee related provisions		(541,428)	(541,428)
Total Non-Current Liabilities		(9,561,907)	(9,642,224)
Total Liabilities		**(30,188,073)**	**(26,519,566)**
Net Assets		**479,944,686**	**436,093,105**
Equity			
Retained Surplus		(155,894,157)	(112,470,462)
Reserve Accounts		(23,292,324)	(22,864,438)
Revaluation Surplus		(300,758,205)	(300,758,205)
Total Equity		**(479,944,686)**	**(436,093,105)**

CITY OF VINCENT
NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
INFRASTRUCTURE AND ENVIRONMENT DIRECTORATE
AS AT 31 JULY 2024

CITY OF VINCENT





KEY VARIANCE COMMENTARY
($20,000 and 10%)

Beatty Park Leisure Centre
$46k favourable income mostly due to timing variances of enrolment fees $33k and admission $19k.
$227k favourable expenditure mostly due to timing variances for depreciation of $141k, materials and contracts $63k and utilities $43k.

City Buildings & Asset Management
$573k favourable expenditure mostly due to timing variances for depreciation $367k, materials and contracts $172k and utilities $23k.

Engineering Design Services
$50k favourable expenditure due to timing variances for utilities of $64k and depreciation of $17k. This is partially offset with unfavourable timing variance in employee cost of $51k.

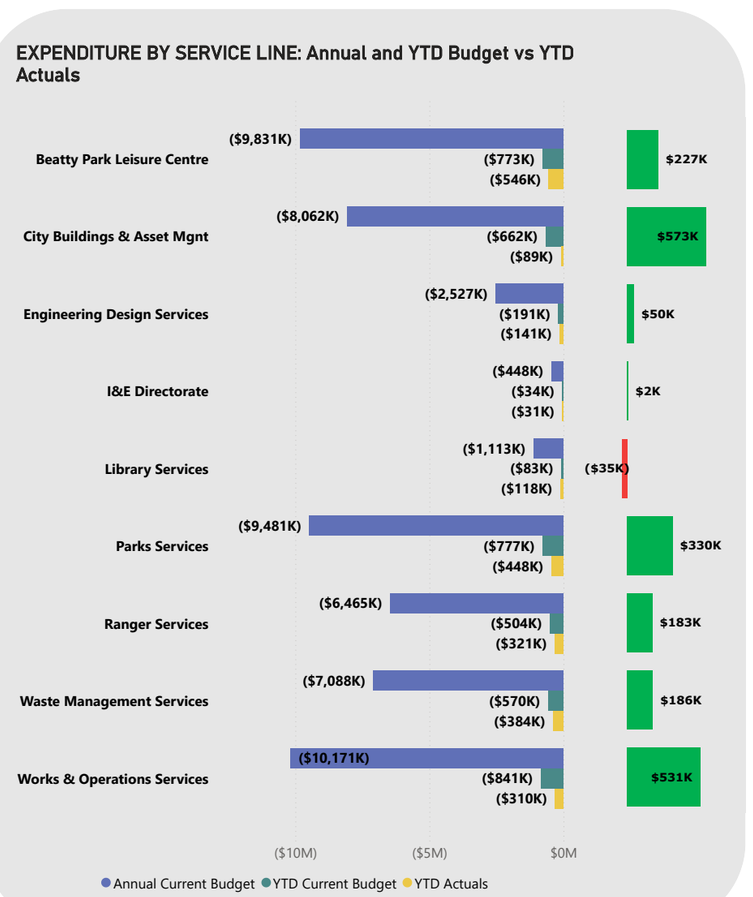
Library Services
$35k unfavourable expenditure mostly due to timing variances of employee costs of $35k.

Parks Services
$330k favourable expenditure mostly due to timing variances for materials and contracts of $279k, depreciation of $104k. This is partially offset with unfavourable timing variance in employee costs of $60k.

Ranger Services
$183k favourable expenditure mainly due to timing variances on materials and contracts of $89k, other expenditure of $65k and depreciation of $31k.

Waste Management Services
$138k favourable income variance due to timing variances in fees and charges of $106k and other revenues of $32k.
$186k favourable expenditure mostly due to timing variance on materials and contracts of $199k which is partially offset by unfavourable timing variances in employee costs of $15k.

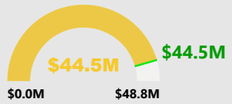
Works & Operations Services
$531k favourable expenditure mostly due to timing variance on depreciation of $432k and materials and contracts $128k.



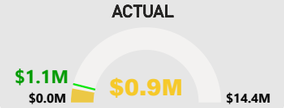
CITY OF VINCENT
NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
COMMUNITY & BUSINESS SERVICES DIRECTORATE
OFFICE OF THE CEO
AS AT 31 JULY 2024

CITY OF VINCENT

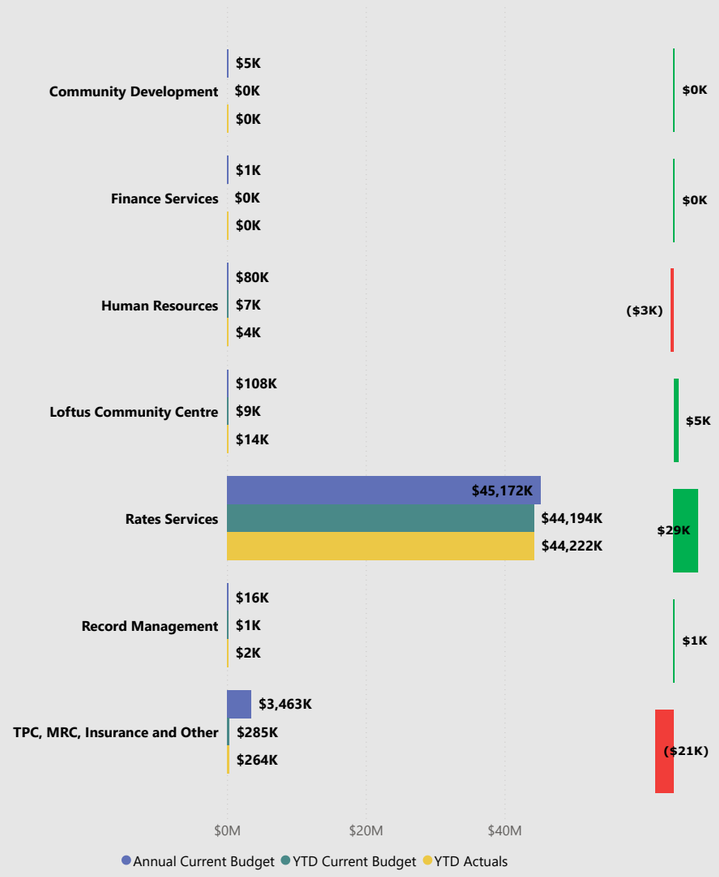
INCOME BUDGET VS ACTUAL



EXPENDITURE BUDGET VS ACTUAL



INCOME BY SERVICE LINE: Annual and YTD Budget vs YTD Actuals



KEY VARIANCE COMMENTARY
($20,000 and 10%)

Community Development
$78k unfavourable expenditure due to timing variance on donation payments $61k.

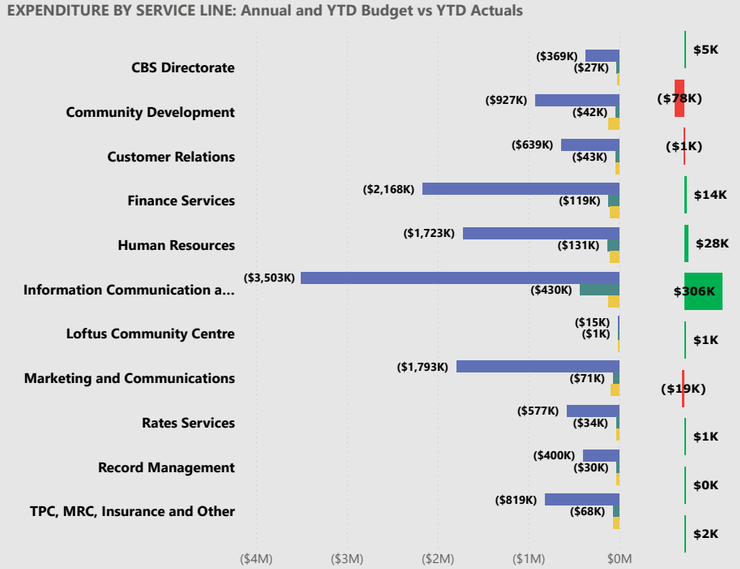
Human Resources
$28k favourable expenditure due to timing variance on materials and contracts of $15k and other employee costs of $10k.

Information Communication and Technology
$306k favourable expenditure due to timing variance on materials and contracts $308k, mainly in software license fees of $232k.

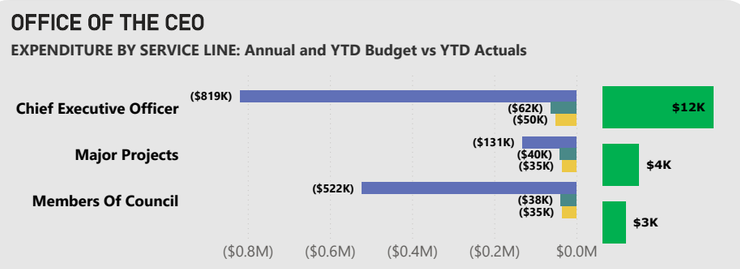
Rates Services
$29k favourable income mainly due to timing variance on interest earnings $74 and general rates of $53k, administration fees $25k which is offset by rates waiver of $120k as per council resolution.

TPC, MRC, Insurance and Other
$21k unfavourable mostly due to timing variances in financial assistance grants ($116k) offset by favourable variances in reimbursement ($76k) and interest revenue ($19k).

COMMUNITY AND BUSINESS SERVICES DIRECTORATE
EXPENDITURE BY SERVICE LINE: Annual and YTD Budget vs YTD Actuals



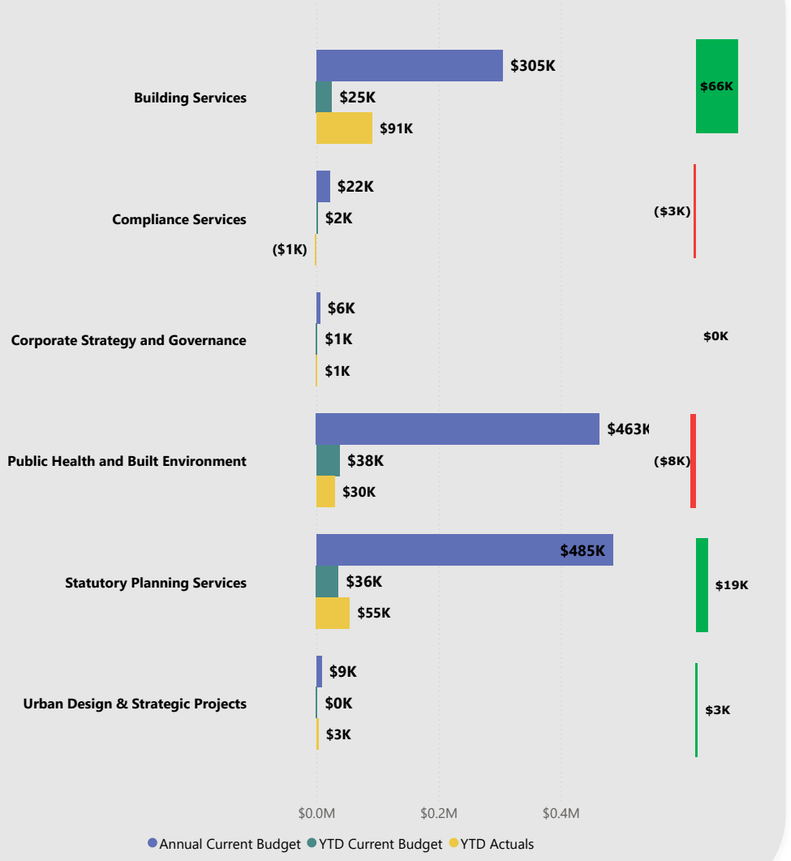
OFFICE OF THE CEO
EXPENDITURE BY SERVICE LINE: Annual and YTD Budget vs YTD Actuals



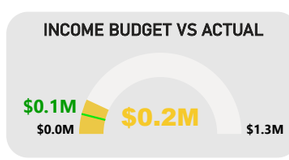
CITY OF VINCENT
NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
STRATEGY AND DEVELOPMENT DIRECTORATE
AS AT 31 JULY 2024

CITY OF VINCENT

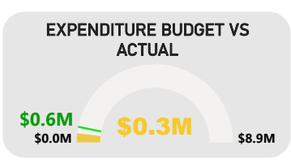
INCOME BY SERVICE LINE: Annual and YTD Budget vs YTD Actuals



INCOME BUDGET VS ACTUAL



EXPENDITURE BUDGET VS ACTUAL



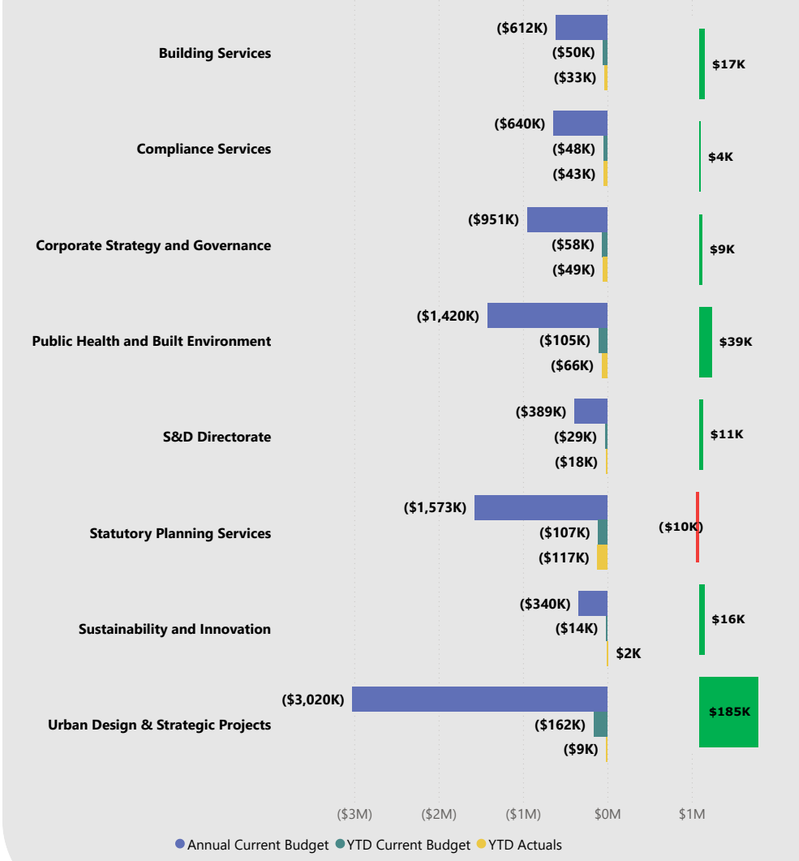
KEY VARIANCE COMMENTARY
($20,000 and 10%)

Building Services
$66k favourable income due to timing variance on fees and charges $66k.

Public Health and Built Environment
$39k favourable expenditure due to timing variance on materials and contracts $38k.

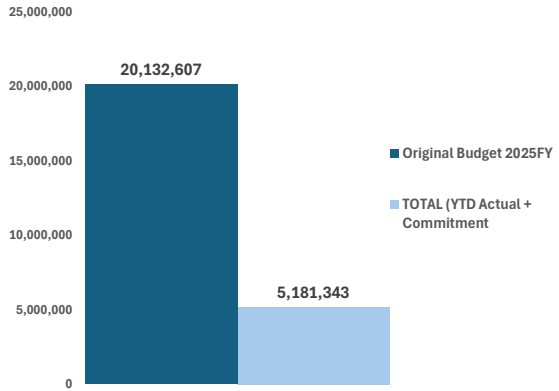
Urban Design & Strategic Projects
$193k favourable expenditure mostly due to timing variance on materials and contracts.

EXPENDITURE BY SERVICE LINE: Annual and YTD Budget vs YTD Actuals

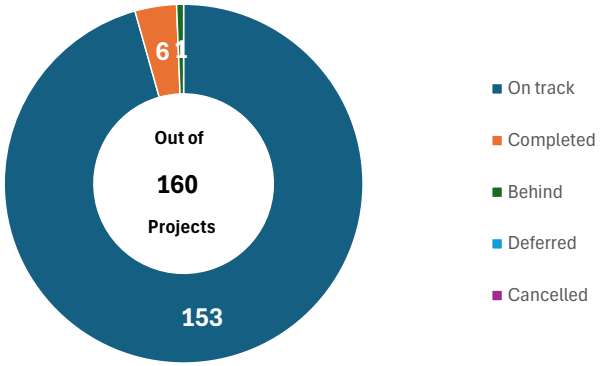


Note 5 - City Of Vincent - Capex Report As At 31 July 2024

Budget vs Total funds spent & committed

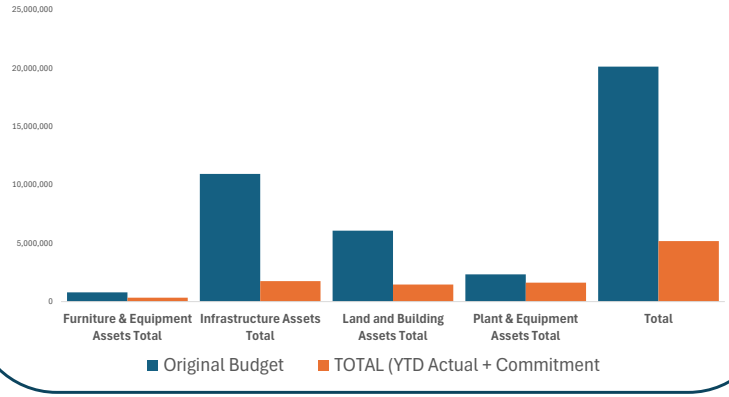


Summary of Project Status

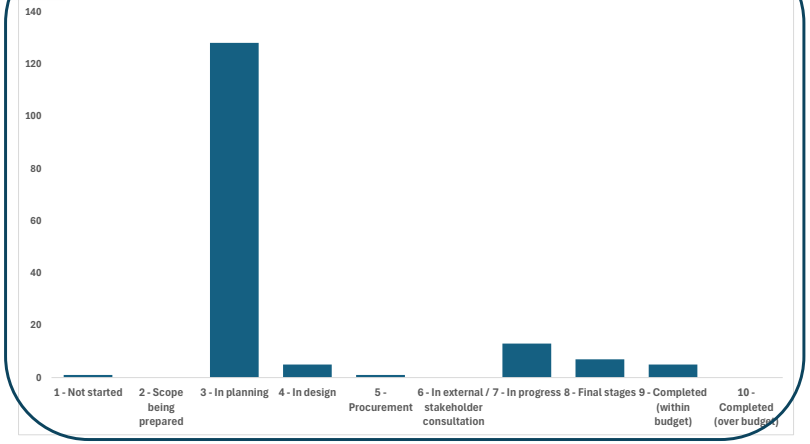


Project Count

Summary of Projects Budget vs Total funds spent & committed By Asset class



Summary of Project Stages



CITY OF VINCENT
NOTE 5 - CAPITAL WORKS SCHEDULE 2024/25
AS AT 31 JULY 2024

WO Name	Original Budget 2025FY	YTD Budget	YTD Actual	YTD Variance	Commitment	TOTAL (YTD Actual + Commitment	Status	Stage	Commentary
Land and Building Assets									
Air Conditioning & HVAC Renewal									
Air Conditioning & HVAC Renewal - Admin	484,000	-	-	-	-	-	On track	3 - In planning	Scope development
Air Con & HVAC Renew - Miscellaneous	91,570	-	-	-	27,527	27,527	On track	3 - In planning	Scope development
Air Con/HVAC Renew - Mt Hawthorn Comm Centre (Leased)	100,000	-	-	-	-	-	On track	3 - In planning	
Leederville Oval - HVAC Renewal - East Perth Function Room	120,000	-	-	-	-	-	On track	3 - In planning	
Public Toilet Renewal Program									
Britannia Road Pavilion Toilets - Roof Resheeting	70,000	-	-	-	-	-	On track	3 - In planning	
BPLC - Construction of Indoor Changerooms									
BPLC – Construc & Fit Out Indoor Pool Changerooms	742,352	5,000	3,525	1,475	59,472	62,997	On track	7 - In progress	Works ongoing
Litis Stadium changeroom redevelopment									
Infrastructure Works - Litis Stadium	1,900,000	-	0	(0)	817,790	817,790	On track	3 - In planning	
Floreat Athena Clubrooom Refurbishment - Litis Stadium	221,653	-	-	-	218,800	218,800	On track	3 - In planning	
Beatty Park Leisure Centre - Facilities Infrastruc									
BPLC - Facilities Infrastructure Renewal	250,000	25,000	23,720	1,280	75,738	99,458	On track	3 - In planning	
BPLC - Pool Tiling Works	6,848	-	-	-	29,409	29,409	On track	3 - In planning	
BPLC - Eastern Side Grandstand - Water Ingress	350,000	-	-	-	-	-	On track	3 - In planning	
Miscellaneous Asset Renewal (City Buildings)									
Misc Asset Renewal - City buildings	100,000	-	-	-	-	-	On track	3 - In planning	
Loftus - Gymnastics WA - Renew Fans and Ventilation	100,000	-	-	-	-	-	On track	3 - In planning	
Forrest Park Croquet - Kitchen Renewal	15,000	-	-	-	-	-	On track	3 - In planning	
City Buildings Painting Renewal	30,000	-	-	-	-	-	On track	3 - In planning	
Land and Building Asset Renewal Projects									
DLGSC - Lighting Renewal	243,302	-	-	-	948	948	On track	3 - In planning	
Lease Property Non Scheduled Renewal	101,500	-	-	-	20,051	20,051	On track	3 - In planning	
Library Renewals - Upgrades to Accessibility	85,000	-	-	-	-	-	On track	3 - In planning	
Gym roof repairs (Leased Belgravia)	60,000	-	-	-	-	-	On track	3 - In planning	
Lift Renewal - Administration & Civic Centre	240,000	-	-	-	131,210	131,210	On track	3 - In planning	Contractors engaged.
Leederville Oval - Misc Buildings Renewal	12,436	-	-	-	12,436	12,436	On track	3 - In planning	Retention money to be paid this FY.
Administration Centre Stage 1 - Accessibility (2024) Stage 2 - Customer Service and Foyer Renewal (2025)	300,000	-	-	-	13,898	13,898	On track	3 - In planning	
Loftus - Gymnastics WA - Roof Renewal	100,000	-	-	-	-	-	On track	3 - In planning	
Mt Hawthorn Com Centre - Roof Renewal	200,000	-	-	-	-	-	On track	3 - In planning	
DLGSC - Renew balcony tiling and waterproofing	35,000	-	-	-	-	-	On track	3 - In planning	
North Perth Bowling Club - conversion of bowling green	66,000	-	-	-	-	-	On track	3 - In planning	
Water and Energy Efficiency Initiatives									
Water and Energy Efficiency Initiatives	50,000	-	-	-	-	-	On track	3 - In planning	
Land & Building Assets Total	**6,074,661**	**30,000**	**58,128**	**(28,128)**	**1,407,279**	**1,465,407**			

Furniture & Equipment Assets									
Beatty Park Leisure Centre - Furniture & Equipment									
BPLC - Non Fixed Assets Renewal	195,000	-	-	-	5,755	5,755	On track	3 - In planning	
BPLC Non-Infrastructure Fixed Asset Renewal	100,000	-	-	-	-	-	On track	3 - In planning	
ICT Renewal Program									
ICT Infrastructure Renewal	120,000	6,000	5,815	185	-	5,815	On track	3 - In planning	
Public Arts Projects									
COVID-19 Artwork relief project	107,500	-	-	-	139,750	139,750	On track	7 - In progress	Awaiting for geo tech report to confirm engineering construc
Miscellaneous Asset Renewal (City Buildings)									
Furniture and Equipment Renewal - (Admin, Library and Depot)	40,000	-	-	-	3,960	3,960	On track	3 - In planning	
Parking Machines Asset Replacement Program									
Parking Infrastructure Renewal Program	226,012	190,000	180,385	9,615	-	180,385	Completed	9 - Completed (within budget)	Balance of modems for ticket machines completed
Furniture & Equipment Assets Total	**788,512**	**196,000**	**186,200**	**9,800**	**149,465**	**335,665**			
Plant & Equipment Assets									
Major Plant Replacement Program									
Heavy Fleet Replacement Program	1,320,000	-	-	-	1,476,037	1,476,037	On track	3 - In planning	
Fleet Management Program									
Light Fleet Replacement - Annual Allocation	-	-	-	-	-	-			
P1267 - Toyota Camry Hybrid 2.5Lt. Rego.1GUX039	50,000	-	-	-	-	-	On track	3 - In planning	
P1268 - Toyota Corolla Hybrid, 1GVG554	50,000	-	-	-	-	-	On track	3 - In planning	
P1270 - Toyota Corolla Hybrid 1GWG751, Ascent Hatch	50,000	-	-	-	-	-	On track	3 - In planning	
P1271 - Toyota Corolla Hybrid 1GWG752, Ascent Hatch	50,000	-	-	-	-	-	On track	3 - In planning	
P1272 - 1GWH072, Nissan LEAF EV 18MY, Artic White/Black	50,000	-	-	-	-	-	On track	3 - In planning	
P1273 - 1GWH073, Nissan LEAF Ev 18MY	50,000	-	-	-	-	-	On track	3 - In planning	
P1281 - HYUNDI - Ioniq EV Hatch - 1HCJ354 Rangers	50,000	-	-	-	-	-	On track	3 - In planning	
P1282 - Toyota Corolla Sedan Hybrid - 1HDR934	50,000	-	-	-	-	-	On track	3 - In planning	
P1289 - Kluger Hubrid Wagon 1HNG494	65,000	-	-	-	-	-	On track	3 - In planning	
P2186 - Fiat Dobl 1.6L MTA SWB\LR VAN Diesel - 1GEA133	50,000	-	-	-	-	-	On track	3 - In planning	
P2193 - Nissan Navara 4x2 - 1GQG990	50,000	-	-	-	-	-	On track	3 - In planning	
P2212 - Nissan Navara 4X DSL Auto DC RX - 1HCO126	50,000	-	-	-	-	-	On track	3 - In planning	
P2213 - Renaul Kangaroo 1HIY67	50,000	-	-	-	-	-	On track	3 - In planning	
P2215 - NAVARA 4X2 1HKO697	50,000	-	-	-	-	-	On track	3 - In planning	
P4006 - Polmac Box Trailer - 8WM071	3,000	-	-	-	-	-	On track	3 - In planning	
P4009 - Box Trailer - 8WL891	3,000	-	-	-	-	-	On track	3 - In planning	
P4020 - Trailer - Polmac 7x4 - 1THI414	5,000	-	-	-	-	-	On track	3 - In planning	
P4022 - Trailer - Polmac 7x4 Tipper - 1THR345	5,000	-	-	-	-	-	On track	3 - In planning	
P4026 - Trailer - 6 X 4 Tradesman - 1TIX236	7,500	-	-	-	-	-	On track	3 - In planning	
P4029 - Trailer 6X4 14inch One Door 1TNN265	5,000	-	-	-	-	-	On track	3 - In planning	
P4030 - Trailer 8X6 2 tonner Flat Top	5,000	-	-	-	-	-	On track	3 - In planning	
P4032 - Tailer 6x4 Galvanized Import - 1TQH625	5,000	-	-	-	-	-	On track	3 - In planning	
P4035 - 7x4 Cage Trailer with ramp 1TSS280	5,000	-	-	-	-	-	On track	3 - In planning	
P2171 - Toyota Corolla Hybrid Hatch	25,000	-	-	-	-	-	On track	3 - In planning	
P2209 - VW Caddy Maxi TDI250	69,894	-	-	-	69,894	69,894	On track	8 - Final stages	Ordered, expected delivery date August 2024
P2200 - VOLKSWAGEN Caddy Maxi TDI250	69,894	-	-	-	69,894	69,894	On track	8 - Final stages	Ordered, expected delivery date August 2024
P1279 - Toyota Camry Hybrid SL	28,000	-	-	-	-	-	On track	3 - In planning	
P2212 - Nissan Navara 4x DSL	45,000	-	-	-	-	-	On track	3 - In planning	
P1286 - Corolla Sedan Hybrid 1HKS151	-	-	3,744	(3,744)	-	3,744	Completed	9 - Completed (within budget)	2024FY project.
Artlets									
Artlets - Public Art - Sculpture	17,600	-	-	-	2,400	2,400	On track	3 - In planning	
Plant & Equipment Total	**2,333,888**	**-**	**3,744**	**(3,744)**	**1,618,225**	**1,621,969**			

Infrastructure Assets

Robertson Park Development Plan - Stage 1									
Robertson Park Stage 1A - Tennis Centre	350,000	-	-	-	158,766	158,766	On track	8 - Final stages	Majority of works to be completed July 24. Lighting procurement delayed until October 24
Greening program - Robertson Park	-	22,000	20,754	1,246	-	20,754	On track	7 - In progress	
Robertson Park Stage 1B/1C - Tennis Centre	1,579,000	-	-	-	-	-	On track	4 - In design	Landscaping design complete. Procurement for Civil engineering design complete.
Robertson Park Stage 1B - Contingency	-	-	-	-	-	-	On track	3 - In planning	
Robertson Park Stage 1A - Contingency	50,000	-	-	-	13,000	13,000	On track	8 - Final stages	
MISCELLANEOUS									
Temporary at-grade car park	450,000	-	-	-	-	-	On track	3 - In planning	
Parks Fencing Renewal Program									
Shakespeare St Res - renew perimeter fencing	30,000	-	-	-	-	-	On track	5 - Procurement	Quotes being sought. Consultation on fence style change completed.
Jack Marks Reserve - renew perimeter fencing	50,000	-	-	-	-	-	On track	3 - In planning	Consultation in conjunction with eco-zoning - August/September.
Footpath Upgrade and Renewal Program									
Footpath Upgrade and Renewal Program	185,500	35,000	34,092	908	82,169	116,261	On track	3 - In planning	Works ongoing
Parks Irrigation Upgrade & Renewal Program									
Britannia Reserve - renew groundwater bore (south) No 40	45,000	-	-	-	-	-	On track	7 - In progress	Awaiting timeframes. DWER Licence Recieved
Keith Frame Res - renew ground irrigation system and electrical cubicle and bore renewal	120,826	-	-	-	87,221	87,221	On track	7 - In progress	Works to occur September.
Hyde Park - renew groundwater bores No 24 and 29	90,000	-	-	-	-	-	On track	3 - In planning	DWER licence to be applied for
Robertson Park - renew groundwater bore No 31	50,000	-	-	-	-	-	On track	3 - In planning	DWER licence to be applied for
Gladstone St Res - renew irrigation, elec cabinet and ground water bore	120,000	-	-	-	-	-	On track	4 - In design	Design being developed
Ellesmere St Res - renew groundwater bore & electrical cabinet	75,000	-	-	-	-	-	On track	3 - In planning	DWER licence to be applied for
Brentham St Res - renew groundwater bore and electrical cabinet	75,000	-	-	-	-	-	On track	3 - In planning	DWER licence to be applied for
insrtall iron filter	170,000	-	-	-	-	-	On track	3 - In planning	DWER licence to be applied for
Forrest Park - upgrade irrigation system and electrical cabinet	250,000	-	-	-	1,000	1,000	On track	4 - In design	Design being developed
Litis Stadium - Inground Irrigation Renewal	90,000	-	-	-	-	-	On track	4 - In design	Design being developed
Road Maintenance Programs – MRRG									
Annual MRRG Program - bgt to be split	95,285	-	-	-	-	-	On track	3 - In planning	
MRRG - Brady Street South Bound	185,689	-	-	-	183,189	183,189	On track	3 - In planning	
MRRG - Powis Street EB	-	-	-	-	-	-	On track	3 - In planning	
MRRG - Bulwer Street EB	231,132	-	-	-	-	-	On track	3 - In planning	
MRRG - Angove Street EB	221,892	-	-	-	-	-	On track	3 - In planning	
MRRG - Leederville Pde	376,002	-	-	-	-	-	On track	3 - In planning	
MRRG - Guildford Rd EB	-	-	-	-	-	-	On track	3 - In planning	
Road Maintenance Programs – Local Road Program									
Annual Local Roads Program - bgt to be split	-	-	-	-	-	-	On track	3 - In planning	
LRP - Melrose St - Oxford St to Leicester St	159,830	-	-	-	135,618	135,618	On track	3 - In planning	
LRP - Stamford St - Melrose Street to Freeway Off Ramp	86,845	-	-	-	116,642	116,642	On track	3 - In planning	
LRP - Barnet St - Bourke Street to Barnet place	182,820	-	-	-	10,766	10,766	On track	3 - In planning	
LRP - Vine St - View Street to Alma Road	66,000	-	-	-	26,835	26,835	On track	3 - In planning	
LRP - Amy St - Lake St to Cul-De-Sac	89,870	-	-	-	6,292	6,292	On track	3 - In planning	
LRP - Halyey Ave - Bruce St to Richmond St	36,795	-	-	-	4,194	4,194	On track	3 - In planning	
LRP - Eton St - Ellesmere St to Green St	191,785	-	-	-	-	-	On track	3 - In planning	
LRP - Old Aberdeen Place - Golding St to Cul De Sac	92,840	-	-	-	15,193	15,193	On track	3 - In planning	
LRP - Broome Street - Beaufort St to Smith St	181,555	-	-	-	-	-	On track	3 - In planning	
LRP - Glebe Street - View St to Alma Rd	88,165	-	-	-	-	-	On track	3 - In planning	
LRP - Raglan Rd - Fitzgerald St to Norfolk St	145,695	-	-	-	-	-	On track	3 - In planning	
LRP - Forrest Street - Norfolk St to William St	164,890	-	-	-	-	-	On track	3 - In planning	
LRP - Forrest Street - William St to Walcott St	112,910	-	-	-	-	-	On track	3 - In planning	
LRP - Glendower Street - William St to Fitzgerald St	-	-	-	-	-	-	On track	3 - In planning	
LRP - Monmouth Street - William St to York St	-	-	-	-	-	-	On track	3 - In planning	

LRP - Bramall Street - E Parade to Joel Tce	-	-	-	-	-	-	On track	3 - In planning	
LRP - Chamberlain Street - Loftus Street to Pennant Street	-	-	850	(850)	2,565	3,415	Completed	9 - Completed (within budget)	2024FY project.
LRP - Hardy Street - Howlett Street to Scarborough Beach Road	-	-	180	(180)	5,662	5,843	Completed	9 - Completed (within budget)	2024FY project.
LRP - Richmond Street - Oxford Street to Leicester Street	-	-	159	(159)	5,566	5,725	Completed	9 - Completed (within budget)	2024FY project.
Parks Greening Plan Program									
Greening plan	150,000	-	-	-	2,542	2,542	On track	3 - In planning	2025 planting season projects TBD
Post PSHB Restoration Works	125,000	-	-	-	-	-	On track	4 - In design	Awaiting for DPIRD works to occur
Traffic Management Improvements									
Minor Traffic Management Improvements	337,850	-	-	-	29,534	29,534	On track	3 - In planning	Works and planning ongoing
Parks Infrastructure Upgrade & Renewal Program									
Parks Infrastructure Upgrade & Renewal - BBQ provision	45,000	-	-	-	40,162	40,162	On track	7 - In progress	BBQ's ordered - arriving August
Axford Park - replace flag poles	10,000	-	-	-	-	-	On track	7 - In progress	Ordered
Accessible City Strategy Implementation Program									
Wayfinding Implementation Plan - Stage 1	126,800	-	-	-	5,696	5,696	On track	8 - Final stages	Consultant completing final amendments to plan by end of July 24.
Road Maintenance Programs – State Black Spot									
Blackspot - Broome/Wright, Highgate	150,000	-	-	-	89,822	89,822	On track	3 - In planning	
Road Maintenance Programs – Roads to Recovery									
Annual Roads to Recovery Program - bgt to be split	233,740	-	-	-	-	-	On track	3 - In planning	
R2R - Forrest St - Norfolk St to William St	-	-	-	-	-	-	On track	3 - In planning	
R2R - Harold St - Vincent St to Beaufort St	-	-	-	-	-	-	On track	3 - In planning	
R2R - Forrest St - Fitzgerald St to Norfolk St	-	-	-	-	-	-	On track	3 - In planning	
R2R - Brentham Street - Egina and Raglan	-	-	2,577	(2,577)	1,500	4,077	Completed	10 - Completed (over budget)	2024FY project.
R2R - Raglan Road - Hutt to Hyde Street	-	-	2,734	(2,734)	158,045	160,778	Completed	10 - Completed (over budget)	2024FY project.
Public Open Space Strategy Implementation Plan									
Public Open Space Strategy Implementation	30,600	-	-	-	13,816	13,816	On track	7 - In progress	Items to be ordered as required
Birdwood Square - Public Toilets	44,306	1,000	740	261	5,235	5,975	On track	8 - Final stages	Toilet nearing completion
Birdwood Square upgrades - POS elements	59,530	-	-	-	29,058	29,058	On track	7 - In progress	Items to be ordered as required
Parks Lighting Renewal Program									
Lighting Renewal Program - General Provision	50,000	11,000	10,284	716	10,125	20,409	On track	7 - In progress	Britannia Rd - bollard installation underway
Community Safety Initiatives									
Laneway Lighting Program	83,200	-	-	-	12,250	12,250	On track	3 - In planning	New laneway lighting locations being confirmed
Banks Reserve Master Plan Implementation									
Walter`s Brook Crossing	247,000	10,000	7,684	2,316	168,945	176,629	On track	3 - In planning	Engineering currently reviewing drawings
General landscaping and park furniture/amenities	100,000	-	-	-	-	-	On track	3 - In planning	
Boardwalk - Interpretation Node	15,000	-	-	-	295	295	On track	8 - Final stages	Parks to complete works Sept 24.
Gully Soak-well and Minor Drainage Improvement Pro									
Minor Drainage Improvement Program	92,128	-	1,789	(1,789)	22,734	24,523	On track	3 - In planning	
Catchment Drainage Improvements	500,000	-	-	-	-	-	On track	3 - In planning	
Parks Eco-Zoning Program									
Monmouth Street	8,136	-	-	-	-	-	Behind	1 - Not started	On hold
Jack Marks Reserve - Eco-zoning	10,000	-	-	-	-	-	On track	3 - In planning	Consultation required with fencing
Road Reserves - Eco-zoning	13,000	-	-	-	-	-	On track	3 - In planning	Locations being determined
Bourke Street Reserve - Eco-zoning	20,000	-	-	-	-	-	On track	3 - In planning	Plans to be developed - drainage incorporated
Leake/Alma Street Reserve - Eco-zoning	7,000	-	-	-	-	-	On track	3 - In planning	Plans to be developed for consultation
Blackford Street Reserve - Eco-zoning	-	-	151	(151)	133	284	Completed	9 - Completed (within budget)	2024FY project.
Parks Pathways Renewal Program									
Venables Park - re-asphalt existing bitumen pathways	50,000	-	-	-	-	-	On track	3 - In planning	Works to be programmed with Engineering
Banks Reserve - re-asphalt existing bitumen pathways	50,000	-	-	-	-	-	On track	3 - In planning	Works to be programmed with Engineering

Car Parking Upgrade/Renewal Program									
Minor Capital Improv of City Car Parks (General Provision)	22,000	-	-	-	2,516	2,516	On track	3 - In planning	
Access and Inclusion (DAIP) – ACROD Parking Improve Program	30,000	12,000	11,000	1,000	36,364	47,364	On track	7 - In progress	Awaiting bollards for completion of project
Accessibility audits and proposed project implementation	50,000	-	-	-	-	-	On track	7 - In progress	As above
Bus Shelter Replacement and Renewal Program									
Bus Shelters - Replace & Upgrade	40,000	-	-	-	-	-	On track	3 - In planning	
Parks Playground / Exercise Equipment Upgrade									
Britannia Reserve - replace exercise equipment	80,000	-	-	-	-	-	On track	3 - In planning	RFQ to be developed for e-Quotes
Edinboro St Res - repl playground equipment and soft fall	160,000	-	-	-	-	-	On track	3 - In planning	Consultation to be developed
Hyde Park - renew playground and softfall (east)	150,000	-	-	-	-	-	On track	3 - In planning	Consultation to be developed
Auckland & Hobart St Reserve - replace shade sails	25,000	-	-	-	10,845	10,845	On track	7 - In progress	Ordered - installation date TBD
Beatty Park Reserve - Renew Playground Equipment and Softfall	170,000	-	-	-	-	-	On track	3 - In planning	Consultation to be developed
Birdwood Square - Renew Playground Equipment and Softfall	170,000	-	-	-	-	-	On track	7 - In progress	Designs being finalised for consultation with HPS
Leased Properties Margaret Kindy - Playground Equipment and Softfall Renewal	100,000	-	-	-	-	-	On track	3 - In planning	Scope to be developed with Kindy
Lynton St Res - Renew/rep playground equipment	-	-	650	(650)	-	650	Completed	10 - Completed (over budget)	2024FY project.
Hyde Park - water playground	-	-	-	-	-	-	On track	3 - In planning	
Bicycle Network									
Bicycle Network	520,430	-	-	-	25,210	25,210	On track	3 - In planning	
Bicycle Network - Travel Smart Actions	25,500	-	-	-	-	-	On track	3 - In planning	
Rights of Way Rehabilitation Program									
Rights of Way Rehab Program	126,000	-	-	-	1,116	1,116	On track	3 - In planning	
Street Lighting Renewal Program									
Street Lighting Upgrade Program	30,000	-	-	-	-	-	On track	3 - In planning	
Skate Space at Britannia Reserve									
Mt Hawt Skate Park - Youth Skate Facility (Election Commitment)	188,000	-	-	-	107,364	107,364	On track	3 - In planning	Path/basketball in planning for Oct/Nov
Car Parking Upgrade/Renewal Program									
HBF Stadium Car Park	-	-	14,425	(14,425)	22,250	36,675	On track	8 - Final stages	2024FY project. Works nearing completion
Infrastructure Assets Total	**10,935,546**	**91,000**	**108,068**	**(17,068)**	**1,650,234**	**1,758,301**			
Total	**20,132,607**	**317,000**	**356,140**	**(39,140)**	**4,825,203**	**5,181,343**			

Summary

	Original Budget 2025FY	YTD Budget	YTD Actual	Remaining Budget
	$	$	$	$
Land and Buildings	6,074,661	30,000	58,128	99.04%
Furniture and Equipment	788,512	196,000	186,200	76.39%
Plant and Equipment	2,333,888	-	3,744	99.84%
Infrastructure Assets	10,935,546	91,000	108,068	99.01%
Total	**20,132,607**	**317,000**	**356,140**	**98.23%**

Funding

	Original Budget 2025FY	YTD Budget	YTD Actual	Remaining Budget
	$	$	$	$
Own Source Funding - Municipal	12,045,599	316,863	270,211	97.8%
Cash Backed Reserves	2,982,397	137	37,754	98.7%
Capital Grants, Contributions and Loans	4,552,261	-	-	100.0%
Other (Disposals/Trade In)	552,350	-	48,175	91.3%
Total	**20,132,607**	**317,000**	**356,140**	**98.23%**

CITY OF VINCENT
NOTE 6 - CASH BACKED RESERVES
AS AT 31 JULY 2024

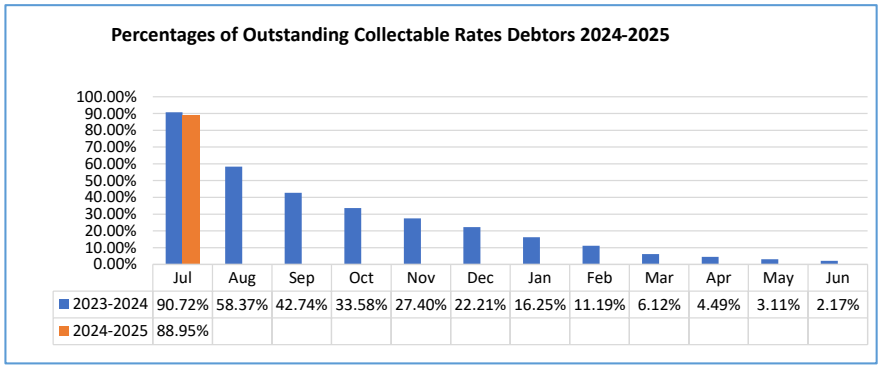
Reserve Particulars	Budget Opening Balance 1/07/2024	Actual Opening Balance 1/07/2024	Budget Transfers to Reserve 31/07/2024	YTD Actual Transfers to Reserve 31/07/2024	Budget Interest Earned 31/07/2024	YTD Actual Interest Earned 31/07/2024	Budget Transfers from Reserve 31/07/2024	YTD Actual Transfers from Reserve 31/07/2024	Budget Closing Balance 31/07/2024	Actual Closing Balance 31/07/2024
	$	$	$	$	$	$	$	$	$	$
Asset Sustainability Reserve	9,171,284	9,406,909	116,678	263,470	26,647	36,656	0	(37,617)	9,314,609	9,669,419
Beatty Park Leisure Centre Reserve	241,529	273,462	0	0	731	1,006	0	0	242,260	274,468
Cash in Lieu Parking Reserve	884,575	1,023,150	0	0	2,669	3,672	0	0	887,244	1,026,821
Hyde Park Lake Reserve	177,411	175,492	0	0	540	743	0	0	177,951	176,234
Land and Building Acquisition Reserve	326,965	323,439	0	0	995	1,369	0	0	327,960	324,808
Leederville Oval Reserve	76,166	75,344	0	0	232	319	0	0	76,398	75,663
Loftus Community Centre Reserve	151,353	149,712	0	0	461	634	0	0	151,814	150,347
Loftus Recreation Centre Reserve	127,553	285,115	6,075	5,835	380	523	0	0	134,008	291,473
Office Building Reserve - 246 Vincent Street	218,963	216,638	0	0	667	918	0	0	219,630	217,555
Parking Facility Reserve	116,179	114,926	0	0	354	487	0	0	116,533	115,413
Percentage For Public Art Reserve	264,395	312,870	0	0	688	946	0	0	265,083	313,816
Plant and Equipment Reserve	137	138	0	0	0	0	(137)	(137)	0	1
POS reserve - General	1,412,485	1,409,951	0	0	4,338	5,967	0	0	1,416,823	1,415,919
POS reserve - Haynes Street	85,590	100,340	3,545	3,545	260	358	0	0	89,395	104,243
State Gymnastics Centre Reserve	153,448	152,078	1,127	1,083	468	644	0	0	155,043	153,805
Strategic Waste Management Reserve	272,617	271,472	0	100,000	841	1,157	0	0	273,458	372,629
Catalina Land Sales Reserve	6,051,245	6,022,134	312,499	0	18,544	25,509	0	0	6,382,288	6,047,643
Underground Power Reserve	2,578,960	2,551,268	0	0	7,851	10,800	0	0	2,586,811	2,562,068
	22,310,855	**22,864,438**	**439,924**	**373,934**	**66,666**	**91,707**	**(137)**	**(37,754)**	**22,817,308**	**23,292,324**

CITY OF VINCENT
NOTE 7 - RECEIVABLES (RATING & OTHER DEBTORS)
FOR THE MONTH ENDED 31 JULY 2024

CITY OF VINCENT

Rates Outstanding

	Total
Balance from Previous Year	1,345,454
Rates Levied - Initial	44,225,965
Rates Levied - Interims	0
Rates Waived	(120,297)
Non Payment Penalties	99,849
Other Rates Revenue	187,399
Total Rates Collectable	**45,738,370**
Outstanding Rates	40,225,369
ESL Debtors	6,825,504
Pensioner Rebates Not Yet Claimed	1,607,728
ESL Rebates Not Yet Claimed	303,267
Deferred Rates Debtors	(176,914)
Current Rates Outstanding	**48,784,954**



Receivable - Other Debtors

DESCRIPTION	30 Days	60 Days	90 Days	OVER 90 DAYS	BALANCE
	$	$	$	$	$
DEBTOR CONTROL - HEALTH LICENCES	7,377	260	216	119,952	127,805
DEBTOR CONTROL - CASH IN LIEU CAR PARKING	0	0	0	170,762	170,762
DEBTOR CONTROL - PROPERTY INCOME	80,909	10,696	65,962	(1,517)	156,050
DEBTOR CONTROL - RECOVERABLE WORKS	1,370	0	0	(440)	930
DEBTOR CONTROL - BEATTY PARK LEISURE CENTRE	0	0	0	0	0
DEBTOR CONTROL - OTHER	185,939	12,919	1,172	59,081	259,110
DEBTOR CONTROL - % ART CONTRIBUTIONS	1,151	0	0	0	1,151
DEBTOR CONTROL - PLANNING SERVICES FEES	797	164	0	521	1,482
DEBTOR CONTROL - GST	(302,991)	(1,948,108)	108,483	2,142,616	(0)
DEBTOR CONTROL - INFRINGEMENT	148,065	159,349	91,659	786,270	1,185,343
PROVISION FOR DOUBTFUL DEBT (CURRENT)	0	0	0	(298,777)	(298,777)
IMPAIRMENT OF RECEIVABLES	0	0	0	(207,793)	(207,793)
TOTAL DEBTORS OUTSTANDING AS AT 30/06/2023	**122,616**	**(1,764,721)**	**267,492**	**2,770,675**	**1,396,062**
	8.8%	**-126.4%**	**19.2%**	**198.5%**	**100.0%**
ACCRUED INCOME					(322,675)
ACCRUED INTEREST					756,172
PREPAYMENTS					1,887,395
TOTAL TRADE AND OTHER RECEIVABLES					**3,716,954**

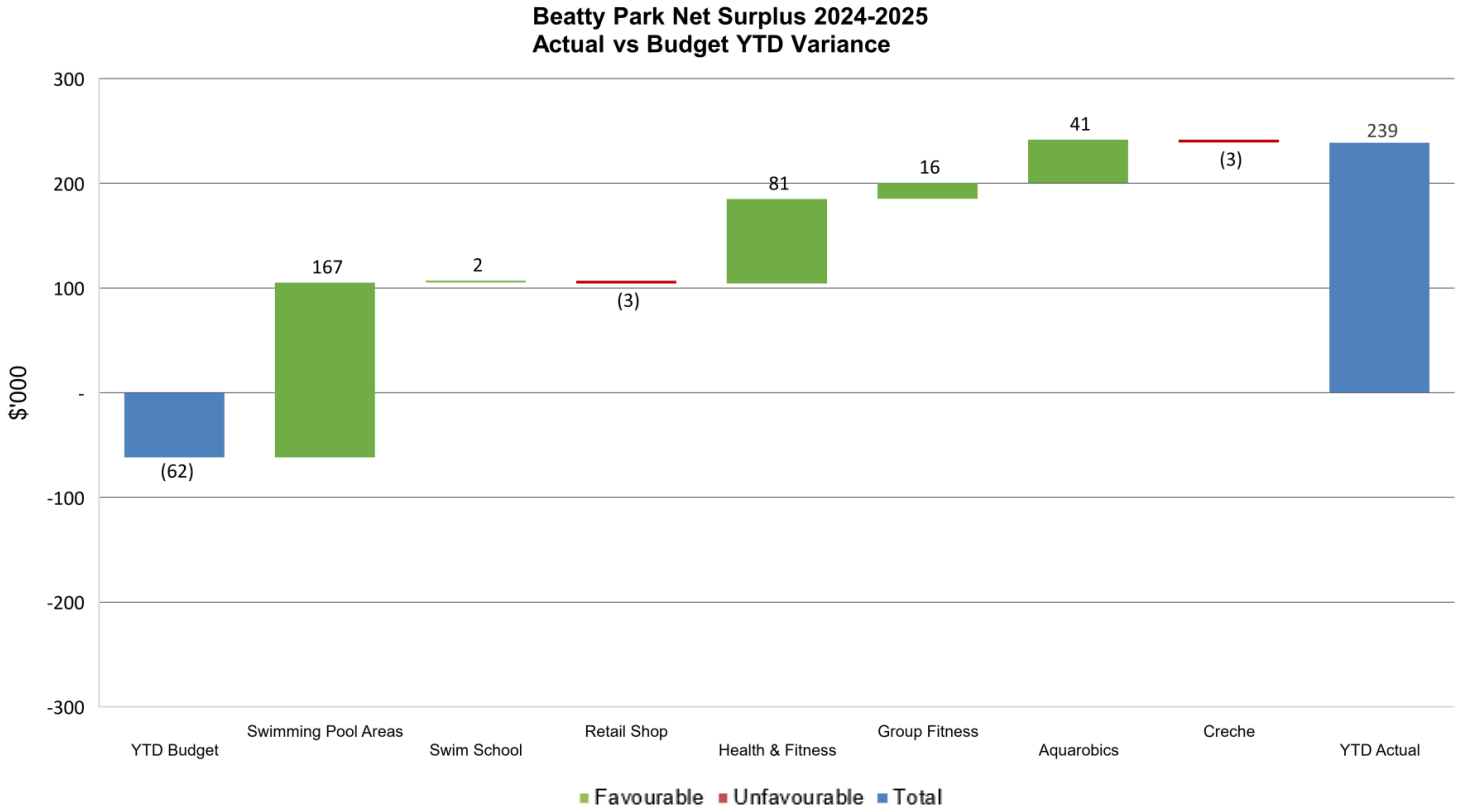
CITY OF VINCENT

CITY OF VINCENT
NOTE 8 - BEATTY PARK LEISURE CENTRE FINANCIAL POSITION
AS AT 31 JULY 2024

	Original Budget 2024/25 $	YTD Budget Jul-24 $	YTD Actuals Jul-24 $	YTD Actuals Jul-23 $	Month Actuals Jul-24 $	Month Actuals Jul-23 $
ADMINISTRATION						
Revenue	0	0	0	(52,488)	(64,583)	(52,488)
Expenditure	0	0	0	39,416	64,583	39,416
Surplus/(Deficit)	**0**	**0**	**0**	**(13,073)**	**0**	**(13,073)**
SWIMMING POOLS AREA						
Revenue	3,081,921	222,242	247,380	194,069	247,380	194,069
Expenditure	(5,025,298)	(408,047)	(266,067)	(151,586)	(266,067)	(151,586)
Surplus/(Deficit)	**(1,943,377)**	**(185,805)**	**(18,686)**	**42,482**	**(18,686)**	**42,482**
SWIM SCHOOL						
Revenue	2,254,260	187,854	221,205	190,775	221,205	190,775
Expenditure	(1,535,074)	(114,428)	(145,880)	(68,444)	(145,880)	(68,444)
Surplus/(Deficit)	**719,186**	**73,426**	**75,325**	**122,332**	**75,325**	**122,332**
RETAIL SHOP						
Revenue	741,524	61,793	44,303	48,283	44,303	48,283
Expenditure	(494,856)	(40,953)	(26,242)	(15,403)	(26,242)	(15,427)
Surplus/(Deficit)	**246,668**	**20,840**	**18,061**	**32,879**	**18,061**	**32,855**
HEALTH & FITNESS						
Revenue	2,291,153	190,931	238,255	201,638	238,255	201,638
Expenditure	(1,657,326)	(129,292)	(95,827)	(51,734)	(95,827)	(51,734)
Surplus/(Deficit)	**633,827**	**61,639**	**142,428**	**149,903**	**142,428**	**149,903**
GROUP FITNESS						
Revenue	798,500	66,542	82,750	68,574	82,750	68,574
Expenditure	(662,576)	(53,081)	(53,781)	(29,133)	(53,781)	(29,133)
Surplus/(Deficit)	**135,924**	**13,461**	**28,969**	**39,440**	**28,969**	**39,440**
AQUAROBICS						
Revenue	324,958	26,580	32,000	27,414	32,000	27,414
Expenditure	(633,296)	(47,247)	(11,444)	(8,544)	(11,444)	(8,544)
Surplus/(Deficit)	**(308,338)**	**(20,667)**	**20,555**	**18,870**	**20,555**	**18,870**
CRECHE						
Revenue	94,184	7,849	8,384	7,913	8,384	7,913
Expenditure	(433,796)	(32,811)	(36,084)	(12,413)	(36,084)	(12,413)
Surplus/(Deficit)	**(339,612)**	**(24,962)**	**(27,700)**	**(4,500)**	(27,700)	(4,500)
Net Surplus/(Deficit)	**(855,722)**	**(62,068)**	**238,950**	**388,474**	**238,950**	**388,334**
Less: Depreciation	(1,695,004)	(141,250)	0	0	**0**	0
Surplus/(Deficit)	**839,282**	**79,182**	**238,950**	**388,474**	**238,950**	**388,334**

CITY OF VINCENT
NOTE 8 - STATEMENT OF FINANCIAL ACTIVITY
BY SERVICE - GRAPH
AS AT 31 JULY 2024

CITY OF VINCENT



11.2 AUTHORISATION OF EXPENDITURE FOR THE PERIOD 01 JULY 2024 TO 31 JULY 2024

Attachments:

1. **July 2024 Payments by EFT and Payroll**
2. **July 2024 Payments by Direct Debit**
3. **July 2024 Payments by Cheque**
4. **July 2024 Payments for Fuel Cards**

Recommendation:

That Council RECEIVES the list of accounts paid under delegated authority for the period 01 July 2024 to 31 July 2024 as detailed in Attachments 1, 2 and 3 as summarised below:

EFT payments, including payroll		**$7,172,838.8**
Cheques	**82778**	**$34.0**
Direct debits, including credit cards		**$155,573.4**
Total payments for July 2024		**$7,328,446.2**

PURPOSE OF REPORT:

To present to Council the list of expenditure and accounts paid for the period 1 July 2024 to 31 July 2024.

DELEGATION:

Regulation 13(1) and (3) of the *Local Government (Financial Management) Regulations 1996 requires that a list of accounts 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.*

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 July 2024 to 31 July 2024, covers the following:

FUND	**CHEQUE NUMBERS/ BATCH NUMBER**	**AMOUNT**
Municipal Account (Attachment 1, 2 and 3)		
EFT Payments	3089-3098	$4,800,414.93
Payroll by Direct Credit	July 2024	$2,372,423.88
Sub Total		**$7,172,838.81**
Cheques		
Cheques	82778	$34.00

FUND	CHEQUE NUMBERS/ BATCH NUMBER	AMOUNT
Sub Total		**$34.00**
Direct Debits (including Credit Cards)		
Lease Fees		$21,017.53
Loan Repayments		$100,173.71
Bank Charges – CBA		$24,050.78
Credit Cards		$10,331.40
Sub Total		**$155,573.42**
Total Payments		**$7,328,446.23**

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 July 2024
Payment by EFT and Payroll
(Payee A-Z)

Payment Date	Payee	DESCRIPTION	AMOUNT
26/07/2024	A Mukherji	Refund of part dog registration fee	$ 77.50
26/07/2024	A Tucker	Refund of part dog registration fee	$ 150.00
26/07/2024	AAAC Towing Pty Ltd	Vehicle towing	$ 1,761.10
26/07/2024	ACEAM	Leederville Oval building condition audit	$ 15,097.50
12/07/2024	Acurix Networks Pty Ltd	Leederville wifi services - July 24	$ 1,503.70
26/07/2024	Addstyle Constructions Pty Ltd	Refund of infrastructure bond	$ 5,000.00
12/07/2024	ADR CO PTY LTD	ADR Monthly support TicketOr2 Licensing July 2024	$ 4,729.16
26/07/2024	Afgri Equipment Australia Pty	Mowing Blades	$ 201.23
12/07/2024	AG and CJ Finch	Trestle Tables Storage containers	$ 185.88
12/07/2024	Alchemy Saunas Pty Ltd	Sauna monthly rental - June 2024	$ 2,860.00
15/07/2024	Alexandra Castle	Deputy Mayor Allowance July 2024	$ 1,428.17
15/07/2024	Alexandra Castle	Meeting allowance July 2024	$ 2,094.75
26/07/2024	Alinta Sales Pty Ltd	Gas Supplies : Various locations	$ 382.85
12/07/2024	Alison Austin	Fitness instructor fee	$ 360.00
15/07/2024	Alison Xamon	Meeting allowance July 2024	$ 2,808.83
15/07/2024	Alison Xamon	Mayor allowance July 2024	$ 5,712.67
12/07/2024	All Good Grub	Catering for STAG Meeting July 2024	$ 325.60
12/07/2024	Alliance Engineering Consultan	Consulting fee - Leederville Oval	$ 4,940.65
26/07/2024	Allpipe Technologies	CCTV inspection works -Anzac Rd/Britannia reserve	$ 1,950.00
12/07/2024	Allpipe Technologies	CCTV inspection works -Bourke St/ Melrose	$ 2,145.00
12/07/2024	Allstate Kerbing	Kerbing Services - Pier St HBF Park	$ 6,481.64
12/07/2024	ALSAI Pty Ltd t/a Yoga King Pr	Supply of sharp edge blocks	$ 530.00
12/07/2024	Alsco Pty Ltd	Monthly mat changeover	$ 813.65
12/07/2024	Ampol Australia Petroleum Pty	Fuel and Oil June 2024	$ 27,569.84
12/07/2024	Amy Fink	Fitness instructor fee	$ 554.40
12/07/2024	Andre Rampono	Refund of infrastructure bond	$ 1,000.00
12/07/2024	Animal Care Equipment & Servic	Refund of part dog registration fee	$ 928.83
26/07/2024	Anna Cappelletta	Fitness instructor fee	$ 1,840.00
26/07/2024	APARC Pty Ltd	Credit card transactions parking meters June 24	$ 60,808.58
26/07/2024	APARC Pty Ltd	Aparc 3G modem upgrade 50% balance	$ 198,423.50
12/07/2024	APARC Pty Ltd	LHC sensors July 2024	$ 1,062.27
12/07/2024	APARC Pty Ltd	Maintenance of parking meters July 2024	$ 25,313.71
26/07/2024	APRA Ltd	Music for Councils prepaid -01.07.24 to 30.09.24	$ 1,757.22
12/07/2024	Aqua Lung Australia Pty Ltd	Merchandise - BPLC	$ 5,141.29
26/07/2024	Arbor Consulting	Arboricultural services - Admin	$ 2,970.00
12/07/2024	Arbor Consulting	Arboricultiral assessment - Hyde Park and Imbrose lane	$ 22,156.20
26/07/2024	Artisan Alley Pty Ltd	Catering for NAIDOC Week event	$ 638.00
15/07/2024	Ashlee La Fontaine	Meeting allowance July 2024	$ 2,094.75
26/07/2024	Ashleigh Jermy	Frame court parking permit refund	$ 210.00
15/07/2024	Ashley Wallace	Meeting allowance July 2024	$ 2,094.75
8/07/2024	Ashley Wallace	Council meeting fee - October 2023 back pay	$ 64.97
26/07/2024	Asphaltech Pty Ltd	Asphalt supplies	$ 268,368.27
12/07/2024	Asphaltech Pty Ltd	Asphalt supplies	$ 15,466.80
12/07/2024	ATI-Mirage Training and Busine	Training for staff	$ 2,953.70
12/07/2024	Australia Post	Auscontact Awards Night 02.08.24	$ 1,786.19
12/07/2024	Australian HVAC Services	Postage charges June 2024	$ 385.00
26/07/2024	Australian Institute of Manage	Air-conditioning maintenance - Depot	$ 1,451.00
5/07/2024	Australian Services Union	Payroll deduction	$ 159.00
22/07/2024	Australian Services Union	Payroll deduction	$ 159.00
5/07/2024	Australian Taxation Department	Payroll deduction	$ 229,224.00
22/07/2024	Australian Taxation Department	Payroll deduction	$ 236,516.00
12/07/2024	Aventedge Pty Ltd	HR Law Master Class Conference	$ 1,758.90
26/07/2024	AvePoint Au Pty Ltd	Consultancy optus implementation	$ 4,400.00
26/07/2024	Award Irrigation Pty Ltd	Locating services - various locations	$ 2,838.00
12/07/2024	Award Irrigation Pty Ltd	Locating services - various locations	$ 3,239.50
12/07/2024	Balcatta Mowers & Chainsaws Pt	Supply of gardening equipment	$ 242.20
12/07/2024	Bar Code Data Systems Pty Ltd	Bixolon Case for SPP-R200 printers	$ 2,004.20
26/07/2024	Beatty Park Physiotherapy Pty	Fitness instructor fee	$ 720.00
26/07/2024	Benara Nurseries	Plant supplies	$ 2,936.47
12/07/2024	Benara Nurseries	Supply of plants & gardening equipments	$ 2,483.80
12/07/2024	Bing Technologies Pty Ltd	Printing and photocopying - June 2024	$ 12,993.37
12/07/2024	BizFurn Express Australia Pty	Supply of circulardisc based high table	$ 370.00
26/07/2024	Bladerunner Trust	Bobcat hire	$ 11,555.50
12/07/2024	Bladerunner Trust	Bobcat hire	$ 7,611.50
12/07/2024	Bladon WA	Schools National Tree Day Event	$ 1,798.50
12/07/2024	Blue Heeler Trading	Uniform supplies	$ 162.80
26/07/2024	Boc Gases Australia Limited	Medical oxygen supplies	$ 75.24
12/07/2024	Boc Gases Australia Limited	Medical oxygen supplies	$ 113.78
12/07/2024	Bolinda Digital Pty Ltd	E-Resources from Bolinda Digital for Borow boxes	$ 2,015.06
26/07/2024	Boral Construction Materials G	Supply of Concrete	$ 2,840.70

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12/07/2024	Boral Construction Materials G	Supply of Concrete	$	2,685.33
26/07/2024	Bredideca	Supply batteries for floor scrubber	$	1,025.75
12/07/2024	Bredideca	Supply long hose for floor scrubber	$	286.34
26/07/2024	Briskleen Supplies	Supply Toiletry and Cleaning Supplies BPLC	$	824.80
12/07/2024	Briskleen Supplies	Supply Toiletry and Cleaning Supplies & nappies BPLC	$	3,203.03
12/07/2024	Broomstick Prod & Cold Crankin	MIPRO ACT32T-5 wireless bodypack transmi & fitness audio aerolink receiver	$	1,057.00
12/07/2024	Building and Construction Indu	Levy collection 01.06.24 to 30.06.24	$	10,691.74
26/07/2024	Bunnings Group Limited	Hardware supplies	$	1,601.33
12/07/2024	Bunnings Group Limited	Hardware supplies	$	5,201.34
12/07/2024	CA AND PR CHARLESTON	Printing services Corflute	$	143.00
12/07/2024	Casa Vibrazione Pty Ltd	Business enhancement grant	$	4,093.24
12/07/2024	Castledex Pty Ltd	Flower table -1276 Diameter adjustable height	$	3,229.60
26/07/2024	Catherine Kosick	Reimbursement for BPLC expenses	$	575.14
12/07/2024	Catherine Kosick	Reimbursement for purchases for BPLC	$	211.24
12/07/2024	Charmaine Amanda Magness	Fitness instructor fee	$	290.00
26/07/2024	Choiceone Pty Ltd	Hire of agency staff	$	14,959.22
12/07/2024	Choiceone Pty Ltd	Hire of agency staff	$	9,323.25
26/07/2024	Christou Design Group Pty Ltd	Architectural Services	$	660.00
12/07/2024	Christou Design Group Pty Ltd	Architectural Services	$	550.00
12/07/2024	City Of Perth	Building archive retrievals June 2024	$	100.76
12/07/2024	City of South Perth Municipal	Refund of part dog registration fee	$	77.00
26/07/2024	City of Stirling	Dog impound fee June 2024	$	16,181.00
5/07/2024	City of Vincent	Payroll deduction	$	1,022.58
22/07/2024	City of Vincent	Payroll deduction	$	969.33
5/07/2024	City of Vincent Social Club	Payroll deduction	$	449.60
22/07/2024	City of Vincent Social Club	Payroll deduction	$	442.59
12/07/2024	Civica Pty Ltd	Rates on demand June 2024	$	66.00
12/07/2024	Civica Pty Ltd	Civica Year End GL Training	$	880.00
26/07/2024	Coates Hire Operations Pty Ltd	Hire Plant and Machinery	$	1,522.87
12/07/2024	Coates Hire Operations Pty Ltd	Hire Plant and Machinery	$	2,008.19
26/07/2024	Cobblestone Concrete Pty Ltd	Concrete path repairs	$	45,317.27
12/07/2024	Colin Dickson and Francesca Ne	Fitness instructor fee	$	60.00
26/07/2024	Commercial Aquatics Australia	Maintenance services BPLC	$	698.50
12/07/2024	Commercial Aquatics Australia	Maintenance services - June 24 BPLC	$	594.00
12/07/2024	Commonwealth Bank of Australia	2 month trial for Council IQ.	$	1,980.00
12/07/2024	Compu-Stor	Off-site Storage and Digitisation	$	287.37
26/07/2024	Contra-Flow Pty Ltd	Traffic management - Various locations	$	50,601.21
12/07/2024	Contra-Flow Pty Ltd	Traffic Management - various locations	$	28,579.43
26/07/2024	Corsign WA	Sign supplies and install various locations	$	13,185.67
26/07/2024	Cromag Pty Ltd t/as Sigma Chem	Supply of pool chemicals for BPLC	$	3,019.94
26/07/2024	CSE Crosscom Pty Ltd	2 Way Radio Batteries and freight	$	1,061.50
12/07/2024	CSE Crosscom Pty Ltd	2 Way Radio Batteries & Network access fee June 2024	$	1,886.50
26/07/2024	CTI Security Services Pty Ltd	Alarm monitoring - various locations	$	2,100.18
12/07/2024	CTI Security Services Pty Ltd	Supply & install 4G Upgrade - Britannia Pavillion & forrest park	$	608.00
26/07/2024	C-Twelve	Pallet C-Twelve Back 20kg bags	$	1,650.00
26/07/2024	CW & SC Dearman	Fitness instructor fee	$	180.00
12/07/2024	Cygnet West Pty Ltd	Consulting fee for May 2024	$	1,837.50
12/07/2024	D J Thorpe	Rebate for reusable sanitary product	$	30.00
12/07/2024	D John Inglis T/A Aline Brickp	Brick paving services - Pennant St & Raglan Rd	$	9,570.00
12/07/2024	D Morrissy	Reimbursement of purchases for BPLC	$	239.97
12/07/2024	D1 Store Pty Ltd	DJI Mavic 3 Enterprise drone and accessories	$	6,868.00
26/07/2024	Dalfour Pty Ltd ITF Brandconne	500x swim nappies + custom backing card	$	5,335.00
12/07/2024	Dalfour Pty Ltd ITF Brandconne	Supply of hooded gym towels & beacg towels BPLC	$	3,627.25
26/07/2024	D'Angelo Legal Trust Account	Court Costs pertaining to compliance matter	$	21,846.00
12/07/2024	Daniela Toffali	Fitness instructor fee	$	840.00
12/07/2024	Dean Cahill	Rates refund	$	323.13
12/07/2024	Denise Morgan	Refund of dog registration fee	$	150.00
12/07/2024	Department of Mines, Industry	Levy collection fee June 2024	$	21,379.27
12/07/2024	Department of Planning Lands a	DAP fee payment	$	264.00
5/07/2024	Department of Social Serivces	Payroll deduction	$	340.71
22/07/2024	Department of Social Serivces	Payroll deduction	$	340.71
26/07/2024	Department of Transport	Vehicle ownership search - June 2024	$	6,505.55
26/07/2024	Department of Transport	Annual Rego FY 2024-2025	$	34,952.25
12/07/2024	Department of Transport	Vehicle ownership search - May 2024	$	6,146.80
26/07/2024	Devco Builders	Maintenance and repairs - various location	$	860.38
12/07/2024	Devco Builders	Maintenance and repairs - BPLC	$	23,221.63
12/07/2024	Devco Builders	Maintenance and repairs - Various Locations	$	24,014.26
12/07/2024	Devco Builders	Maintenance and repairs - View St Carpark	$	19,498.80
12/07/2024	Devco Builders	Maintenance and repairs - Administration	$	14,888.94
26/07/2024	Diplomatik Pty Ltd	Hire of agency staff	$	11,903.95
12/07/2024	Diplomatik Pty Ltd	Hire of agency staff	$	4,039.25
26/07/2024	Discus on Demand Pty Ltd	Printing services - BPLC	$	823.90
12/07/2024	Discus on Demand Pty Ltd	Printing services - BPLC	$	1,200.10
12/07/2024	Diversity Cleaning Services Pt	Window cleaning services - BPLC	$	1,320.00
12/07/2024	Donald Veal Consultants P/L	Road Safety Audit - Brady/Tasman St Broome/Wright St	$	7,040.00
12/07/2024	Donegan Enterprises Pty Ltd	Playground repair and maintenance various locations	$	5,456.00
12/07/2024	Downer EDI Services Pty Ltd	Cabling work - BPLC	$	3,082.75

12/07/2024	Downer EDI Services Pty Ltd	Install switch & program auto door locked	$	1,206.70
26/07/2024	Eamco Pty Ltd t/as EOS Electri	Electrical Services - various location	$	2,920.53
26/07/2024	Eamco Pty Ltd t/as EOS Electri	Electrical services - replacement of 24 bollards light Britannia Reserve	$	11,312.35
12/07/2024	Eamco Pty Ltd t/as EOS Electri	Electrical Services - Admin	$	5,485.96
12/07/2024	Eamco Pty Ltd t/as EOS Electri	Electrical Services - various locations	$	12,128.29
12/07/2024	Eamco Pty Ltd t/as EOS Electri	Electrical Services - Sydney Haynes Park	$	26,601.26
12/07/2024	Eamco Pty Ltd t/as EOS Electri	Electrical Services - Birdwood Square	$	8,710.90
12/07/2024	Eclipse Soils Pty Ltd	Supply of Mulch	$	6,336.00
26/07/2024	Educational Art Supplies	Marker Master Mega Pack of 12	$	30.60
26/07/2024	Elizabeth Hunt	Refund of part animal registration fee	$	150.00
12/07/2024	Elizabeth Sully	Animal Reg Refund ID 104520	$	100.00
12/07/2024	Ellenby Pty Ltd	Supply of plants and trees	$	12,640.30
12/07/2024	Enviroblast Cannington	Pressure cleaning services - June 24	$	1,663.50
15/07/2024	ER NG Woolf	Meeting allowance July 2024	$	2,094.75
26/07/2024	Erica Skelly	Refund of part dog registration fee	$	30.00
5/07/2024	ES Vincent	Payroll deduction	$	4,807.52
22/07/2024	ES Vincent	Payroll deduction	$	4,807.52
26/07/2024	Evenergi Pty Ltd	EV Transition Plan	$	5,151.30
12/07/2024	Event & Conference Co	Waste & Recycle Conference 04 Sept 2024 to 05 Sept 2024	$	3,335.00
26/07/2024	Fairplace	Workshop preparation and facilitation 9 July 2024	$	3,168.00
12/07/2024	Farmarama Pty Ltd	Fertgrow application - various locations	$	19,801.87
26/07/2024	Finestone Investments Pty Ltd	Plumbing Services Hyde park Cafe toilets	$	153.29
12/07/2024	Fiona Yelas	Refund of part dog registration fee	$	150.00
26/07/2024	Flexi Staff Group Pty Ltd	Hire of agency staff	$	26,416.46
12/07/2024	Flexi Staff Group Pty Ltd	Hire of agency staff	$	17,645.59
26/07/2024	Flick Anticimex Pty Ltd	Pest control services - Various Locations	$	1,496.00
12/07/2024	Flick Anticimex Pty Ltd	Pest control services - Loftus Rec Centre & view street	$	4,411.00
26/07/2024	Focus Networks	Australian Domain Authority register	$	110.00
26/07/2024	Focus Networks	Implementation and training (one-off): Ruckus Professional Services	$	6,396.72
26/07/2024	Focus Networks	Project Block Hours July 2024	$	11,220.00
26/07/2024	Focus Networks	Software as a Service July 2024	$	15,209.92
26/07/2024	Focus Networks	Annual SSL wildcard certificate	$	3,943.50
12/07/2024	Focus Networks	Exchange Online Migration	$	8,938.05
26/07/2024	G C & Y Beaton	Reimbursement for team events catering	$	100.00
12/07/2024	G C & Y Beaton	Reimbursement for fuel	$	81.67
12/07/2024	G D & C A Ewen t/as UN Plumbin	Beatty Park - Removal and repairs of sewer lines	$	8,965.00
12/07/2024	Gabrielle White	Refund of membership fee BPLC	$	604.05
12/07/2024	Galt Geotechnics	Newcastle Street drainage proposal	$	4,345.00
12/07/2024	George Araj	Attendance Audit Commitee 27.06.24	$	305.00
12/07/2024	Georgina Gardner	Crossover subsidy 77 East St Mt Hawthorn	$	210.00
12/07/2024	GHD Pty Ltd	Drainage Design Brief 463-507 Newcastle	$	6,300.00
26/07/2024	Go Doors Pty Ltd	Service call out to replace faulty door	$	462.00
12/07/2024	Golf Car Rentals Pty Ltd t/as	Servicing of Cushman	$	9,695.16
26/07/2024	Golly Investments	Catering for NAIDOC Week 2024 event 11 July 2024	$	215.00
12/07/2024	Golly Investments	Catering for City Events - Staff 26 Jun 2024	$	320.00
12/07/2024	Green Options Pty Ltd	Maintenance of Leederville Oval - June 2024	$	12,738.00
12/07/2024	Grillex Pty Ltd	Reviva drinking fountain with Dog Bowl	$	4,862.00
26/07/2024	Halytech	Supply & install Halytech Illuminator	$	1,540.00
12/07/2024	Hanks Very Much	Business enhancement grant	$	5,000.00
26/07/2024	Hart Sport Australia Pty Ltd	Hart Pilates Soft Ball and shipping charges	$	223.00
12/07/2024	Hart Sport Australia Pty Ltd	Aqua Dumbell Single disc and boxing gloves	$	1,422.00
5/07/2024	Health Insurance Fund of Austr	Payroll deduction	$	201.85
22/07/2024	Health Insurance Fund of Austr	Payroll deduction	$	201.85
12/07/2024	Health Safety Works	Annual Subcription FY 2024-2025	$	1,320.00
12/07/2024	HISP	Reimursement for - BPLC	$	831.85
26/07/2024	Hoang T Nguyen	Refund of part membership fee BPLC	$	441.13
12/07/2024	Hocking Planning & Architectur	Local heritage survey - September 2023	$	29,062.00
12/07/2024	Holcim (Australia) Pty Ltd	Supply of Concrete	$	888.14
12/07/2024	ID Consulting Pty Ltd	Economic Health Check Report 50% project	$	5,500.00
12/07/2024	ID Consulting Pty Ltd	Housing ID annual subcription 1 month	$	756.25
26/07/2024	Imagesource	Printing services	$	434.50
26/07/2024	Imagesource	Swim school handover tent signs	$	710.60
12/07/2024	Imagesource	Evaluation/Appraisal Cards folders and studio 2 wallpaper	$	7,694.50
12/07/2024	Imperium IQ Pty Ltd	Consultancy services - The Avenue Multis	$	2,200.00
12/07/2024	Inhabit Place Pty Limited	9x Inhabit Place place audits	$	15,950.00
12/07/2024	Inhabit Place Pty Limited	Monthly access to interactive dashboard	$	1,485.00
12/07/2024	Inlogik Pty Ltd	Monthly subcription fee June 2024	$	235.40
26/07/2024	Insight Enterprises Australia	Azure plan 01.05.24 to 31.05.24	$	260.43
12/07/2024	Integrity Management Solutions	Additional subscription to compliance	$	2,552.00
12/07/2024	Ip Khalsa Pty Ltd	Mail deliveries and collection 01.02.24	$	1,089.00
26/07/2024	IPN Medical Centres - Morley	Medical Assessment	$	330.00
26/07/2024	IPWEA Ltd	NAMS+ subscription FY 2024 to FY 2025	$	2,182.40
26/07/2024	J & K Hopkins	Office supplies	$	644.99
26/07/2024	J Blackwood & Son Ltd	Hydrolyte (50 pack) & Ear Muffs	$	2,258.18
12/07/2024	J Elder	Refund of infrastructure bond	$	3,000.00
26/07/2024	J P Marsland	Fitness instructor fee	$	720.00
12/07/2024	Jackson McDonald General Accou	Sale & Development - Avenue and Frame Car park	$	34,210.76

26/07/2024	James Chung	Fitness instructor fee	$	360.00
26/07/2024	James Merrillees	Refund of part dog registration fee	$	150.00
12/07/2024	Janet Verburg	Fitness instructor fee	$	1,364.00
26/07/2024	Janetto Osborne	Service and repairs	$	625.80
26/07/2024	JB Commercial Ltd	Purchase of office supplies	$	2,014.43
12/07/2024	JB Commercial Ltd	Purchase of office supplies	$	4,241.00
26/07/2024	JDH & JAM Investments No6 Pty	Rates refund	$	2,405.71
26/07/2024	Jeannie Smith	Refund of part application fee BPLC	$	340.98
12/07/2024	Jenabi (Jay) Naidoo	Recogonition and Reward morning tea	$	583.03
12/07/2024	Jenith Pty Ltd	Financial Review for Financial Year 2023	$	273.00
12/07/2024	Jessica Brennan	DA refund	$	640.00
15/07/2024	Jonathan Hallett	Meeting allowance July 2024	$	2,094.75
26/07/2024	Joslin Colli	Reimbursement for Service planning session	$	218.00
12/07/2024	Joslin Colli	Stationary for planning session	$	113.78
12/07/2024	K.S.Black Pty Limited	Bore/pump maintenance - Roberston Park, Britannia Rd Reserve & Depot	$	5,224.69
26/07/2024	Kailis Bros Fish Cafe	Refund on invoice 50983	$	60.00
12/07/2024	Katherine Wilkinson	Retail store items for re-sale	$	209.00
12/07/2024	Kayleigh Peace	Fitness instructor fee	$	420.00
26/07/2024	Kennards Hire	Equipment hire - Drill	$	76.80
12/07/2024	Kestral Computing Pty Ltd	Phoenix Annual Licence & Support Fees FY 2024-2025	$	31,527.10
12/07/2024	Kim My Pham	Reusable Sanitary Product Rebate	$	50.00
26/07/2024	Kingdale Investments Pty Ltd	Uniform supplies	$	1,209.45
12/07/2024	Kingdale Investments Pty Ltd	Uniform supplies	$	3,202.10
26/07/2024	Kingsway Bay Pty Ltd	Zoggs stock for sale in retail shop	$	4,885.10
12/07/2024	Kingsway Bay Pty Ltd	Zoggs stock for sale in retail shop	$	2,061.40
26/07/2024	Kleen West Distributors	Cleaning supplies	$	460.35
12/07/2024	Konica Minolta Business Soluti	Printing services	$	1,958.49
12/07/2024	Landmark Products Pty Ltd	Birdwood Sq. Toilets/Changeroom - site	$	54,945.00
12/07/2024	Landmark Products Pty Ltd	Design and construct pedestrian bridge	$	64,032.38
12/07/2024	Lawnswood	Small Body Bags (Pack of 150) and Large	$	586.50
12/07/2024	Leederville Connect	23/24 Town Team Grant Funding	$	10,000.00
12/07/2024	Leederville Tennis Club	Urgent plumbing repairs at LTC	$	385.00
26/07/2024	Leo Heaney Pty Ltd	Street Tree Planting & Watering - Adopt verge 2	$	19,239.00
12/07/2024	Leo Heaney Pty Ltd	Street Tree Planting & Watering - Adopt verge 2	$	19,866.00
26/07/2024	Les Mills	Les Mills Music License Fees	$	1,871.77
26/07/2024	Limitless Promotions	Refund of part dog registration fee	$	1,194.00
12/07/2024	Line Marking Specialists	Line marking services various locations	$	8,374.19
26/07/2024	Liveable Group Pty Ltd	Tree pruning & removal services - various locations	$	31,924.20
12/07/2024	Liveable Group Pty Ltd	Tree pruning & removal services - various locations	$	22,550.00
12/07/2024	Living Turf	POGO Turfpro	$	6,979.50
26/07/2024	Local Government Professionals	Ignite Leadership Program- 29.07.24	$	3,190.00
12/07/2024	Local Government Professionals	Silver Local Government Subscription	$	2,200.00
12/07/2024	Local Government Professionals	Training and workshop	$	1,460.00
26/07/2024	Loreto Del Borrello	Legal fees	$	3,593.00
26/07/2024	Luke Riley Creative	Photography shoot	$	425.00
26/07/2024	Macdonald Johnston Engineering	Repairs and maintenance	$	5,726.08
12/07/2024	Macdonald Johnston Engineering	Replace Gutter Brooms	$	940.50
26/07/2024	Majestic Plumbing Pty Ltd	Plumbing services	$	473.00
12/07/2024	Majestic Plumbing Pty Ltd	Repairs and maintenance	$	633.02
12/07/2024	Manage IT	Refund payment made incorrectly to Beatty Park	$	224.62
12/07/2024	Marcus Canning	Globe artwork 2nd Payment	$	35,475.00
12/07/2024	Margaret River Agencies	Catering for City Functions	$	409.20
26/07/2024	Market Creations Agency Pty Lt	Website project build - BPLC	$	6,198.50
12/07/2024	Marsh Pty Ltd	Asbestos training for employees	$	3,113.00
12/07/2024	Marsh Pty Ltd	Asbestos Management Plan Review	$	13,761.00
26/07/2024	Marshall Beattie Pty Ltd	Call-out inspect main exit auto gate and main entrance	$	429.00
26/07/2024	Mary Slater	Fitness instructor fee	$	126.00
12/07/2024	Mary Slater	Fitness instructor fee	$	126.00
26/07/2024	Max Wax Auto Detailing	P1280 Car Detailing	$	85.00
26/07/2024	Maxima Group Training	Work experience students	$	800.08
12/07/2024	Maxima Group Training	Work experience students	$	268.29
26/07/2024	McLeods	Legal services	$	2,040.50
12/07/2024	McLeods	Legal services	$	310.75
12/07/2024	Message4U Pty Ltd	SMS integrating for Phoenix	$	226.83
26/07/2024	Messages on Hold Australia Pty	Provision of 'on hold' equipment and programing	$	478.86
26/07/2024	Metrowest Service Pty Ltd	Install new TV screen at BPLC	$	2,904.00
26/07/2024	Military Pty T/As SAS Locksmit	Key cutting and lock maintenance service	$	3,093.75
12/07/2024	Military Pty T/As SAS Locksmit	Key cutting and lock maintenance service	$	641.66
12/07/2024	Mindarie Regional Council	Processable waste 14.06.24 to 28.06.24	$	33,303.10
12/07/2024	Mindarie Regional Council	Compositional Audits - Winter 2024	$	28,584.36
12/07/2024	Mindarie Regional Council	General refuse 14.06.24	$	4,126.93
12/07/2024	Mindarie Regional Council	Non processable waste 25.06.24, 30.06.24	$	4,334.23
26/07/2024	Minuteman Group	Printing services	$	523.58
12/07/2024	Mitchell David Hoad	Parking for DAP meeting 03.05.24	$	18.17
12/07/2024	Montes Hector Manueline Lozano	Fitness instructor fee	$	585.00
26/07/2024	Mr Matthew George Jajko	Fitness instructor fee	$	180.00
26/07/2024	Mt Hawthorn Community Church	Community support grant for carols in parks 2024	$	1,000.00

12/07/2024	My Media Intelligence Pty Ltd	Quarterly press articles- June 2024	$	953.04
12/07/2024	N & A Cianci	Refund of infrastructure bond	$	2,000.00
26/07/2024	N Mantellato	Makuru Message Stick Workshop for NAIDOC week	$	800.00
12/07/2024	N Pollard	Refund of infrastructure bond	$	1,000.00
26/07/2024	Natural Area Holdings Pty Ltd	Weed control - Banks Reserve	$	792.00
12/07/2024	Natural Area Holdings Pty Ltd	Weed control - Banks Reserve	$	4,488.00
12/07/2024	Newground Water Services Pty L	Irrigation design, relocation and connection - Axford Park	$	3,101.45
12/07/2024	Nicholas Jolly & Associates Pt	Fitness instructor fee	$	66.00
26/07/2024	Nicole Norelli	Refund for part membership fee BPLC	$	177.00
26/07/2024	Nightlife Music Pty Ltd	Supply Crowd DJ for the gym- August 2024	$	417.94
12/07/2024	North Perth Business & Communi	23/24 Town Team Grant Funding	$	10,000.00
26/07/2024	North Perth Cricket Club Inc	Turf Wicket Subsidy 2024/2025	$	16,298.00
12/07/2024	Northsands Resources	Disposal of Construction Waste June 2024	$	3,049.20
26/07/2024	Officeworks Ltd	Stationery and office supplies	$	112.62
12/07/2024	Officeworks Ltd	Stationery and office supplies	$	1,480.63
12/07/2024	Olive	Water colours workshop 04.07.24	$	660.00
26/07/2024	Omnicom Media Group Australia	Advertising : Review of Heritage Management LPP 7.6.1 & Stormwater drainage	$	1,106.28
12/07/2024	Omnicom Media Group Australia	Advertising : differential rates invitation to comment public- Halverson hall	$	3,841.27
26/07/2024	Open Systems Technology Pty Lt	Professional Services General support , STP payments June 2024	$	11,514.84
26/07/2024	Open Systems Technology Pty Lt	Payroll deduction	$	7,496.50
26/07/2024	Open Systems Technology Pty Lt	CouncilFirst - Pre Paid Project	$	3,360.50
26/07/2024	Open Systems Technology Pty Lt	Prepaid Power automate 01.08.24 to 31.08.24	$	641.48
12/07/2024	Open Systems Technology Pty Lt	Council first subscription, powerautomate July 2024	$	32,628.50
12/07/2024	Open Systems Technology Pty Lt	Council first cloud records 10.08.25	$	15,814.26
12/07/2024	Open Systems Technology Pty Lt	CouncilFirst - Pre Paid Project	$	11,374.00
12/07/2024	Open Systems Technology Pty Lt	Professional services May 2024	$	10,598.50
12/07/2024	Open Systems Technology Pty Lt	CRMS support	$	4,265.25
26/07/2024	Optus Billing Services Pty Ltd	Internet and admin phone	$	13,458.24
26/07/2024	Orbit Health & Fitness Solutio	Gym equipment supplies - BPLC	$	1,317.19
26/07/2024	Orla Donaghey	Refund of part membership fee BPLC	$	189.56
26/07/2024	Oxford Retail Pty Ltd	Printing services	$	60.00
12/07/2024	Oxford Retail Pty Ltd	Printing services	$	40.85
12/07/2024	Paraquad Industries	Inter library loan service 2024-25	$	8,148.62
2/07/2024	PAYROLL	Pay Period 1	$	791,636.79
16/07/2024	PAYROLL	Pay Period 2	$	796,810.11
30/07/2024	PAYROLL	Pay Period 3	$	783,976.98
26/07/2024	Pei-Chea Tran	Fitness instructor fee	$	600.00
26/07/2024	Perth Asian Community Centre	Donation Mooncake Festival 2024	$	500.00
26/07/2024	Perth Auto Alliance P/L AHG Fo	Service and repairs	$	105.95
12/07/2024	Phase3 Landscape Construction	Robertson Park Progress claim 4	$	226,514.64
12/07/2024	Pioneer Road Services	Asphalt supplies	$	118,003.68
26/07/2024	Pipeline Technics Pty Ltd	Plant and equipment hire	$	2,530.00
26/07/2024	Pipeline Technics Pty Ltd	Rubber Duck Hire with Rock Breaker and Buckets	$	2,834.32
26/07/2024	Pippa N Davis	Part refund of membership fee BPLC	$	418.68
12/07/2024	PirtekPty Ltd	Plant repairs and maintenance - P3523	$	378.07
26/07/2024	Pixelcase Group Pty Ltd	Aero Ranger ALPR hardware	$	5,689.12
12/07/2024	PPG Industries Australia Pty L	Paint supplies	$	1,755.84
12/07/2024	Pravendra Dipesh Prasad	History artwork for mural - BPLC	$	1,980.00
12/07/2024	Premier Workplace Solutions	Line marking for jumping course	$	1,980.00
12/07/2024	Print and Sign Co	Printing services	$	3,416.71
12/07/2024	Productology Pty Ltd	Custom made microfibe dash cloths	$	1,815.00
26/07/2024	Profounder Turfmaster Pty Ltd	Litis Stadium Turf Maintenance - June 2024	$	4,389.45
12/07/2024	Profounder Turfmaster Pty Ltd	Litis Stadium - Turf Maintenance	$	2,200.00
26/07/2024	Programmed Skilled Workforce L	Hire of agency staff	$	8,550.77
26/07/2024	Protector Fire Services Pty Lt	Fire equipment maintenance - various locations	$	2,226.07
12/07/2024	Protector Fire Services Pty Lt	Fire equipment maintenance - various locations	$	6,002.70
12/07/2024	R J McKenna	Seniors June 2024 Bus Tour cancellation	$	90.00
26/07/2024	Rachel Freitas	Fitness instructor fee	$	60.00
12/07/2024	Rachel Freitas	Fitness instructor fee	$	480.00
26/07/2024	Rada Mirceta	After hours cleaning of BPLC	$	4,400.00
12/07/2024	Rada Mirceta	After hours cleaning of BPLC	$	14,440.00
12/07/2024	Reba Trust AC Ang, Lim & Cie	Parking distribution forApril 24 to June 24	$	44,438.17
26/07/2024	Redimed Pty Ltd - Receipts WA	Medical Review - Staff	$	159.40
12/07/2024	Regents Commercial Trust Accou	Water service charge for Lots 49 & rent barlee st July 2024	$	9,245.50
12/07/2024	Renata Popis	Fitness instructor fee	$	210.00
12/07/2024	Retech Rubber	Repairs to softfall play area - Mt Hawthorn	$	5,445.00
12/07/2024	Revelation Perth International	COV film prokect 2024 3rd Installment	$	8,800.00
12/07/2024	Rhys Taylor	Community and business services planning	$	53.62
15/07/2024	RJ & MT Alexander	Meeting allowance July 2024	$	2,094.75
26/07/2024	Rockwater Proprietary Limited	Geothermal monitoring review - BPLC	$	7,836.95
12/07/2024	Rosant Nominees Pty Ltd	Business enhancement grant	$	4,122.00
12/07/2024	Rosemount Bowls	Engineering Team Building event	$	1,000.00
12/07/2024	Rosemount Hotel	Parking rev distribution Quarter ending	$	16,899.76
26/07/2024	Rosevale Electrical	- Investigate Fault to BPLC carpark ligh	$	1,488.30
12/07/2024	Rosevale Electrical	Electrical services BPLC	$	4,886.20
12/07/2024	Royal Western Australian Histo	Annual membership FY 2024-25	$	110.00
12/07/2024	RPG Auto Electrics	Plant repairs and maintenance - P3532	$	396.88

26/07/2024	Rubek Automatic Doors	Servicing doors - Admin Building	$	2,965.60
26/07/2024	S & S Massey	Depot Milk supplies 25.05.24 to 21.06.24	$	381.60
26/07/2024	S A Scott	Refund of part dog registration fee	$	30.00
12/07/2024	S Demiris	Refund of infrastructure bond	$	1,000.00
26/07/2024	S E Hill	Coffee for visitng delegation to Hyde park	$	106.60
26/07/2024	Sam Monaghan	Refund for asbetos PPE and flashlight	$	131.07
12/07/2024	Sanderson Engineering	Plant repairs and maintenance	$	95.00
26/07/2024	Sandra Ramrez	Refund of part dog registration fee	$	150.00
26/07/2024	Scarboro Motors Pty Ltd	Service and repairs	$	1,489.70
12/07/2024	Shane McMaster Surveys	Surveying services - various locations	$	2,475.00
26/07/2024	Sherina Patchett	Fitness instructor fee	$	276.00
26/07/2024	Shop for Shops	Retail stock BPLC	$	164.40
12/07/2024	Skate Sculpture	Progress payment 2 mt Hawthorn Skatepark	$	173,676.80
12/07/2024	Solo 2 Pty Ltd T/AS Theraquati	Supply Sinking Farm Animal Markers	$	294.10
26/07/2024	Solo Resource Recovery	Pressure cleaning services - Depot	$	91,057.18
15/07/2024	Sophie M Greer	Meeting allowance July 2024	$	2,094.75
26/07/2024	SpacetoCo	Facilities weekly reporting and financia	$	660.00
12/07/2024	SpacetoCo	Spring Clean training services	$	3,300.00
12/07/2024	Spare Parts Puppet Theatre	Spare Parts Puppet Theatre School Holiday event	$	781.00
26/07/2024	Speedo Australia Pty Ltd	Speedo stock for resale in the retail shop	$	509.30
12/07/2024	Stacey Hutt	Catering Inner City Group Pool w/shop	$	51.97
26/07/2024	Stott Hoare	Supply of computers and accessories	$	396.00
12/07/2024	Stott Hoare	Supply of computers and accessories	$	19,976.00
26/07/2024	StrataGreen	Garden equipment and agral spray 5 liters for parks	$	2,320.35
12/07/2024	StrataGreen	Native tree tablets	$	463.32
12/07/2024	Suez Recycling & Recovery (Per	Waste Collection June24	$	16,562.30
12/07/2024	Suzanne Smart	Fitness instructor fee	$	240.00
15/07/2024	Suzanne Worner	Meeting allowance July 2024	$	2,094.75
8/07/2024	Suzanne Worner	Council meeting fee - October 2023 back pay	$	64.97
12/07/2024	SVC Products Pty Ltd	Supply of bollards	$	1,544.40
26/07/2024	Synergy	Electricity supplies :various locations	$	15,906.57
26/07/2024	Synergy	Electricity supplies : Beatty Park LC 21.06.24-18.07.24	$	33,639.12
26/07/2024	Synergy	Electricity supplies : Admin Building 12.06.24-09.07.24	$	8,402.16
12/07/2024	Synergy	Electricity supplies : Various Locations	$	13,894.36
12/07/2024	T C Waste (WA) Pty Ltd	Green Waste Collections -May-June 2024	$	49,301.67
26/07/2024	T Digby	Refund of part dog registration fee	$	150.00
12/07/2024	T J Depiazzi & Sons	Supply of Mulch	$	3,659.15
26/07/2024	T&H Wilkes Pty Ltd	Soil supplies	$	10,857.00
12/07/2024	Talis Consultants Pty Ltd	Consultancy services 30 June Vincent FWP	$	8,332.50
12/07/2024	Teeter Bakery	Mural Co Funding	$	5,000.00
26/07/2024	Telstra Limited	Service and equipment rental to 13 July 2024	$	185.99
26/07/2024	Temptations Catering	Catering for seniors ' Leisure Years Sen	$	309.60
26/07/2024	Temptations Catering	Catering for 18 June 2024 Council Meetin	$	512.41
26/07/2024	Temptations Catering	Catering for Council Workshop 25 June 2024	$	386.83
26/07/2024	Temptations Catering	Catering - Council Workshop 25 June 2024	$	110.40
26/07/2024	Temptations Catering	Catering for Council Meeting 23 April 2024	$	509.55
26/07/2024	Temptations Catering	Catering for OCM 18 May 2024	$	386.49
26/07/2024	Temptations Catering	Catering for 11 June 2024 Council Briefi	$	356.02
26/07/2024	Temptations Catering	Catering for Council Capacity Building	$	366.30
12/07/2024	Temptations Catering	Catering Style Workshop for New Mums	$	393.46
12/07/2024	Tessele Consultants Pty Ltd	Beatty Park Leisure Centre - Wastewater	$	27,500.00
12/07/2024	Tetra Tech Coffey Pty Ltd	Professional services	$	1,980.00
12/07/2024	The BBQ Man	BBQ cleaning June24	$	5,780.22
12/07/2024	The Fruit Box Group Pty Ltd	Milk supplies 01.05.24 to 26.06.24	$	379.53
12/07/2024	The Pickle District Inc	Town Team Grant - Bike Racks	$	10,000.00
12/07/2024	The Royal Life Saving Society	AIDS Memorial pond servicing - July 2024	$	721.55
12/07/2024	The Wilson Family Trust	Admin Building - Lobby stage 3	$	1,980.00
26/07/2024	The Workers Shop	Supply safety consumables	$	344.00
26/07/2024	Thomas H Bruins	Drone registration	$	40.00
26/07/2024	Tony Aveling & Associates	White card training - Staff	$	90.00
26/07/2024	Totally Workwear Mt Hawthorn	Uniform supplies	$	2,756.87
12/07/2024	Totally Workwear Mt Hawthorn	Uniform supplies	$	170.00
26/07/2024	T-Quip	Equipment supplies	$	289.52
26/07/2024	Transpacific Industries PL	Customer Services, residential waste collections 140 lts and 240 liters June 2024	$	82,132.02
26/07/2024	Travis Mitchell Construction	Refund of infrastructure bond	$	3,000.00
26/07/2024	Tree Amigos	Street trees & parks pruning/removal	$	7,902.95
12/07/2024	Tree Amigos	Street trees & parks pruning/removal	$	38,057.80
26/07/2024	Two Way Street	Communication board for creche and indoor pool BPLC	$	1,386.00
26/07/2024	United Equipment Pty Ltd	P3011 Cat Forklift B Service	$	622.60
26/07/2024	United Equipment Pty Ltd	P3011 Cat Forklift Repairs - wing mirror	$	319.00
12/07/2024	Universal Diggers	Bobcat hire	$	6,649.50
26/07/2024	Vanessa Forbes	Fitness instructor fee	$	924.00
12/07/2024	Vanessa Forbes	Fitness instructor fee	$	264.00
12/07/2024	Veolia Recycling & Recovery Pt	General Waste Collection BPLC 29.05.24	$	2,288.74
26/07/2024	Vinie Kidman & Mex Kidman	Refund of part membership fee BPLC	$	390.76
12/07/2024	Vivant Repose Pty Ltd	Workshop - Finding balance between Chaos	$	365.00
12/07/2024	W CROFT	Refund of infrastructure bond	$	3,000.00

12/07/2024	WA Flags and Banners	Purchase of various flags	$	5,087.50
26/07/2024	WA Land Information Authority	Gross rental valuation 08.06.24 to 05.07.24	$	248.14
12/07/2024	WA Land Information Authority	Gross rental valuation 11.05.24 to 24.05.24	$	536.98
26/07/2024	WA Local Government Associatio	WALGA People & Culture Seminar 2024	$	930.00
12/07/2024	WA Local Government Associatio	Health and Safety Representatives (HSR) & training on effective supervision	$	9,295.00
12/07/2024	WA Safety Tape & Mesh	Traffic cones and bollards	$	1,684.50
12/07/2024	Walcott Industries Pty Ltd	Beatty Park - 50m Pool tiered seating	$	36,269.20
26/07/2024	Water Corporation	Water supplies: various locations	$	18,231.97
12/07/2024	Water Corporation	Water supplies: Anzac/Oxford St 03.05.24-03.0	$	8.34
12/07/2024	Water Corporation	Water supplies: BPLC 18.04.24 - 21.06.24	$	27,553.45
12/07/2024	Western Australian Local Gover	Excess motor vehicle claims	$	1,500.00
12/07/2024	Western Australian Local Gover	LGISWA insurance services 30.06.24 to 30.06.25	$	570,877.89
5/07/2024	Western Australian Municipal R	Payroll deduction	$	22.00
22/07/2024	Western Australian Municipal R	Payroll deduction	$	22.00
26/07/2024	Western Irrigation Pty Ltd	Retic Parts	$	1,989.22
12/07/2024	Western Irrigation Pty Ltd	Retic Parts	$	2,057.81
26/07/2024	Western Metropolitan Regional	Delivery of 336 x 25litre bags FOGO materials	$	887.04
12/07/2024	Western Metropolitan Regional	Verge Valet Collections and processing of FOGO material May 2024	$	81,165.14
12/07/2024	West-Sure Group Pty Ltd	Cash Collection BPLC , parking & admin - June 2024	$	2,978.42
26/07/2024	Wheelers Books Pty Ltd	Supply of library books	$	36.00
12/07/2024	Wheelers Books Pty Ltd	Assorted items from Wheelers for Library	$	70.17
12/07/2024	William Buck Consulting (WA) P	Attendance to audit committee 27.06.24	$	305.00
26/07/2024	Winc Australia Pty Limited	Kitchen and stationery supplies	$	1,089.22
12/07/2024	Winc Australia Pty Limited	Kitchen and stationery supplies	$	951.73
12/07/2024	Wolfcom Australia	Standard bearing vest Rangers department	$	4,157.12
12/07/2024	Wolfcom Australia	Ranger patch yellow large jacket	$	759.00
26/07/2024	Worldwide Online Printing Cann	Printing services	$	1,062.00
12/07/2024	Worldwide Online Printing Cann	Printing services	$	77.00
12/07/2024	Wow Wipes	Supply anti bacterial wipes for use in gym BPLC	$	2,530.00
26/07/2024	Yirra Yaakin Aboriginal Corpor	Performance for NAIDOC Week on 12.07.24	$	1,650.00
12/07/2024	YMCA of Perth Youth & Communi	Year 3 multiyear collaborative funding	$	55,000.00
26/07/2024	Yolande Gomez	Fitness instructor fee	$	452.00
12/07/2024	Yolande Gomez	Fitness instructor fee	$	318.00
12/07/2024	Youth Affairs Council Of WA	Community support grant event 08.08.24	$	10,000.00
12/07/2024	Youth Affairs Council Of WA	Annual membership 2024-2025	$	300.00
12/07/2024	Zen Corporation Pty Ltd	Supply of male/female T-shirts - BPLC	$	7,088.13
12/07/2024	Zenien	CCTV works at Ellington Jazz and RTR FMP BPLC	$	4,096.40
12/07/2024	ZIP Heaters Aust Pty Ltd	Hydrotap maintenance - DSR	$	3,253.80
Grand Total				**7,172,838.81**

Creditors Report - Payments by Direct Debit				
07 June 2024 to 31 July 2024				
Credit Card Transactions for the Period - 07 June 2024 to 31 July 2024				
Card Holder	***Date***	***Payee***	***Description***	***Amount***
CEO				
	15/06/2024	WANEWSDTI	West Australian Newspaper Monthly	$ 83.60
				$ 83.60
Manager Marketing and Partnerships				
	10/06/2024	MAILCHIMP *MISC	Enewsletter platform	$ 880.45
	13/06/2024	GOOD GROCER L0030	Catering for Inner City Group meeting	$ 14.59
	12/06/2024	BIGW ONLINE	Seniors workshop prize	$ 35.25
	15/06/2024	JOTFORM PTY LTD	Survey tool	$ 65.10
	15/06/2024	INTNL TRANSACTION FEE	Survey tool - int transaction fee	$ 1.63
	19/06/2024	AMAZON AU RETAIL	Event furniture	$ 42.99
	23/06/2024	ASANA.COM	Marketing and Comms scheduling tool	$ 919.90
	23/06/2024	INTNL TRANSACTION FEE	Survey tool - int transaction fee	$ 23.00
	14/06/2024	KMART	Seniors morning tea supplies	$ 240.00
	13/06/2024	KMART	Programmes and events - CARAD donaations food drive	$ 20.00
	27/06/2024	WEARITPURPLE	Wear it Purple supplies	$ 560.24
	12/06/2024	BIGW ONLINE	Seniors workshop prize	$ 35.25
	26/06/2024	SHUTTERSTOCK IRELAND L	Stock photo subscription	$ 99.00
	30/06/2024	FACEBK *KVB4Q6L8R2	Facebook advertising	$ 256.94
	02/07/2024	Woolworths Online	Programmes and events - CARAD donations	$ 454.90
				$ 3,649.24
Executive Director Infrastructure & Environment				
	18/06/2024	BLUE DOG TRAINING	WA Construction White Card Training	$ 79.00
	25/6/2024	COLES ONLINE	BBQ - food/drinks	$ 223.20
				$ 302.20
Council Liaison Officer				
	06/06/2024	IKEA PERTH	Serviettes for council	$ 24.00
	07/06/2024	A1 QUALITY LAUNDROMA	Laundry of Council Tablecloths	$ 21.00
	27/06/2024	MOUNT LAWLEY NEWS	Stationery	$ 14.99
				$ 59.99

Card Holder	*Date*	*Payee*	*Description*	*Amount*
Branch Librarian				
	14/06/2024	BUNNINGS GROUP LTD	Stationery & Consumables: Bike lock for cabinet	$ 10.60
	14/06/2024	WA ERGO SUPPLIES	Freight: 2 x office chairs for front service desk	$ 884.00
	23/06/2024	TRINT	Local History: Transcription service subscription	$ 868.91
	23/06/2024	INTNL TRANSACTION FEE	Int'l Tran Fee for Transcription service	$ 21.72
	13/06/2024	EZI*Leading Edge kite	Youth Programmes: School holiday supplies	$ 165.00
	03/07/2024	SYBA SIGNS PTY LTD	Stationery & Consumables: Spine Labels	$ 41.25
				$ 1,991.48
Manager ICT				
	07/06/2024	NODEONE	Node1 Wireless	$ 109.00
	19/06/2024	ZOOM.US 888-799-9666	Zoom License	$ 374.98
	10/06/2024	Microsoft G049892055	Azure Subscription for Security	$ 239.33
	22/06/2024	SimplyBookME	SimplyBookMe Creche	$ 90.36
	22/06/2024	INTNL TRANSACTION FEE	SimplyBookMe Creche Int'l Tran Fee	$ 2.26
	01/07/2024	NODE1 INTERNET	Node1 Internet	$ 119.00
	03/07/2024	Deputy	Deputy TimeSheet Software	$ 176.00
	03/07/2024	YODECK.COM FLIPNODE	Yodeck Digital Signage Platform	$ 407.12
	03/07/2024	INTNL TRANSACTION FEE	Yodeck Digital Signage Int'l Tran Fee	$ 10.18
	02/07/2024	ASSETSONAR.COM	Asset Sonar License	$ 617.19
	02/07/2024	INTNL TRANSACTION FEE	Asset Sonar License Int'l Tran Fee	$ 15.43
				$ 2,160.85
Procurement and Contracts Officer				
	18/06/2024	WOOLWORTHS	Reward and Recognition	$ 224.95
	10/06/2024	CA ANZ	Chartered Accountants Annual Subscription	$ 870.50
	27/06/2024	STANDARDS AUSTRALIA	Contract Template License Fee	$ 105.42
	27/06/2024	STANDARDS AUSTRALIA	Contract Template Royalty Fee	$ 12.67
	27/06/2024	CA ANZ	Chartered Accountants Annual Subscription	$ 870.50
				$ 2,084.04
Total Corporate Credit Cards				**$ 10,331.40**

Card Holder	*Date*	*Payee*	*Description*	*Amount*
Direct Debits				
	22/07/2024	PB Leasing		$ 395.83
	1/07/2024	HP financials services leasing		$ 20,621.70
			Total Leasing	**$ 21,017.53**
Loan Repayments				
	23/07/2024	WA Treasury		$ 39,256.83
	01/07/2024	WA Treasury		$ 60,916.88
			Total Treasury Corporation	**$ 100,173.71**
Bank Fees and Charges				
	30/07/2024	CBA Fees and charges		$ 24,050.78
			Bank fees	**$ 24,050.78**
Total Direct Debits including Credit Cards				**$ 155,573.42**

Creditors Report - Payments by Cheque
01/07/2024 to 31/07/2024

Creditor	*Date*	*Payee*	*Description*	*Amount*
82778	11/07/2024	Petty Cash - CEO	Recoup petty cash CEO 30 June 2024	$ 34.00
Total Net Cheque Payments				**$ 34.00**

CITY OF VINCENT
FUEL CARDS REPORT
FOR THE MONTH OF 31 JULY 2024

Payee	Date	Type	Total Cost
AMPOL FOODARY CARINE	26/07/2024	Fuel	91.00
AMPOL FOODARY DOUBLEVIEW	25/07/2024	Fuel	207.79
AMPOL FOODARY EAST PERTH	1/07/2024	Fuel	288.98
AMPOL FOODARY EAST PERTH	2/07/2024	Fuel	233.82
AMPOL FOODARY EAST PERTH	3/07/2024	Fuel	357.49
AMPOL FOODARY EAST PERTH	4/07/2024	Fuel	571.28
AMPOL FOODARY EAST PERTH	5/07/2024	Fuel	459.10
AMPOL FOODARY EAST PERTH	7/07/2024	Fuel	149.04
AMPOL FOODARY EAST PERTH	8/07/2024	Fuel	173.85
AMPOL FOODARY EAST PERTH	9/07/2024	Fuel	722.39
AMPOL FOODARY EAST PERTH	11/07/2024	Fuel	389.16
AMPOL FOODARY EAST PERTH	12/07/2024	Fuel	651.68
AMPOL FOODARY EAST PERTH	16/07/2024	Fuel	243.67
AMPOL FOODARY EAST PERTH	17/07/2024	Fuel	228.36
AMPOL FOODARY EAST PERTH	18/07/2024	Fuel	324.57
AMPOL FOODARY EAST PERTH	19/07/2024	Fuel	679.58
AMPOL FOODARY EAST PERTH	21/07/2024	Fuel	145.01
AMPOL FOODARY EAST PERTH	22/07/2024	Fuel	105.67
AMPOL FOODARY EAST PERTH	23/07/2024	Fuel	240.87
AMPOL FOODARY EAST PERTH	24/07/2024	Fuel	41.15
AMPOL FOODARY EAST PERTH	25/07/2024	Fuel	98.21
AMPOL FOODARY EAST PERTH	26/07/2024	Fuel	570.22
AMPOL FOODARY EAST PERTH	27/07/2024	Fuel	42.75
AMPOL FOODARY EAST PERTH	29/07/2024	Fuel	93.08
AMPOL FOODARY EAST PERTH	30/07/2024	Fuel	416.56
AMPOL FOODARY ERSKINE	29/07/2024	Fuel	73.45
AMPOL FOODARY GLENDALOUGH	1/07/2024	Fuel	198.47
AMPOL FOODARY GLENDALOUGH	2/07/2024	Fuel	332.12
AMPOL FOODARY GLENDALOUGH	3/07/2024	Fuel	486.66
AMPOL FOODARY GLENDALOUGH	4/07/2024	Fuel	136.41
AMPOL FOODARY GLENDALOUGH	5/07/2024	Fuel	532.56
AMPOL FOODARY GLENDALOUGH	7/07/2024	Fuel	70.12
AMPOL FOODARY GLENDALOUGH	8/07/2024	Fuel	412.15
AMPOL FOODARY GLENDALOUGH	9/07/2024	Fuel	602.35
AMPOL FOODARY GLENDALOUGH	10/07/2024	Fuel	272.94
AMPOL FOODARY GLENDALOUGH	11/07/2024	Fuel	478.60
AMPOL FOODARY GLENDALOUGH	13/07/2024	Fuel	250.35
AMPOL FOODARY GLENDALOUGH	15/07/2024	Fuel	337.25
AMPOL FOODARY GLENDALOUGH	16/07/2024	Fuel	590.42
AMPOL FOODARY GLENDALOUGH	17/07/2024	Fuel	886.29
AMPOL FOODARY GLENDALOUGH	18/07/2024	Fuel	270.67
AMPOL FOODARY GLENDALOUGH	19/07/2024	Fuel	726.80
AMPOL FOODARY GLENDALOUGH	21/07/2024	Fuel	70.59
AMPOL FOODARY GLENDALOUGH	22/07/2024	Fuel	119.43
AMPOL FOODARY GLENDALOUGH	23/07/2024	Fuel	448.54
AMPOL FOODARY GLENDALOUGH	24/07/2024	Fuel	208.46
AMPOL FOODARY GLENDALOUGH	25/07/2024	Fuel	574.39
AMPOL FOODARY GLENDALOUGH	26/07/2024	Fuel	243.77
AMPOL FOODARY GLENDALOUGH	27/07/2024	Fuel	110.97
AMPOL FOODARY GLENDALOUGH	29/07/2024	Fuel	447.78
AMPOL FOODARY GLENDALOUGH	30/07/2024	Fuel	580.49
AMPOL FOODARY GLENDALOUGH	31/07/2024	Fuel	609.91
AMPOL FOODARY GREENFIELDS	4/07/2024	Fuel	81.41
AMPOL FOODARY GREENFIELDS	16/07/2024	Fuel	80.95
AMPOL FOODARY GREENFIELDS	22/07/2024	Fuel	70.48
AMPOL FOODARY LEEDERVILLE	1/07/2024	Fuel	300.83
AMPOL FOODARY LEEDERVILLE	2/07/2024	Fuel	213.58

AMPOL FOODARY LEEDERVILLE	**3/07/2024**	Fuel	541.60
AMPOL FOODARY LEEDERVILLE	**4/07/2024**	Fuel	375.11
AMPOL FOODARY LEEDERVILLE	**6/07/2024**	Fuel	67.40
AMPOL FOODARY LEEDERVILLE	**8/07/2024**	Fuel	433.59
AMPOL FOODARY LEEDERVILLE	**9/07/2024**	Fuel	322.36
AMPOL FOODARY LEEDERVILLE	**10/07/2024**	Fuel	478.26
AMPOL FOODARY LEEDERVILLE	**11/07/2024**	Fuel	594.72
AMPOL FOODARY LEEDERVILLE	**12/07/2024**	Fuel	145.40
AMPOL FOODARY LEEDERVILLE	**15/07/2024**	Fuel	173.05
AMPOL FOODARY LEEDERVILLE	**16/07/2024**	Fuel	604.35
AMPOL FOODARY LEEDERVILLE	**17/07/2024**	Fuel	743.67
AMPOL FOODARY LEEDERVILLE	**18/07/2024**	Fuel	42.79
AMPOL FOODARY LEEDERVILLE	**19/07/2024**	Fuel	223.47
AMPOL FOODARY LEEDERVILLE	**20/07/2024**	Fuel	47.85
AMPOL FOODARY LEEDERVILLE	**22/07/2024**	Fuel	324.79
AMPOL FOODARY LEEDERVILLE	**23/07/2024**	Fuel	252.44
AMPOL FOODARY LEEDERVILLE	**24/07/2024**	Fuel	298.18
AMPOL FOODARY LEEDERVILLE	**25/07/2024**	Fuel	601.49
AMPOL FOODARY LEEDERVILLE	**26/07/2024**	Fuel	529.13
AMPOL FOODARY LEEDERVILLE	**27/07/2024**	Fuel	44.98
AMPOL FOODARY LEEDERVILLE	**29/07/2024**	Fuel	54.23
AMPOL FOODARY LEEDERVILLE	**30/07/2024**	Fuel	448.27
AMPOL FOODARY MALAGA DRIVE S/STN	**6/07/2024**	Fuel	108.04
AMPOL FOODARY MALAGA DRIVE S/STN	**16/07/2024**	Fuel	16.99
AMPOL FOODARY MALAGA DRIVE S/STN	**30/07/2024**	Fuel	99.73
AMPOL FOODARY MOUNT LAWLEY (INGLEWOOD)	**10/07/2024**	Fuel	130.88
AMPOL FOODARY MOUNT LAWLEY (INGLEWOOD)	**16/07/2024**	Fuel	55.80
AMPOL FOODARY MOUNT LAWLEY (INGLEWOOD)	**30/07/2024**	Fuel	66.15
AMPOL FOODARY SUBIACO	**26/07/2024**	Fuel	97.92
AMPOL FOODARY WESTMINSTER	**5/07/2024**	Fuel	68.41
AMPOL FOODARY WESTMINSTER	**8/07/2024**	Fuel	44.89
AMPOL FOODARY WESTMINSTER	**10/07/2024**	Fuel	61.67
AMPOL FOODARY WESTMINSTER	**12/07/2024**	Fuel	65.68
EG AMPOL 94240 OSBORNE PARK	**1/07/2024**	Fuel	112.57
EG AMPOL 94240 OSBORNE PARK	**5/07/2024**	Fuel	63.53
EG AMPOL 94240 OSBORNE PARK	**22/07/2024**	Fuel	182.18
EG AMPOL 94240 OSBORNE PARK	**24/07/2024**	Fuel	116.84
EG AMPOL 94240 OSBORNE PARK	**30/07/2024**	Fuel	74.94
EG AMPOL 94240 OSBORNE PARK	**31/07/2024**	Fuel	68.38
EG AMPOL 94243 GREENWOOD	**1/07/2024**	Fuel	69.66
EG AMPOL 94243 GREENWOOD	**30/07/2024**	Fuel	46.60
AMPOL FOODARY KEWDALE S/STN	**9/07/2024**	Fuel	140.16
AMPOL FOODARY NORTHLANDS - BALCATTA	**6/07/2024**	Fuel	59.79
AMPOL FOODARY NORTHLANDS - BALCATTA	**22/07/2024**	Fuel	84.87
AMPOL FOODARY NORTHLANDS - BALCATTA	**26/07/2024**	Fuel	67.98
EG FUELCO 94275 MANDURAH FRM	**30/06/2024**	Fuel	68.38
EG FUELCO 94275 MANDURAH FRM	**9/07/2024**	Fuel	81.86
EG FUELCO 94200 CURRAMBINE	**26/07/2024**	Fuel	56.94
AMPOL FOODARY COCKBURN CENTRAL JANDAKOT	**16/07/2024**	Fuel	97.43
AMPOL FOODARY MURDOCH	**7/07/2024**	Fuel	66.84
AMPOL FOODARY MURDOCH	**23/07/2024**	Fuel	62.82
EG AMPOL 94203 BALLAJURA	**12/07/2024**	Fuel	65.75
AMPOL FOODARY SCARBOROUGH	**13/07/2024**	Fuel	79.35
EG AMPOL 94228 MIRRABOOKA	**31/07/2024**	Fuel	53.08
AMPOL FOODARY CANNING VALE	**25/07/2024**	Fuel	64.29
AMPOL FOODARY MALAGA	**15/07/2024**	Fuel	106.07
AMPOL FOODARY MALAGA	**22/07/2024**	Fuel	104.20
AMPOL WOOLWORTHS FORRESTDALE	**30/07/2024**	Fuel	61.21
Grand Total			**28,697.14**

11.3 INVESTMENT REPORT AS AT 31 JULY 2024

Attachments: **1. Investment Statistics as at 31 July 2024**

RECOMMENDATION:

That Council NOTES the Investment Statistics for the month ended 31 July 2024 as detailed in Attachment 1.

PURPOSE OF REPORT:

To advise Council of the nature and value of the City's Investments as at 31 July 2024 and the interest amounts earned YTD.

DELEGATION:

Regulation 34 (4) of the Local Government (Financial Management) Regulations 1996 requires the local government to prepare a statement of financial activity each month, which is to be presented to Council within two months after the end of the relevant month.

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

$2m of investments matured in the month of July2024 and no new funds were invested

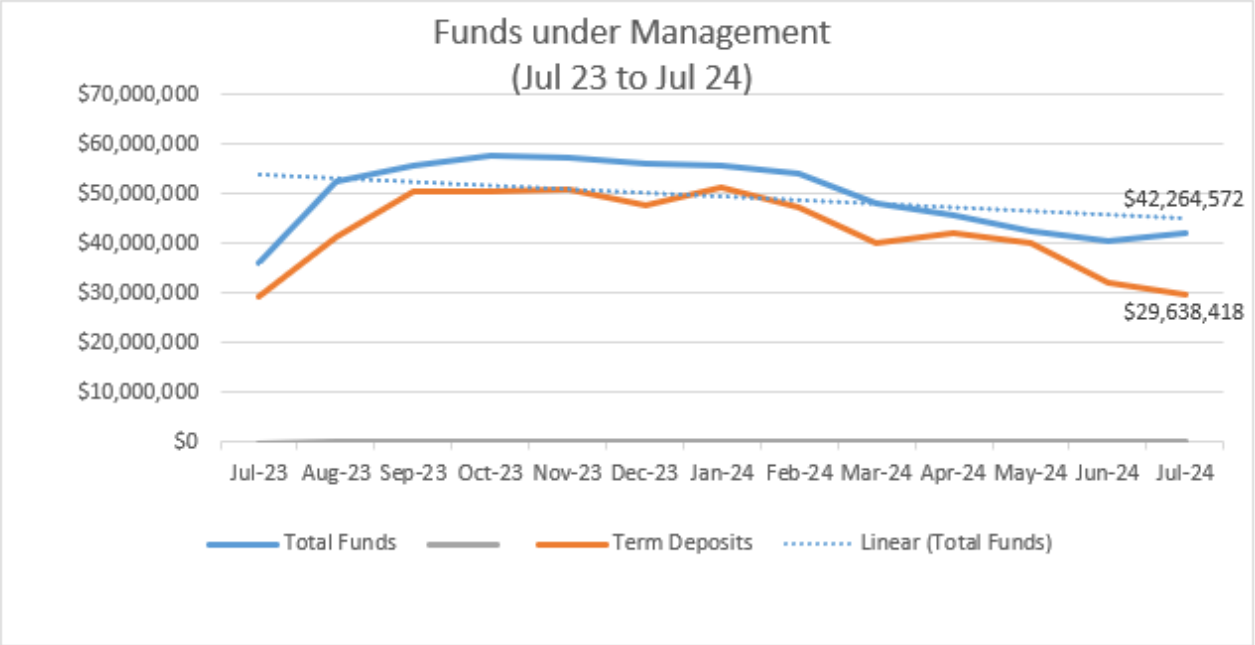
Investment Status

The City's investment portfolio is diversified across several accredited financial institutions.

As at 31 July 2024, the total funds held in the City's operating accounts (including on call) was $42,264,572 compared to $36,286,434 for the period ended 31 July 2023. All funds are interest bearing as at 31 July 2024.

The total term deposit investments for the period ended 31 July 2024 were $29,638,418 compared to $29,497,329 for the period ended 31 July 2023.

The following chart shows funds under management from July 2023 to July 2024:



Interest Status

Total accrued interest earned on investments as at 31 July 2024 is:

Total Accrued Interest Earned on Investment	Budget Annual	Budget YTD	Actual YTD	% of YTD Budget	FY23/24 Actual
Municipal	860,000	71,666	65,991	92.1%	1,385,886
Reserve	800,000	66,666	91,707	137.6%	887,672
Subtotal	**1,660,000**	**138,332**	**157,698**	**114.0%**	**2,264,890**
Leederville Gardens Inc Surplus Trust*	0	0	13,550	N/A	193,472
Total	**1,660,000**	**138,332**	**171,248**	**123.8%**	**2,467,031**

**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 4.88% for current investments compared to the Reserve Bank 90 day accepted bill rate for July2024 of 4.46%.

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%	49.3%	90%	74.4%
A-1	25%	0%	90%	0%
A-2	20%	11.8%	90%	25.6%

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.

CONSULTATION/ADVERTISING:

Nil.

LEGAL/POLICY:

Section 19(2)(b) of the *Local Government (Financial Management) Regulations 1996* requires that a local government establish and document procedures to enable the identification of the nature and location of all investments.

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 2023-2032:

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.

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 JULY 2024

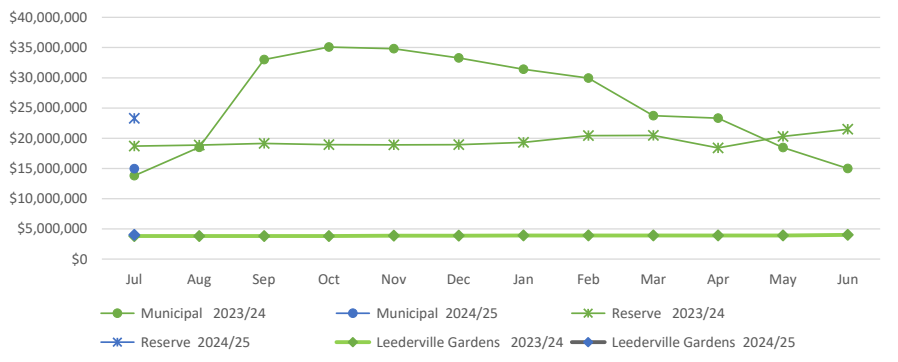
Funds	Institution	Investment Date	Maturity Date	Interest Rate	Principal $
OPERATING ACCOUNTS					
Municipal	Commonwealth Bank of Australia	Ongoing		4.10%	5,153,504
Municipal	Commonwealth Bank of Australia	Ongoing		4.35%	812,575
Reserve	Commonwealth Bank of Australia	Ongoing		4.10%	4,492,325
Leederville Gardens Inc Surplus Trust	Commonwealth Bank of Australia	Ongoing		4.10%	2,167,750
Total Operating Funds					**12,626,154**
TERM DEPOSITS					
Leederville Gardens Inc Surplus Trust	AMP Bank	19/12/2023	18/12/2024	5.25%	888,691
Leederville Gardens Inc Surplus Trust	AMP Bank	24/01/2024	23/01/2025	4.95%	949,727
Municipal	Police and Nurses	1/11/2023	31/10/2024	5.50%	1,000,000
Municipal	National Australia Bank	23/01/2024	22/01/2025	5.10%	3,000,000
Municipal	Judo Bank	5/04/2024	4/10/2024	5.15%	2,000,000
Municipal	Commonwealth Bank of Australia	9/05/2024	9/05/2025	4.99%	3,000,000
Reserve	Bank of Queensland	30/04/2024	29/04/2025	5.10%	2,000,000
Reserve	G&C Mutual	9/05/2024	9/05/2025	5.35%	1,000,000
Reserve	National Australia Bank	30/04/2024	29/04/2025	5.20%	2,600,000
Reserve	Judo Bank	5/04/2024	4/10/2024	5.15%	3,000,000
Reserve	Commonwealth Bank of Australia	9/08/2023	8/08/2024	5.55%	5,200,000
Reserve	National Australia Bank	23/01/2024	22/01/2025	5.10%	5,000,000
Total Term Deposits					**29,638,418**
Total Funds available					**42,264,572**

CITY OF VINCENT
INVESTMENT PORTFOLIO
AS AT 31 JULY 2024

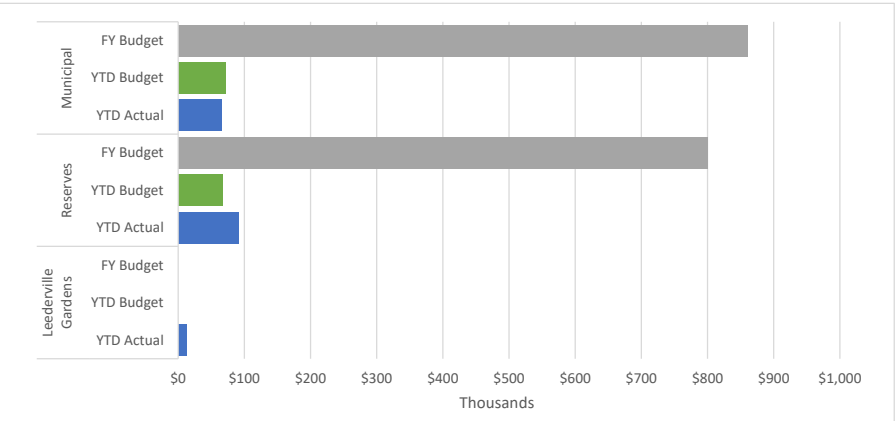
	Municipal	Reserve	Leederville Gardens Inc Surplus Trust	Total	Total
	$	$	$	$	%
BY INVESTMENT HOLDINGS					
Municipal Account	5,153,504	4,492,325	2,167,750	11,813,579	28.0%
Online Saver	812,575	0	0	812,575	1.9%
Term Deposits	9,000,000	18,800,000	1,838,418	29,638,418	70.1%
	14,966,079	**23,292,325**	**4,006,168**	**42,264,572**	**100.0%**
BY INSTITUTION					
Bank of Queensland	0	2,000,000	0	2,000,000	4.7%
Commonwealth Bank of Australia	8,966,079	9,692,325	2,167,750	20,826,154	49.3%
National Australia Bank	3,000,000	7,600,000	0	10,600,000	25.1%
AMP Bank	0	0	1,838,418	1,838,418	4.4%
Judo Bank	2,000,000	3,000,000	0	5,000,000	11.8%
G&C Mutual	0	1,000,000	0	1,000,000	2.4%
Police and Nurses	1,000,000	0	0	1,000,000	2.4%
	14,966,079	**23,292,325**	**4,006,168**	**42,264,572**	**100.0%**
BY CREDIT RATINGS (SHORT-TERM ISSUE)					
A-1+	11,966,079	17,292,325	2,167,750	31,426,154	74.4%
A-2	3,000,000	6,000,000	1,838,418	10,838,418	25.6%
	14,966,079	**23,292,325**	**4,006,168**	**42,264,572**	**100.0%**
BY TERMS					
0-30 days	5,966,079	4,492,325	2,167,750	12,626,154	29.9%
181-270 days	2,000,000	3,000,000	0	5,000,000	11.8%
271-365 days	7,000,000	15,800,000	1,838,418	24,638,418	58.3%
	14,966,079	**23,292,325**	**4,006,168**	**42,264,572**	**100.0%**
BY MATURITY					
0-30 days	5,966,079	9,692,325	2,167,750	17,826,154	42.2%
31-90 days	2,000,000	3,000,000	0	5,000,000	11.8%
91-180 days	4,000,000	5,000,000	1,838,418	10,838,418	25.6%
271-365 days	3,000,000	5,600,000	0	8,600,000	20.4%
	14,966,079	**23,292,325**	**4,006,168**	**42,264,572**	**100.0%**
BY FOSSIL FUEL EXPOSURE					
Fossil Fuel Investments	11,966,079	17,292,325	4,006,168	33,264,572	78.7%
Non Fossil Fuel Investments	3,000,000	6,000,000	0	9,000,000	21.3%
	14,966,079	**23,292,325**	**4,006,168**	**42,264,572**	**100.0%**

CITY OF VINCENT
INVESTMENT PERFORMANCE
AS AT 31 JULY 2024

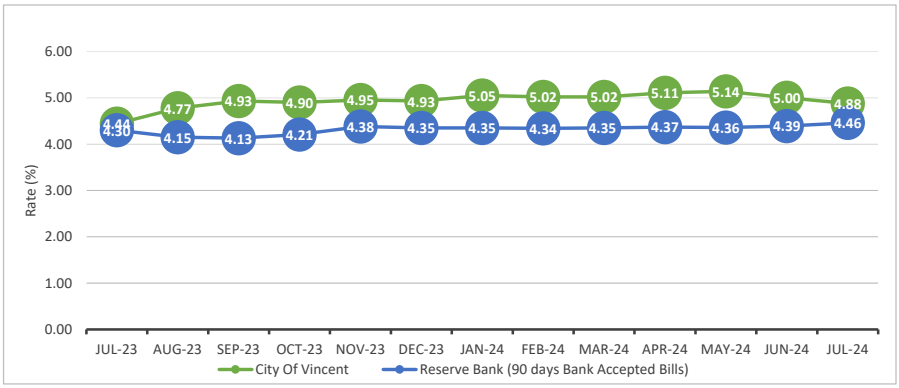
FUNDS INVESTED (TERM DEPOSITS ONLY)



INTEREST EARNINGS

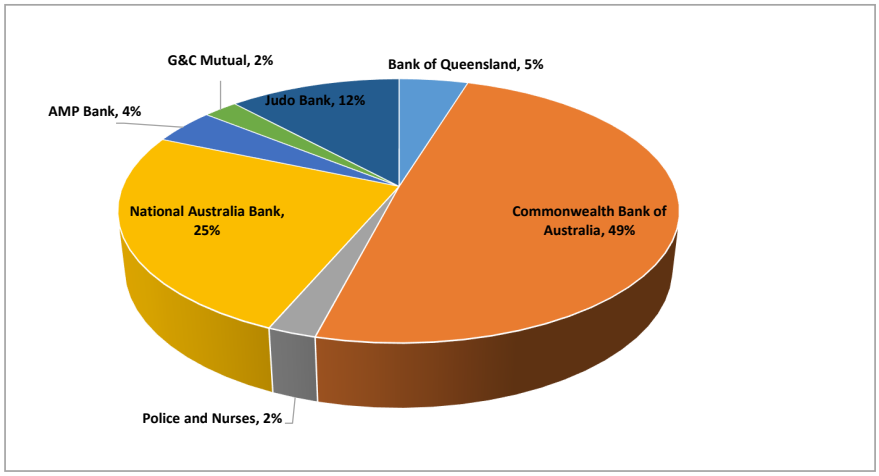


INTEREST RATE COMPARISON

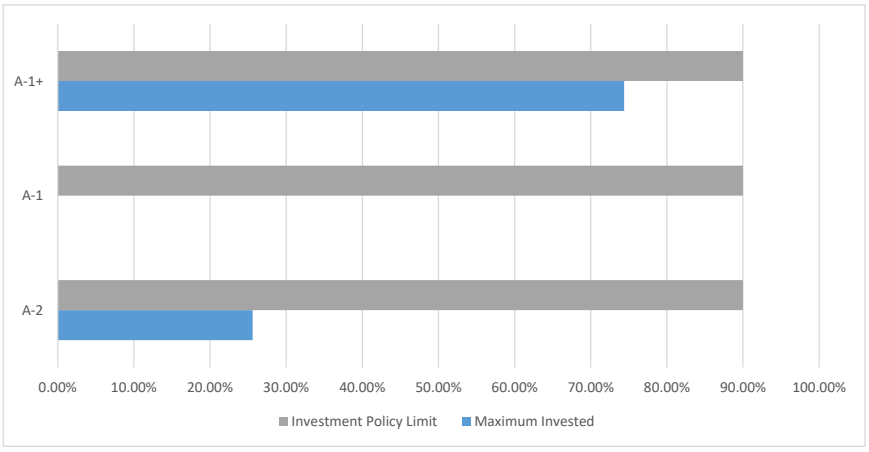


CITY OF VINCENT
INVESTMENT POLICY COMPLIANCE
AS AT 31 JULY 2024

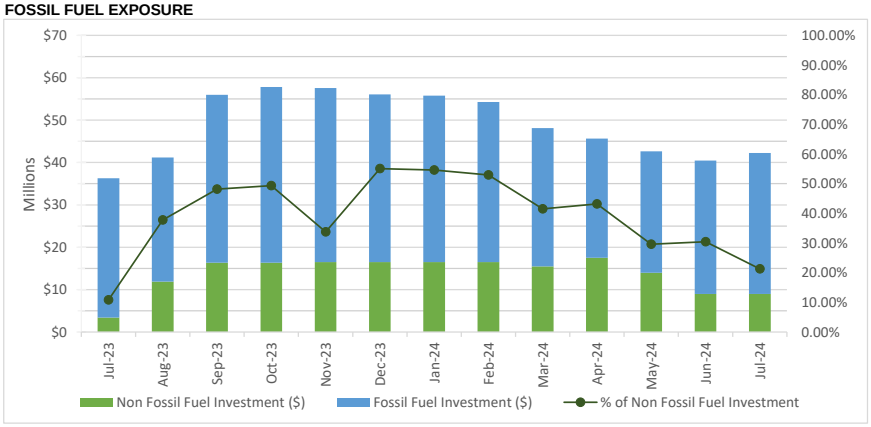
TOTAL PORTFOLIO EXPOSURE



TOATL CREDIT EXPOSURE



FOSSIL FUEL EXPOSURE



12 CHIEF EXECUTIVE OFFICER

12.1 CONSIDERATION OF AUTHORISATIONS ASSOCIATED WITH LAND MANAGEMENT

Attachments:

1. **Deed of Discharge and Release No. 51 Albert Street, North Perth**
2. **Certificate of Title No. 51 Albert Street, North Perth**
3. **Right of Carriageway Easement to No. 177 (Lot: 2) Scarborough Beach Road, Mount Hawthorn**
4. **Proposed Delegation - Power to Modify Documents**

RECOMMENDATION:

That Council:

1. APPROVES the Withdrawal of Caveat over No. 51 Albert Street, North Perth;

2. APPROVES the:

2.1 Surrender of Easement over Lot 3 on Diagram 62595; and

2.2 Grant of an Easement over a portion of Lot: 109 on Plan: 3642;

3. AUTHORISES the execution of such documents as required to effect the:

3.1 Withdrawal of Caveat G758743 – No. 51 Albert Street, North Perth; and

3.2 Surrender of Easement and Grant of Easement – Coogee St carpark;

to be executed in accordance with the Execution of Documents Policy; and

4. DELEGATES BY ABSOLUTE MAJORITY the power to approve modification, variation, amendment or removal of an existing encumbrance, right or burden condition already approved by Council, under Delegated Authority or as required by a condition of a subdivision approval relating to the land within the control and management of the City, under Section 5.41 of the *Local Government Act 1995,* as detailed in Attachment 4.

PURPOSE OF REPORT

1. To consider withdrawal of caveat for No. 51 Albert Street, North Perth;

2. In respect of Coogee St carpark, to consider:

   (a) Lot 3 on Diagram 62595 - surrender of easement; and
   (b) Lot 109 on Plan 3642 – grant of easement;

3. Seek delegation from Council to deal with similar matters in the future.

DELEGATION:

The City's Register of Delegations, Authorisations and Appointments does not provide the Chief Executive Officer with the power to withdraw a caveat or enter into an agreement in relation to the City's land unless it is as a result of a condition of subdivision or development approval.

BACKGROUND

No. 51 Albert Street, North Perth

Previous Council decisions:

14 July 1997	The City accepted liability of City of Perth in respect of the structural damage/subsidence to the Macedonian Community Centre situated at No. 51 Albert Street, North Perth (Property), subject to the Macedonian Community of WA (Inc) (Landowner) entering into an appropriate legal agreement with the City.
8 September 1997	Council authorised the CEO to enter into a tripartite agreement with City of Perth and the Landowner to release City of Perth from any further obligations or liability in respect of the Property.

Deed of Discharge and Release (Deed)

In late 1997, the Deed was entered into between the City of Perth, Town of Vincent and the Landowner to record the terms of agreement between the parties regarding the rectification of damage to the Property and payment towards the costs of rectification. A copy of the Deed is at **Attachment 1**.

The Deed authorised lodgement of a caveat by the City to protect its interests under the terms of the Deed.

The Landowner has indemnified the City against any future liabilities and claims that may be brought against the City relating to the structural damage to the Property.

Caveat G758743

On 6 April 1998, the City lodged a caveat over No.51 Albert Street, North Perth. A copy of the Certificate of Title is at **Attachment 2**.

Withdrawal of caveat

The Landowner has requested the City to withdraw the caveat over the Property.

Administration has no objections to the request to withdraw the caveat at the Landowner's costs and expenses for the following considerations and reasons:

- No claims have been made against the City since the structural damage has been rectified; and
- The terms of the Deed still subsists notwithstanding the proposed withdrawal of caveat. The Landowner's obligations under the Deed, in particular, its indemnity to the City remains valid and in full force, which can be relied upon in the event of any claims against the City.

Coogee Street Carpark

In 1982, the City of Perth granted a right of carriageway easement to No. 177 (Lot 2) Scarborough Beach Road, Mount Hawthorn (**Attachment 3**) enabling egress and ingress from that site via the Coogee Street carpark. Coogee St carpark is owned by the City in freehold.

Administration has received a request from the landowner of No.177 Scarborough Beach Road seeking to amend the existing easement to accommodate rear access to the site, which would align better with the current development proposal being designed for the site. The site does not have existing access from Scarborough Beach Road and the City's preference under the Policy No. 7.1.1 – Built Form is that vehicle access where possible should be obtained from the rear or secondary street. The existing easement forms part of a broader easement which connects through the City's car park to the right of way at the rear of Coogee Street and Matlock Street properties and provides a necessary connection to Coogee Street.

A surrender of the existing easement over Lot 3 on Diagram 62595 and grant of a new easement over Lot 109 on Plan 3642 have been proposed (as per diagram below) to facilitate access from the rear of the site while also maintaining the existing vehicle access arrangements. Amending the easement configuration to be wholly contained within Lot 109 removes the burden from Lot 3 and this would be unconstrained freehold land with street frontage. The land is zoned District Centre and is within a 5 storey building height area as identified under the Built Form Policy and could be developed in future should the City elect to sell or develop the site.

The landowner has agreed to prepare the relevant documentation and lodge the documents with Landgate for registration at their cost and expense.



Delegation of power to modify documents in the control and management of City land

In the course of dealing with these two matters, Administration has identified that there is no delegation to the Chief Executive Officer (CEO) to make these decisions. In accordance with Section 5.41 of the *Local Government Act 1995* the Functions of the CEO includes to *manage the day to day operations of the local government.*

Presently the CEO and relevant staff have authorisation through Council's adopted Execution of Document Policy only to execute documents required to enact a decision made by Council, under Delegated Authority or as required by a condition of subdivision approval to enter into agreements relating to land. This includes where a condition of planning approval may require the grant of an easement or lodgement of a caveat. Similarly, where an agreement was required by a condition of approval and is no longer required, such as a caveat requiring amalgamation of land and the land has been amalgamated, then presently Administration only has authority to sign the document for removal. There is no authority to approve the decision to remove the caveat.

It is proposed that delegation be extended to the CEO with authority to approve certain documents related to the control and management of land within the City of Vincent where the CEO is satisfied that the relevant document would not result in any risk to the City such as financial or environmental. The authority to approve would only apply to modification, variation, amendment or removal of an existing encumbrance, right or burden condition already approved by Council under Delegated Authority or as required by a condition of a subdivision approval relating to the land within the control and management of the City. The proposed new delegation is at **Attachment 4**.

CONSULTATION:

Nil. The removal of caveat and modification to the easement does not require public notice or public consultation.

LEGAL/POLICY:

The withdrawal of caveat, surrender and grant of easement will be subject to the requirements of Landgate respective to each process.

RISK MANAGEMENT IMPLICATIONS

Low: It is low risk for Council to withdraw the caveat for No. 51 Albert Street, North Perth as the Landowner's obligations under the Deed, in particular, its indemnity to the City remains valid and in full force, which can be relied upon in the event of any claims against the City.

It is low risk for Council to surrender of the existing easement over Lot 3 on Diagram 62595 and grant a new easement over Lot 109 on Plan 3642 as this reduces the current easement burden the exists presently across two parcels of freehold land owned by the City and contains the burden to one parcel only. This also provides for consolidated vehicle access arrangements should No. 177 Scarborough Beach Road be developed, tis would allow the existing wide footpath and onstreet parking and street tree to remain undisturbed.

STRATEGIC IMPLICATIONS:

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

Accessible City

Our pedestrian and cyclist networks are well designed, connected, accessible and encourage increased use.

Innovative and Accountable

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

SUSTAINABILITY IMPLICATIONS:

Not applicable.

PUBLIC HEALTH IMPLICATIONS:

This does not contribute to any public health outcomes in the *City's Public Health Plan 2020-2025.*

FINANCIAL/BUDGET IMPLICATIONS:

The landowner seeking removal of the caveat and the landowner seeking modification to the easement have agreed to pay the costs associated with the preparation and lodgement of documents.

CITY OF PERTH

and

TOWN OF VINCENT

and

MACEDONIAN COMMUNITY OF WA (INC)

DEED OF DISCHARGE AND RELEASE

51 Albert Street, North Perth

MINTER ELLISON
Lawyers
Level 51, Central Park
152-158 St George's Terrace
PERTH WA 6000
DX 124 PERTH
Telephone (08) 9429 7444
Facsimile (08) 9429 7666
Reference GCS:505024

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17.10.97

THIS DEED is made 1997

BETWEEN **CITY OF PERTH** of Westralia Square, 141 St George's Terrace, Perth, Western Australia ('City')

AND **TOWN OF VINCENT** of 244 Vincent Street, Corner of Loftus Street, Leederville, Western Australia ('Town')

AND **MACEDONIAN COMMUNITY OF WA (INC)**, C/- PO Box 12, North Perth, Western Australia ('Community')

RECITALS

A. The Community is the registered proprietor of the Land. The Community erected the Centre on the Land.

B. At all relevant times until 1 July 1994 the Land was within the boundaries of the City. The Land is now within the boundaries of the Town as part of the division of the City under the CPR Act. Pursuant to the provisions of the CPR Act and the LGA, that division is taken to have been made by order of the Governor within the meaning of Section 2.1 of the LGA.

C. The Town has issued the Community with a rectification order for immediate repairs to be undertaken to correct the Current Damage.

D. The Community has claimed in the Claim Submissions that the City has a liability to compensate the Community for the cost of rectifying the Current Damage.

E. The City has denied that it has any Current and Future Liabilities to the Community. References in this Deed to the City's Current and Future Liabilities are references to the City's Current and Future Liabilities to the extent that they exist at the date of this Deed or may exist at any time in the future.

F. The City and the Town have negotiated under clause 11(2) of Schedule 2.1 of the LGA as to the transfer to the Town of all of the City's liability for Current Damage.

G. As a result of those negotiations the City agrees to transfer to the Town and the Town agrees to accept a transfer of the City's liability for Current Damage subject to the terms of this Deed.

H. It is a condition precedent to the operation and enforcement of any of the provisions of this Deed that the Minister give the Minister's Approval.

I. The Community agrees to discharge and forever release the City from all Current and Future Liabilities and to indemnify the City in each case in the manner referred to in this Deed.

J. The Community agrees to discharge and forever release the Town from all Current and Future Liabilities and to indemnify the Town in each case in the manner referred to in this Deed.

K. The parties agree to enter into this Deed for the purpose of recording their agreement.

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17.10.97

OPERATIVE PART

1. **DEFINITIONS AND INTERPRETATION**

1.1 **Definitions**

In this Deed, unless the context clearly indicates otherwise, the following terms shall have the following meanings:

'Acts' includes all acts and statutes (State or Federal) for the time being enacted or modifying any Acts and all regulations by-laws requisitions or orders made under any Act from time to time by any statutory public or other competent authority;

'Centre' means the Macedonian Community Centre Building and the bitumen carpark and crossovers erected on the Land at the date of this Deed.

'Claim Submissions' means:

(a) the letters from the Community to the City dated 24 February 1997 and 13 March 1997;

(b) the letters from the Community's lawyer Andrew Lynn to the City dated 26 July 1996, 6 August 1996 and 2 October 1996; and

(c) the oral submissions of representatives of the Community to a City Sub-Committee Meeting on 18 February 1997;

'COPPF Act' means the City of Perth Parking Facilities Act;

'CPR Act' means the City of Perth Restructuring Act 1993;

'Current Damage' means the damage to the Land and to the Centre referred to in Van der Meer's Report and alleged by the Community to be caused by subsidence of the Land;

'Current and Future Damage' means any or all of:

(a) the Current Damage; and

(b) any damage to either or both of the Land and the Centre whether existing at the date of this Deed or occurring at any time in the future as a result (either directly or indirectly) of any subsidence in the Land or any other land in the vicinity of the Land;

'Current and Future Liabilities' means all liabilities (actual or contingent) of any nature whether existing at the date of this Deed or arising at any time in the future to:

(a) rectify any or all of the Current and Future Damage;

(b) compensate the Community in any manner for any loss, damage or costs, arising directly or indirectly from the Current and Future Damage;

'Deed' means the deed between the Parties constituted by this document and includes the recitals and the schedule contained in this document;

'Land' means 51 Albert Street, North Perth and being more particularly described as Lot 192 on Diagram 56091 and being the whole of the land in Certificate of Title Volume 1545 Folio 398;

'LGA' means the Local Government Act 1995;

'Minister' means the Minster for Local Government and Disability Services;

'Minister's Approval' means a valid written approval given by the Minister to the City to pay the Sum to the Town pursuant to Section 7A(2) of the COPPF Act for the purpose of the Town then paying the Sum to the Community to be applied by the Community towards the cost of rectifying the Current Damage;

'Party' means a party to this Deed and 'Parties' has a corresponding meaning;

'Sum' means the sum of A$1,296,610;

'Van der Meer's Report' means a report by Van der Meer & Associates commissioned by the Community dated the 13th day of February 1997.

1.2 **Interpretation**

In this Deed, unless the contrary intention appears:

(a) a reference to this Deed or any other document includes:

(i) both express and implied terms, covenants and conditions of those documents; and

(ii) all variations, additions and deletions to the terms, covenants and conditions contained in those documents whenever effected;

(b) a reference to a person includes a reference to the person's personal representatives, executors, administrators, successors and assigns and a reference to a corporation includes a reference to the corporation's successors and assigns;

(c) a reference to any person if that person ceases to exist is reconstituted, renamed or replaced or its powers or functions are transferred to any other person, refers respectively to the person established or constituted in its place or succeeding to its powers or functions;

(d) a reference to a person includes a reference to a corporation, firm, unincorporated association and a government or statutory body or authority;

(e) an obligation, representation or warranty in favour of two or more persons is for the benefit of them jointly and severally;

(f) an obligation, representation or warranty on the part of two or more persons binds them jointly and severally;

(g) a reference to any thing includes the whole or any part of that thing and a reference to a group of things or persons includes each thing or person in that group;

(h) a reference to a clause or the schedule is a reference to a clause in or the schedule to this Deed;

(i) the index and all headings have been included for ease of reference only and they are not to be used to construe or interpret any part of this Deed; and

(j) a reference to any statute includes a reference to all regulations made pursuant to that statute and all statutes amending or consolidating the statutes referred to.

2. **MINISTER'S APPROVAL**

The Parties mutually acknowledge and agree that it is a condition precedent to the operation and enforcement of the provisions of this Deed that:

(a) the Minister issue the Minister's Approval; and

(b) the Minister's Approval is not subject to any conditions (other than any conditions which each Party accepts by written notice to all other Parties).

3. **THE COMMUNITY'S SUCCESSORS IN TITLE**

3.1 The Community expressly acknowledges to the City and the Town that:

(a) the Community enters into this Deed as registered proprietor of the Land; and

(b) all of the provisions of this Deed which apply to the Community bind the registered proprietors of the Land from time to time as if references in this Deed to the Community were references to that registered proprietor.

3.2 Without limiting the generality of clause 3.1, the Community agrees with the City and the Town that the Community will not transfer or attempt to transfer the whole or any part of its freehold estate in the Land to any person (whether that transfer or attempted transfer is at law or in equity) unless the Community has first obtained the execution by the City, the Town, the Community and the proposed transferee of a deed (prepared by the City's solicitors at the cost of the Community and containing provisions reasonably required by the City and the Town) by which the proposed transferee agrees to become bound by this Deed as if it were referred to in this Deed as the Community.

3.3 The Community indemnifies the City and the Town and will keep the City and the Town indemnified from any loss, damages or costs arising directly or indirectly from any breach by the Community of the provisions of clause 3.2.

4. **THE SUM**

The City must pay the Sum to the Town within 5 working days after receipt by the City of the Minister's Approval.

5. **TRANSFER OF THE CITY'S LIABILITY FOR CURRENT DAMAGE**

Contemporaneously with the payment of the Sum by the City to the Town, the City will transfer to the Town and the Town will accept the transfer of the City's liability for Current Damage.

6. **PAYMENT OF THE SUM TO THE COMMUNITY**

6.1 On receipt of the Sum, subject to clause 6.2, the Town will hold the Sum on trust for the Community (in an interest bearing trust account) for use by the Community in payment towards the cost of rectifying the Current Damage in accordance with Van Der Meer's Report.

6.2 **The Town may withdraw from the trust account from time to time:**

(a) the Town's reasonable charges and expenses of administering the trust account, paying the Sum to the Community, and making inspection and obtaining verification as referred to in the Schedule; and

(b) the Town's legal costs in respect of this Deed including any stamp duty payable.

6.3 The Town agrees to pay the Sum (together with the interest earned on the Sum but less any amount withdrawn pursuant to clause 6.2 and less any taxes, duties and fees charged in respect of the trust account) to the Community by instalments in the manner set out in the Schedule.

7. **APPLICATION OF THE SUM**

7.1 Subject to clause 7.2, the Community must use the whole of the Sum for the purpose of rectifying the Current Damage in accordance with Van Der Meer's Report.

7.2 If the Community desires to rectify the Current Damage other than in accordance with Van Der Meer's Report then it may do so only with the prior written consent of the Town.

8. **THE SUM AND ALL CURRENT AND FUTURE DAMAGE**

The Community acknowledges to the City and the Town that to the extent that the Sum is insufficient to enable the Community to rectify the Current and Future Damage, the cost of rectifying the Current and Future Damage will be borne by the Community.

9. **DISCHARGE AND RELEASE OF THE CITY AND INDEMNITY**

From the date that the City's liability for Current Damage is transferred to the Town and the Sum is paid by the City to the Town, the Community:

(a) forever discharges and releases the City from the Current and Future Liabilities;

(b) indemnifies the City and will keep the City indemnified from:

(i) the Current and Future Liabilities;

(ii) all actions, suits, claims, proceedings and demands which may be brought by the Community or by third parties against the City whether at common law, in equity or pursuant to statute or otherwise in respect of the Current and Future Liabilities; and

(iii) all losses, costs and expenses incurred by the City in respect of any of the matters referred to in sub-paragraph (ii).

10. **DISCHARGE AND RELEASE OF THE TOWN AND INDEMNITY**

Without limiting the Town's obligations as Trustee of the Sum pursuant to this Deed, from the date of receipt of the Sum by the Town, the Community:

(a) forever discharges and releases the Town from the Current and Future Liabilities;

(b) indemnifies the Town and will keep the Town indemnified from:

(i) the Current and Future Liabilities; and

(ii) all actions, suits, claims, proceedings and demands which may be brought by the Community, the City or by third parties against the Town whether at common law, in equity or pursuant to statute or otherwise in respect of the Current and Future Liabilities; and

(iii) all losses, costs and expenses incurred by the Town in respect of any of the matters referred to in sub-paragraph (ii).

11. **LIABILITY OF THE TOWN'S SERVANTS AND AGENTS**

11.1 Every exemption from, and limitation of, liability, defence and immunity of whatever nature that applies to the Town, or to which the Town is entitled, including those set out in this Deed, shall also be available and extend to protect every one of its servants or agents acting under this Deed, or in any way connected with or relating to it.

12. **BAR TO ACTION**

This Deed may be pleaded as a bar to any action brought by:

(a) the Community against the City in respect of any Current and Future Liabilities;

(b) the Community against the Town in respect of any Current and Future Liabilities.

13. **CHARGE AND CAVEAT**

13.1 The Community charges the Land in favour of the City and the Town with the payment to the City and the Town of all money which is or may become payable by the Community to either or both of the City and the Town pursuant to the provisions of this Deed (including, without limitation, the indemnities the subject of clauses 3.3 and 9(b) and 10(b)). The charge granted to the City and the charge granted to the Town pursuant to this clause will at all times rank pari passu.

13.2 The Community acknowledges that each of the City and the Town may lodge and maintain a subject to claim caveat against the certificate of title to the Land in order to protect their respective interests as chargees of the Land. The Community must not do or cause or allow to be done anything which has the effect or may at any time in the future have the effect of removing from the register any of caveats registered by either or both of the City and the Town pursuant to this clause.

14. **FURTHER ASSURANCES**

Each Party must do, sign, execute and deliver and must procure that each of its employees and agents does, signs, executes and delivers all deeds, documents, instruments, and acts reasonably required of it or them by notice from another Party effectively to carry out and give full effect to this Deed and the rights and obligations of the Parties under it.

15. **GOVERNING LAW**

15.1 This Deed shall be governed by and be construed in accordance with the laws of Western Australia.

15.2 The Parties submit to the non-exclusive jurisdiction of the courts of Western Australia.

16. **GENERAL**

16.1 **Amendment**

No variation or waiver of, or any consent to any departure by a Party from, a provision of this Deed is of any force or effect unless it is confirmed in writing signed by all Parties and then that variation, waiver or consent is effectively only to the extent for which it is made or given.

16.2 **Waiver**

The failure, delay, relaxation or indulgence on the party of any Party in exercising any power or right conferred upon that party by this Deed does not operate as a waiver of that power or right, nor does any single exercise of any power or right preclude any other or further exercise of it or the exercise of any other power or right under this Deed.

16.3 **Entire Agreement**

This Deed constitutes the sole and entire agreement between the Parties and a warranty, representation, guarantee or other term or condition of any nature not contained or recorded in this Deed is of no force or effect.

17. **COSTS AND STAMP DUTY**

17.1 Each Party will bear its own costs and disbursements in respect of the negotiation for and preparation of this Deed and all copies of it.

17.2 The Town will pay stamp duty assessed on this Deed and all copies of it.

EXECUTED by the parties as a Deed.

THE COMMON SEAL of **THE CITY OF PERTH** was hereunto affixed in the presence of:

Lord Mayor

Chief Executive Officer

THE COMMON SEAL of **THE TOWN OF VINCENT** was hereunto affixed in the presence of:

N. J. Marks J.P.
Mayor

Chief Executive Officer



THE COMMON SEAL of **MACEDONIAN COMMUNITY OF WESTERN AUSTRALIA (INC)** is hereunto affixed pursuant to the authority of a resolution of

in the presence of: 22-10-97

S. Novatson President

Secretary



G:\WPAS400\PERSONAL\MJH123\SJO73400.FRM
17.10.97

8

SCHEDULE A

Manner of Payment of the Sum

1. The Community must make written application to the Town for the payment of any portion of the Sum.

2. Each application by the Community must be accompanied by a copy of the progress claim made by the Community's builder or other relevant consultant in respect of the work undertaken by that builder or other relevant consultant in rectifying the Current Damage.

3. Before paying the amount the subject of the application the Town may require the Community to verify to the Town's reasonable satisfaction that the amount the subject of the application is fair and reasonable having regard to the work the subject of the application.

4. The Town will not incur any liability to the Community as a result of conducting the verification referred to in paragraph 3 and the Community alone must bear all responsibility for the suitability, quality and quantity of the work the subject of any application to the Town.

WESTERN AUSTRALIA

TITLE NUMBER	
Volume	Folio
1545	**398**

RECORD OF CERTIFICATE OF TITLE

UNDER THE TRANSFER OF LAND ACT 1893

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

REGISTRAR OF TITLES

LAND DESCRIPTION:

LOT 192 ON DIAGRAM 56091

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

MACEDONIAN COMMUNITY OF WA INC OF CORNER OF ALBERT AND KAYLE STREETS, NORTH PERTH
(A B797038) REGISTERED 12/10/1979

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
(SECOND SCHEDULE)

1. THE RIGHT TO MINES OF COAL OR OTHER MINERALS BEING EXCLUDED FROM PORTION OF THE SAID LAND
2. G758743 CAVEAT BY TOWN OF VINCENT LODGED 6/4/1998.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required. Lot as described in the land description may be a lot or location.

----------END OF CERTIFICATE OF TITLE----------

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND:	1545-398 (192/D56091)
PREVIOUS TITLE:	2-125A, 1271-442
PROPERTY STREET ADDRESS:	51 ALBERT ST, NORTH PERTH.
LOCAL GOVERNMENT AUTHORITY:	CITY OF VINCENT

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www.landgate.wa.gov.au

C 447230 E

No. C447230

DEED OF EASEMENT

FEES (office use)	$	c
1982 NOV 2 PM 3 19	23	—

Parties CITY OF PERTH
- and -
ADAM ZENCICH

Lodged by NORTHMORE HALE DAVY & LEAKE
Address SOLICITORS, 29TH FLOOR, ALLENDALE SQUARE, 77 ST. GEORGE'S TERRACE, PERTH.

Phone No. 325.9833

PD:JS/LM

Use this space for instructions if any documents are to issue to other than lodging party.

1630-868
869 to (1)4570-6

Titles, Crown Leases, Declarations, etc., lodged with this document. (To be filled in by person lodging.)

1. Dup. Easement
2. Trip Easement
3. CT 953-52
4. Cr ~~852/235-52~~
5.
6.

Received items No's 1-2

Rec. Clerk.

BELOW THIS LINE FOR OFFICE USE ONLY

Encumbrances not notified on face.

New Titles to issue or Endorsing instruction.

EXAMINED

Registered 2nd November 1982
at 3.19 o'clock and
particulars entered in the Register Book.

Initials of Signing Officer

REGISTRAR OF TITLES

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Form B2

WESTERN AUSTRALIA STAMP DUTY
28SEP82 No. C447230

WESTERN AUSTRALIA.
Transfer of Land Act 1893 as amended

Blank Instrument Form (see footnote)

a. Insert type of document here.

a. DEED OF EASEMENT

THIS DEED OF EASEMENT is made the 19th day of August 1982

B E T W E E N :

CITY OF PERTH of 27-29 St. George's Terrace Perth Western Australia ("the Grantor")

and

ADAM ZENCICH of 171 Scarborough Beach Road, Mount Hawthorn Western Australia, Storekeeper ("the Grantee")

W H E R E A S :

A. The Grantor is registered as the proprietor of an estate in fee simple in the land described in the First Schedule hereto ("the servient tenement").

B. The Grantee is registered as the proprietor of an estate in fee simple in the land described in the Second Schedule hereto ("the dominant tenement").

C. The Grantor has agreed to grant to the Grantee an easement over that portion of the servient tenement as is delineated and coloured green in the sketch plan annexed hereto ("the right of carriageway") for the purpose hereinafter specified.

NOW THIS DEED WITNESSES as follows:

1. In consideration of the premises the Grantor as registered proprietor of the servient tenement on behalf of the Grantor and the Grantor's successors in title the registered proprietor or proprietors for the time being of an estate or interest in fee simple in the servient tenement HEREBY TRANSFERS AND GRANTS unto the Grantee and the Grantees successors in title the registered proprietor or proprietors for the time being of an estate or interest in fee simple in the dominant tenement and to their respective servants, tenants, agents, workmen, visitors and all other persons

ORM APPROVAL No. 046 GISTRAR OF TITLES

NOTE: This Form may be used only when the "Box Type" Form is not suitable. It may be completed in narrative style.

Sands & McDougall
STOCK FORM 324

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acting under the authority of the Grantee from time to time and at their will or pleasure to go, pass and repass through over and along the right of carriageway and either with or without motor cars and other vehicles of any description laden or unladen for all purposes whatsoever connected with the use and enjoyment of the dominant tenement or any part thereof.

2. The Grantor hereby agrees to pay the costs of and incidental to the preparation, stamping and registration of this deed and all necessary counterparts.

IN WITNESS whereof the parties hereto have hereunto set their hands and seals the day and year first hereinbefore written.

THE FIRST SCHEDULE

The Servient Tenement

(a) Portion of Swan Location 669 and being Lot 3 on diagram 62595 and formerly being part of the land comprised in Certificates of Title Volume 1235 Folio 563, Volume 1235 Folio 562 and Volume 402 Folio 94 and now being the whole of the land comprised in Certificate of Title Volume 1630 Folio 868

(b) Portion of Swan Location 669 and being Lot 109 on diagram 62262 and formerly being part of the land comprised in Certificates of Title Volume 953 Folio 52 and Volume 402 Folio 94 and now being the whole of the land comprised in Certificate of Title Volume 1630 Folio 869

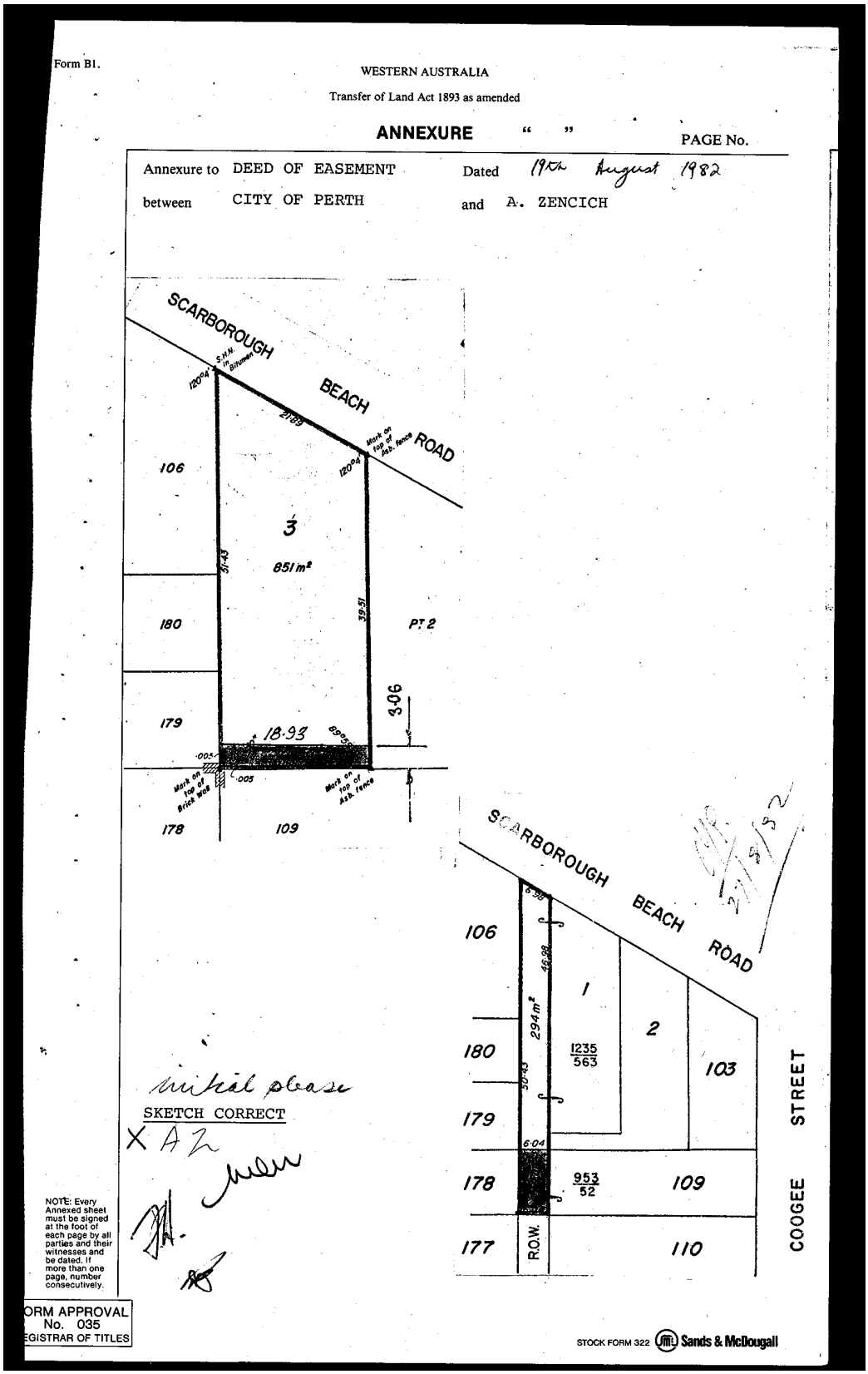
THE SECOND SCHEDULE

The Dominant Tenement

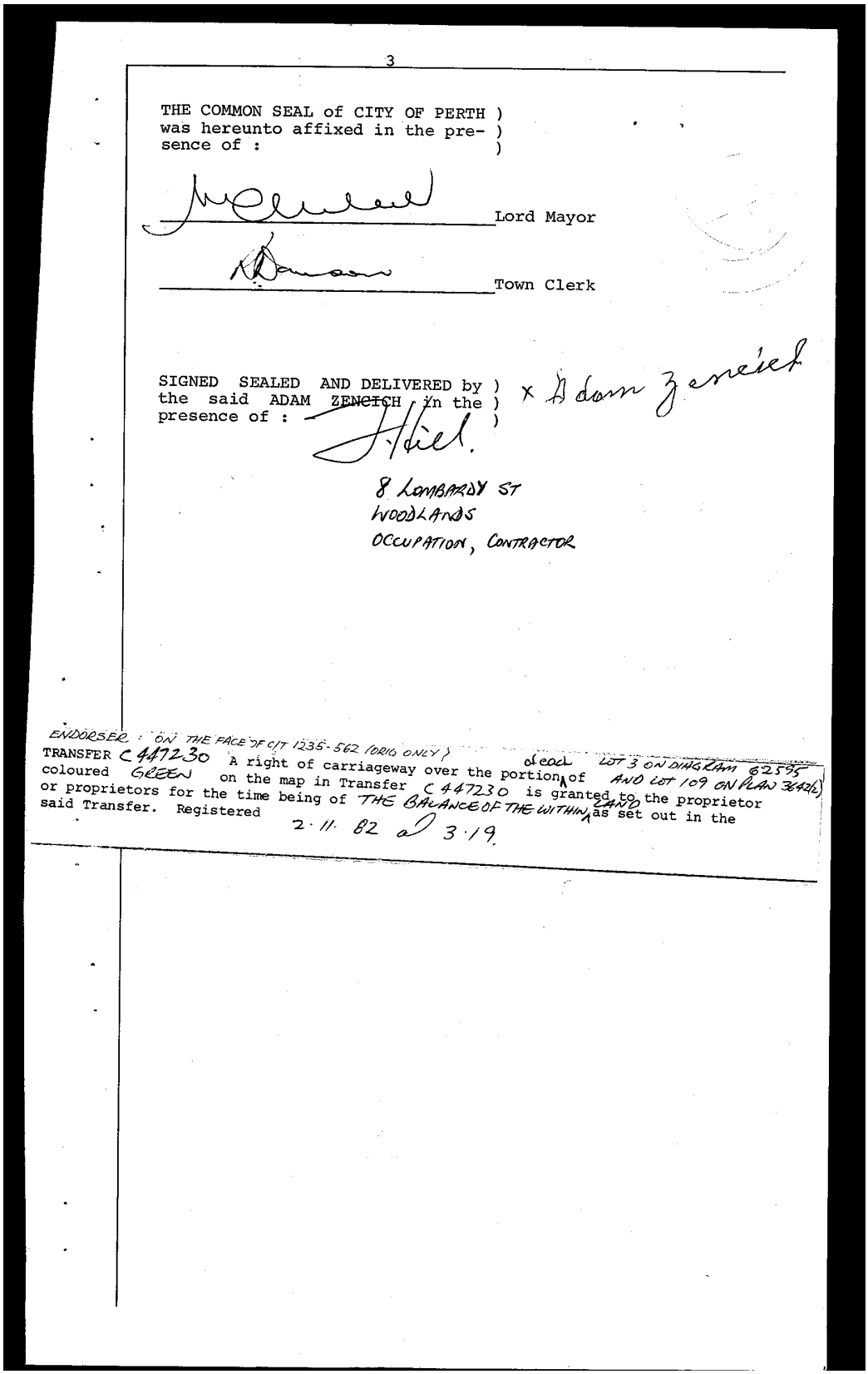
Portion of Swan Location 669 and being part of Lot 2 the subject of Diagram 25122 and being the balance of the land comprised in Certificate of Title Volume 1235 Folio 562.

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3

THE COMMON SEAL of CITY OF PERTH)
was hereunto affixed in the pre-)
sence of :)

Lord Mayor

Town Clerk

SIGNED SEALED AND DELIVERED by)
the said ADAM ~~ZENCICH~~ ZENCICH in the)
presence of :)

x Adam Zencich

8 LOMBARDY ST
WOODLANDS
OCCUPATION, CONTRACTOR

ENDORSER : ON THE FACE OF C/T 1235-562 (DRIS ONLY)
TRANSFER C 447230 A right of carriageway over the portion of the land LOT 3 ON DIAGRAM 62595 AND LOT 109 ON PLAN 3642 (2)
coloured GREEN on the map in Transfer C 447230 is granted to the proprietor
or proprietors for the time being of THE BALANCE OF THE WITHIN LAND as set out in the
said Transfer. Registered 2.11.82 at 3.19.

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Power to modify documents affecting land within the control and management of City

Delegation from Council to CEO

Head of power to Delegate: *Power that enables a delegation to be made*	*Local Government Act 1995:* S5.42 Delegation of some powers or duties to the CEO S5.43 Limitations on delegations to the CEO
Express Power or Duty Delegated:	*Local Government Act 1995:* S5.41 Functions of CEO
Delegate:	Chief Executive Officer
Function: *This is a precis only. Delegates must act with full understanding of the legislation and conditions relevant to this delegation.*	Authority to approve any modification, variation, amendment or removal of an existing encumbrance, right or burden condition relating to the control and management of land.
Council Conditions on this Delegation:	This delegation does not: (i) extend to new encumbrances, rights or burden conditions to be imposed over land under the control and management of the City; and (ii) apply to registered leases.
Express Power to Sub-Delegate:	*Local Government Act 1995:* S5.44 CEO may delegate some powers and duties to other employees

Delegation from CEO to other employees

Sub-Delegate/s: *Appointed by CEO*	All Executive Directors Executive Manager Corporate Strategy and Governance Manager Development and Design Coordinator Planning Services
CEO Conditions on this Sub-Delegation: *Conditions on the original delegation also apply to the sub-delegations.*	Manager Development and Design and Coordinator Planning Services Where the encumbrance is a condition of subdivision or development approval.

Compliance Links	*Local Government Act 1995* – S5.41 Functions of CEO

12.2 INFORMATION BULLETIN

Attachments:

1. **Minutes of the Catalina Regional Council - held on 15 August 2024**
2. **Statistics for Development Services Applications as at the end of August 2024**
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 2 September 2024**
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 - September 2024**
9. **Register of Notices of Motion - Progress Report - September 2024**
10. **Register of Reports to be Actioned - Progress Report - September 2024**
11. **Council Workshop Items since 20 August 2024**
12. **Council Briefing Notes - 13 August 2024**

RECOMMENDATION:

That Council RECEIVES the Information Bulletin dated September 2024.

CATALINA Regional Council

Ordinary Meeting of Council

Thursday 15 August 2024

MINUTES

Meeting held electronically

Constituent Members:
Cities of Perth, Joondalup, Stirling, Vincent and Wanneroo
Towns of Cambridge and Victoria Park

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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 Phillip Vinciullo Cr Adrian Hill
City of Perth	Cr Brent Fleeton	Cr Viktor Ko
City of Stirling	Cr Tony Krsticevic (CHAIR) Cr Suzanne Migdale (DEPUTY) 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 Eman Seif

PRESENT

Chair	Cr Tony Krsticevic
Councillors	Cr Claire Anderson Cr John Chester Cr Sonet Coetzee Cr Jane Cutler Cr Brent Fleeton Cr David Lagan Cr Suzanne Migdale Cr Karlo Perkov Cr Ashley Wallace
Alternate Members	Cr Phillip Vinciullo Cr Eman Seif (as observer)
Staff	Mr Chris Adams (Chief Executive Officer) Mr Simon O'Sullivan (Project Manager) Ms Vickie Wesolowski (Executive Assistant)
Apologies Councillors	Cr Helen Berry Cr Lewis Hutton
Leave of Absence	Nil
Absent	Nil
Consultants	Mr Drew Tomkins (Satterley Property Group)
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 Duncan Olde (Town of Victoria Park)
In Attendance Participant Councils' Advisers	Mr Stevan Rodic (City of Stirling) Mr Kelton Hinks (Town of Cambridge)
Members of the Public	Nil
Press	Nil

1. OFFICIAL OPENING

The Chair declared the meeting open at 6:02pm.

2. APOLOGIES AND LEAVE OF ABSENCE

Apologies: Cr Berry and Cr Hutton

3. DISCLOSURE OF INTERESTS

Nil

4. PUBLIC STATEMENT/QUESTION TIME

Nil

5. ANNOUNCEMENTS BY CHAIR (WITHOUT DISCUSSION)

Nil

6. PETITIONS

Nil

7. CONFIRMATION OF MINUTES

Moved Cr Cutler, Seconded Cr Migdale.

That the Council CONFIRMS and the Chair signs the minutes from the Ordinary Meeting of Council held 20 June 2024 as a true and accurate record of proceedings.

The Motion was put and declared CARRIED (10/0).

For: Councillors Chester, Coetzee, Cutler, Fleeton, Krsticevic, Lagan, Migdale, Perkov, Vinciullo and Wallace.
Against: Nil.

8. BUSINESS ARISING FROM MINUTES

Nil

9. ADMINISTRATION REPORTS AS PRESENTED

9.1 BUSINESS REPORT – AS AT 31 JULY 2024

Moved Cr Migdale, Seconded Cr Cutler.

That the Council RECEIVES the Business Report for the period ending 31 July 2024.

The Motion was put and declared CARRIED (10/0).

For: Councillors Chester, Coetzee, Cutler, Fleeton, Krsticevic, Lagan, Migdale, Perkov, Vinciullo and Wallace.
Against: Nil.

9.2 STATEMENT OF FINANCIAL ACTIVITY - JUNE 2024

Moved Cr Migdale, Seconded Cr Cutler.

That the Council RECEIVES and NOTES the Statement of Financial Activity for the month ending 30 June 2024.

The Motion was put and declared CARRIED (10/0).

For: Councillors Anderson, Berry, Chester, Coetzee, Cutler, Hutton, Krsticevic, Lagan, Migdale, Perkov and Wallace.
Against: Nil.

9.3 LIST OF MONTHLY ACCOUNTS SUBMITTED – JUNE 2024

Moved Cr Migdale, Seconded Cr Chester.

That the Council:

1. **RECEIVES and NOTES the list of accounts paid under Delegated Authority to the CEO for June 2024 - $20,466,451.57.**

2. **APPROVES the Credit Card Statement for June 2024.**

The Motion was put and declared CARRIED (10/0).

For: Councillors Chester, Coetzee, Cutler, Fleeton, Krsticevic, Lagan, Migdale, Perkov, Vinciullo and Wallace.
Against: Nil.

Cr Anderson joined the meeting at 6:11pm.

9.4 PROJECT FINANCIAL REPORT – MAY 2024

Moved Cr Perkov, Seconded Cr Cutler.

That the Council RECEIVES the Project Financial Report (May 2024) submitted by the Satterley Property Group.

The Motion was put and declared CARRIED (11/0) by exception resolution.

For: Councillors Anderson, Chester, Coetzee, Cutler, Fleeton, Krsticevic, Lagan, Migdale, Perkov, Vinciullo and Wallace.
Against: Nil.

9.5 PROJECT FINANCIAL REPORT – JUNE 2024

Moved Cr Perkov, Seconded Cr Cutler.

That the Council RECEIVES the Project Financial Report (June 2024) submitted by the Satterley Property Group.

The Motion was put and declared CARRIED (11/0) by exception resolution.

For: Councillors Anderson, Chester, Coetzee, Cutler, Fleeton, Krsticevic, Lagan, Migdale, Perkov, Vinciullo and Wallace.
Against: Nil.

9.6 SALES AND SETTLEMENT REPORT – PERIOD ENDING 31 JULY 2024

Moved Cr Migdale, Seconded Cr Chester.

That the Council RECEIVES the Sales and Settlement Report for the period ending 31 July 2024.

The Motion was put and declared CARRIED (11/0).

For: Councillors Anderson, Chester, Coetzee, Cutler, Fleeton, Krsticevic, Lagan, Migdale, Perkov, Vinciullo and Wallace.
Against: Nil.

9.7 REVIEW OF PURCHASER TERMS, CONDITIONS, AND INCENTIVES

Moved Cr Perkov, Seconded Cr Cutler.

That the Council:

1. **APPROVES the following Purchaser Terms, Conditions, and Incentives for public release lots in Catalina Estate for the period August 2024 to 31 December 2025:**

   <u>Catalina Beach</u>:

   - **1.1 Use of the REIWA Offer and Acceptance Contract with Special Conditions and Annexure.**
   - **1.2 A $5,000 deposit to be used in the Sales Contracts.**
   - **1.3 A finance approval period of 60 days for lots.**
   - **1.4 A 21-day settlement period from finance approval or the issue of titles, whichever is the later.**
   - **1.5 A waterwise landscaping package to the front garden.**

1.6 A $2,000 rebate for all homes constructed with a minimum 3.0KW capacity photovoltaic solar power system, with an additional $1,000 rebate paid where the system includes integrated battery storage.

1.7 Side and rear boundary fencing (behind the building line).

1.8 A $1,000 rebate for all homes that include appropriate WELS rated fittings and fixtures.

1.9 Sales incentives (Items 1.5 – 1.8) subject to homes being constructed in accordance with the approved applicable Design Guidelines within 24 months of settlement for single storey homes and 30 months of settlement for two storey homes.

Catalina Green:

As for Catalina Beach, with the following additions:

1.10 Bona fide first home purchasers are eligible for a lesser deposit requirement of $2,000/lot.

1.11 Waterwise front landscaping package to also include:

1.11.1 Wi-fi enabled smart meter and irrigation controller.

1.11.2 Increased number and size of included tree stock.

1.12 An eco-smart lifestyle bundle including:

1.12.1 Heat pump hot water system (capped at $1,500).

1.12.2 Energy efficient air-conditioning monitor or thermostat (capped at $300).

1.12.3 Home Energy monitor (capped at $350).

2. REQUESTS the Satterley Property Group to review the Purchaser Terms, Conditions and Incentives for Catalina and provide a report to the Council for consideration in December 2025, should there be stock remaining to sell at that time.

The Motion was put and declared CARRIED (11/0) by exception resolution.

For: Councillors Anderson, Chester, Coetzee, Cutler, Fleeton, Krsticevic, Lagan, Migdale, Perkov, Vinciullo and Wallace.
Against: Nil.

9.8 CRC BUDGET FYE 2025

Moved Cr Migdale, Seconded Cr Cutler.

That the Council:

1. ADOPTS the CRC Annual Budget FYE 2025.

2. ADOPTS 10% and $5,000 whichever is the greater for the purposes of the reporting of material variances by Nature and Type monthly for the 2024/2025 financial year, in accordance with Regulation 34(5) of the *Local Government (Financial Management) Regulations 1996*.

The Motion was put and declared CARRIED (11/0) by ABSOLUTE MAJORITY.

For: Councillors Anderson, Chester, Coetzee, Cutler, Fleeton, Krsticevic, Lagan, Migdale, Perkov, Vinciullo and Wallace.
Against: Nil.

9.9 CATALINA REGIONAL COUNCIL CORPORATE BUSINESS PLAN 2024-2028

Moved Cr Migdale, Seconded Cr Wallace.

That the Council APPROVES the CRC Audit Charter (August 2024) and ADOPTS the Audit Plan 2024/2025.

The Motion was put and declared CARRIED (11/0) by exception resolution.

For: Councillors Anderson, Chester, Coetzee, Cutler, Fleeton, Krsticevic, Lagan, Migdale, Perkov, Vinciullo and Wallace.
Against: Nil.

10. ELECTED MEMBERS MOTIONS OF WHICH NOTICE HAS BEEN GIVEN

Nil

11. QUESTIONS BY ELECTED MEMBERS OF WHICH DUE NOTICE HAS BEEN GIVEN

Nil

12. URGENT BUSINESS APPROVED BY THE CHAIR

Nil

13. GENERAL BUSINESS

Nil

14. DECISION TO MOVE INTO CONFIDENTIAL SESSION

Moved Cr Migdale, Seconded Cr Perkov.

That Items 14.1 Land Swap with State Government Pursuant to 2006 NPS; 14.2 Consultants Contract Arrangements – Engineering, Planning and Surveying; 14.3 Catalina Green Sustainability Demonstration Home – Building Costings, Contract Arrangements and Sponsorship Opportunities; 14.4 Annual Marketing Plan and 14.5 Review of Deliverables – Development Manager's KPIs deal with:

i) A contract entered into, or which may be entered into, by the CRC and which relates to a matter to be discussed at a meeting (section 5.23(2)(c)); and

ii) A matter that if disclosed, would reveal a trade secret or information that has a commercial value to a person or relates to the business, professional, commercial or financial affairs of a person, where the trade secret or information is held by, or is about, a person other than the CRC (section 5.23(2)(e)).

The Motion was put and declared CARRIED (11/0).

For: Councillors Anderson, Chester, Coetzee, Cutler, Fleeton, Krsticevic, Lagan, Migdale, Perkov, Vinciullo and Wallace.
Against: Nil.

At 6:18pm the meeting was closed to the public, and all attendees who were not required left the meeting prior to consideration of Items 14.1, 14.2,14.3 14.4 and 14.5.

14.1 CONFIDENTIAL: LAND SWAP WITH STATE GOVERNMENT PURSUANT TO 2006 NEGOTIATED PLANNING SOLUTION

Moved Cr Chester, Seconded Cr Migdale.

That the Council:

1. **PROCEEDS with the confidential recommendation as outlined in the Confidential Agenda.**

2. **RESOLVES that this report, attachments and resolution remain confidential in accordance with section 5.23(2)(c) and (e) of the *Local Government Act 1995*.**

The Motion was put and declared CARRIED (11/0).

For: Councillors Anderson, Chester, Coetzee, Cutler, Fleeton, Krsticevic, Lagan, Migdale, Perkov, Vinciullo and Wallace.
Against: Nil.

14.2 CONFIDENTIAL: CONSULTANTS CONTRACT ARRANGEMENTS – ENGINEERING, PLANNING AND SURVEYING

Moved Cr Migdale, Seconded Cr Cutler.

That the Council:

1. **PROCEEDS with the confidential recommendation as outlined in the Confidential Agenda.**

2. **RESOLVES that this report, attachments and resolution remain confidential in accordance with section 5.23(2)(c) and (e) of the *Local Government Act 1995*.**

The Motion was put and declared CARRIED (11/0).

For: Councillors Anderson, Chester, Coetzee, Cutler, Fleeton, Krsticevic, Lagan, Migdale, Perkov, Vinciullo and Wallace.
Against: Nil.

14.3 CONFIDENTIAL: CATALINA GREEN SUSTAINABILITY DEMONSTRATION HOME – BUILDING COSTINGS AND CONTRACT ARRANGEMENTS AND POTENTIAL SPONSORSHIP OPPORTUNITIES

Moved Cr Cutler, Seconded Cr Migdale.

That the Council:

1. **PROCEEDS with the confidential recommendation as outlined in the Confidential Agenda.**

2. **RESOLVES that this report, attachments and resolution remain confidential in accordance with section 5.23(2)(c) and (e) of the *Local Government Act 1995*.**

The Motion was put and declared CARRIED (11/0).

For: Councillors Anderson, Chester, Coetzee, Cutler, Fleeton, Krsticevic, Lagan, Migdale, Perkov, Vinciullo and Wallace.
Against: Nil.

14.4 CONFIDENTIAL: ANNUAL MARKETING PLAN FYE 2025

Moved Cr Migdale, Seconded Cr Anderson.

That the Council:

1. **PROCEEDS with the confidential recommendation as outlined in the Confidential Agenda.**

2. **RESOLVES that this report, attachments and resolution remain confidential in accordance with section 5.23(2)(c) and (e) of the *Local Government Act 1995*.**

The Motion was put and declared CARRIED (11/0).

For: Councillors Anderson, Chester, Coetzee, Cutler, Fleeton, Krsticevic, Lagan, Migdale, Perkov, Vinciullo and Wallace.
Against: Nil.

14.5 CONFIDENTIAL: REVIEW OF DELIVERABLES - DEVELOPMENT MANAGER'S KEY PERFORMANCE INDICATORS

Moved Cr Migdale, Seconded Cr Cutler.

That the Council:

3. **PROCEEDS with the confidential recommendation as outlined in the Confidential Agenda.**

4. **RESOLVES that this report, attachments and resolution remain confidential in accordance with section 5.23(2)(c) and (e) of the *Local Government Act 1995*.**

The Motion was put and declared CARRIED (11/0).

For: Councillors Anderson, Chester, Coetzee, Cutler, Fleeton, Krsticevic, Lagan, Migdale, Perkov, Vinciullo and Wallace.
Against: Nil.

Moved Cr Migdale, Seconded Cr Cutler.

That the meeting be REOPENED to the public.

The Motion was put and declared CARRIED (11/0).

For: Councillors Anderson, Chester, Coetzee, Cutler, Fleeton, Krsticevic, Lagan, Migdale, Perkov, Vinciullo and Wallace.
Against: Nil.

At 6:24pm the meeting was reopened to the public.

15. FORMAL CLOSURE OF MEETING

The Chair declared the meeting closed at 6:25pm.

Statistics for Development Applications
As at the end of August 2024

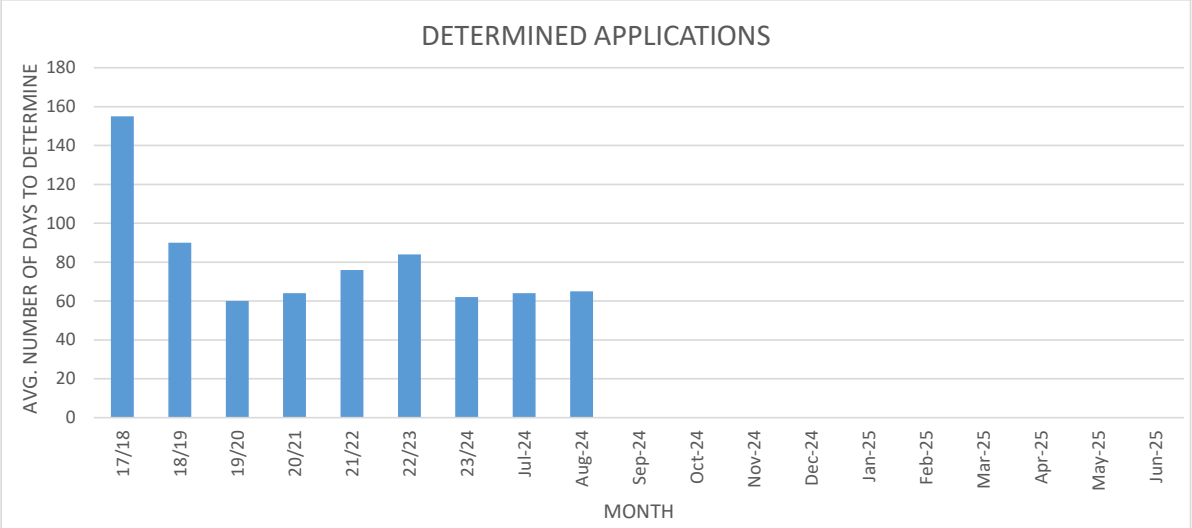
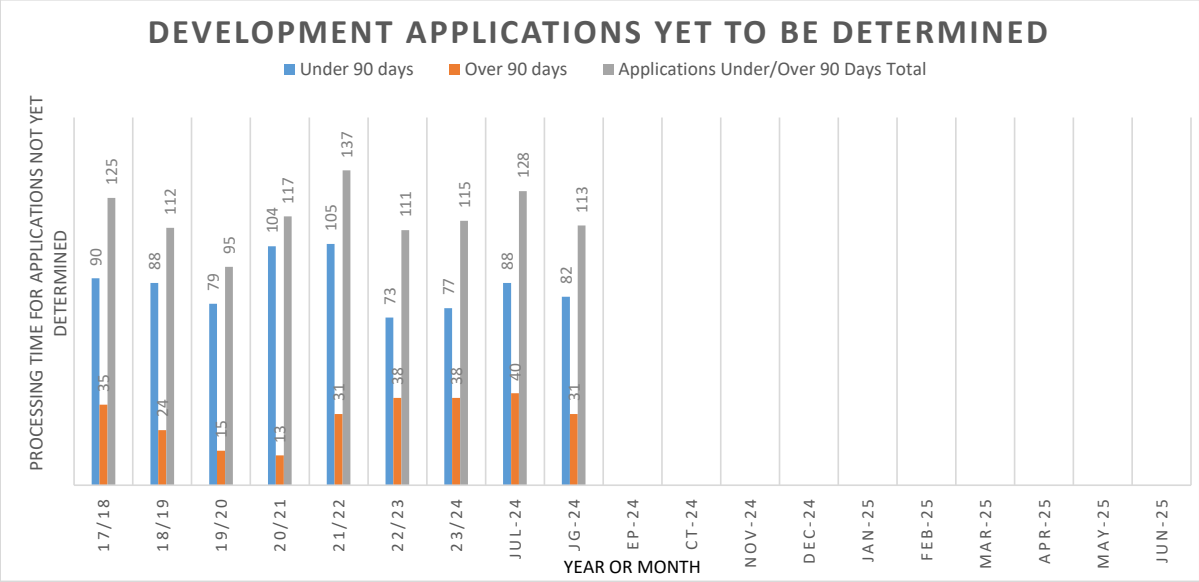


Table 1: Minimum, Average and Maximum Processing Timeframes for determined applications in each financial year since 2017/2018 and each month since July 2024.

Processing Days	17/18	18/19	19/20	20/21	21/22	22/23	23/24	Jul 24	Aug 24	Sept 24	Oct 24	Nov 24	Dec 24	Jan 25	Feb 25	Mar 25	Apr 25	May 25	Jun 25
Minimum	1	0	0	0	1	0	9	0	20										
Average	155	85	60	64	76	84	62	64	65										
Maximum	1008	787	499	268	298	280	145	90	177										

	20/21	21/22	22/23	23/24	Jul 24	Aug 24	Sept 24	Oct 24	Nov 24	Dec 24	Jan 25	Feb 25	Mar 25	Apr 25	May 25	Jun 25
DA's Determined *(excludes exempt from approval or cancelled)*	403	385	281	311	27	42										
Value of Determined DA's *(in millions)*	217	143	417	405	86.5	86.4										



	Jul 24	Aug 24	Sept 24	Oct 24	Nov 24	Dec 24	Jan 25	Feb 25	Mar 25	Apr 25	May 25	Jun 25
DA's lodged	33	31										
DA's to be Determined	128	113										
Value of DA's to be Determined *(in millions)*	126	63.3										

REGISTER OF STATE ADMINISTRATIVE TRIBUNAL (SAT) APPEALS
AS AT 11 SEPTEMBER 2024

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. SAT hearing took place between 18 – 21 March 2024. Matter has been adjourned, for a decision. Decision not expected for 2 – 3 months. Update as at 29 May 2024 – no decision has been handed down by the Tribunal yet.

REGISTER OF STATE ADMINISTRATIVE TRIBUNAL (SAT) APPEALS
AS AT 11 SEPTEMBER 2024

NO.	ADDRESS & SAT REVIEW NO.	DATE RECEIVED	APPLICANT	REVIEW MATTER & COMMENTS
				On 21 June 2024, the City was provided Orders from the SAT, advising the time in which the Tribunal has to deliver its decision is extended to 26 July 2024. On 25 June 2024, the City was provided an update in respect to the Order received on 21 June 2024, advising that the time in which the Tribunal has to deliver its decision has been extended to 20 September 2024. On 22 July 2024, the Tribunal handed down its decision. The City was unsuccessful. The Tribunal found *"…that the odour being emitted at the exhaust stack is not as described in the Notice, being oily, fried, greasy, rancid and burnt. Rather, we found that the odour of the treated emissions at the exhaust stack is 'fresh, sweet clean light oil'"*. As such, they then found that *"…there is no basis that the exhaust stack emissions constitute a nuisance for the purpose of s 184 of the Health (Miscellaneous Provisions) Act 1911".* Finally, that *"…there is no basis for the Notice to be affirmed."* As such, the Tribunal orders that the City's Notice issued 24 September 2021 *"…is set aside".* Administration have notified affected residents. **Completed**. *Representation by: McLeods*
2.	Nos. 41-43 & 45 Angove Street, North Perth (DR 81 of 2023)	1 June 2023	Hidding Urban Planning/Lavan	Application for review of a 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. The applicant has yet to provide any additional information and the matter is still proceeding to the directions hearing on 2 February 2024. The directions hearing has been vacated and the matter has been listed to a further mediation on 27 February 2024. This mediation was scheduled for 6 May 2024. Following this the matter has been listed for a further mediation to be held on 2 July 2024. This was vacated and has been rescheduled to 2 September 2024. The mediation was cancelled on 30 August 2024 and has been listed for a further directions hearing on 27 September 2024. *Representation by: DAP Executive Director*

REGISTER OF STATE ADMINISTRATIVE TRIBUNAL (SAT) APPEALS
AS AT 11 SEPTEMBER 2024

NO.	ADDRESS & SAT REVIEW NO.	DATE RECEIVED	APPLICANT	REVIEW MATTER & COMMENTS
3.	Nos. 37-43 Stuart Street, Perth (DR184 of 2023)	20 December 2023	Planning Solutions/Lavan	Application for review of conditions of a Joint Development Assessment Panel decision to approve an application for an Unlisted Use (Community Purpose) and Alterations and Additions on 10 November 2023. ********** Directions hearing vacated and mediation scheduled for 14 February 2024. Mediation held on 14 February 2024. Matter listed for a further mediation on 19 April 2024 with the applicant having provided further information for consideration on 27 March 2024. Following this mediation the SAT issued orders inviting the DAP to reconsider the application pursuant to s.31(1) of the *State Administrative Tribunal Act 2004*. The key dates associated with this are: • The applicant is to provide additional information by 6 May 2024. • The DAP is to reconsider the application on or before 12 July 2024 (note this timeframe accounts for the meeting itself as well as the publishing of the minutes). • A further directions hearing has been scheduled for 19 July 2024. The DAP meeting to reconsider the application was held on 3 July 2024 where the DAP approved a number of amended conditions. The appeal has been withdrawn following a directions hearing on 16 August 2024. **Completed**. *Representation by: DAP Executive Director*
4.	No. 5 Berryman Street, Mount Hawthorn (DR71 of 2024)	22 May 2024	George Seal	Application for review of conditions of a Council decision to approve an application for a Change of Use from Single House to Single House and Restaurant/Cafe on 23 April 2024. ********** The matter was listed for a directions hearing on 7 June 2024, which on agreement between the parties, was vacated and rescheduled for 5 July 2024. Following the directions hearing on 5 July 2024 the SAT issued orders inviting Council to reconsider the application pursuant to s.31(1) of the *State Administrative Tribunal Act 2004*, on or before 29 October 2024. The matter is also listed for a further Directions Hearing on 1 November 2024. *Representation by: Administration*
5.	No. 120 Claisebrook Road, Perth (DR110 of 2024)	30 July 2024	Allerding and Associates	Application for review of conditions of Western Australian Planning Commission decision to approve the Holcim Concrete Batching Plant to continue to operate until 30 December 2027 on 27 June 2024. ********** The matter has been listed for a directions hearing on 30 August 2024 and has been listed for a mediation on 12 November 2024. The City has not been invited to be part of this mediation. *Representation by: DPLH Director Planning Appeals*
6.	No. 235 Brisbane Street, Perth (DR122 of 2024)	21 August 2024	Michael Cao	Application for review of a Council decision to refuse an application for a Change of Use from Family Day Care to Child Care Premises on 23 July 2024. ********** The matter has been listed for a directions hearing on 4 October 2024. *Representation by: Administration*

METRO INNER DEVELOPMENT ASSESSMENT PANEL (DAP)
REGISTER OF APPLICATIONS RELATING TO THE CITY OF VINCENT
AS AT 29 AUGUST 2024

No.	ADDRESS	APPLICANT	PROPOSAL	DATE APPLICATION RECEIVED	DAP MEETING DATE	STATUS
1.	No. 2 Venn Street, North Perth	Stadt Pty Ltd	Form 1 – Six Multiple Dwellings	10 May 2024	Not yet scheduled	The application is currently under assessment. Responsible Authority Report is currently due on 5 September 2024.
2.	Nos. 38-40 and 44 Brisbane Street, Perth	Rowe Group	Form 2 – Mixed Use Development (Amendment to Approved)	5 June 2024	Not yet scheduled	The Form 2 application has been withdrawn by the applicant. The application was determined under Delegated Authority on 13 August 2024.
3.	No. 189 Charles Street, West Perth	Apex Planning	Form 2 – Multiple Dwelling Development (Amendment to Approved) (Extension of Time)	20 June 2024	Not yet scheduled	The application is currently under assessment. Responsible Authority Report is currently due on 26 September 2024.
4.	No. 195 Beaufort Street, Perth	Lateral Planning	Form 2 – Mixed Use Development (Amendment to Approved)	13 August 2024	Not yet scheduled	The application is currently under assessment. The application is pending acknowledgement by the Development Assessment Panel and a Responsible Authority Report due date has not yet been set.
5.	No. 177 Scarborough Beach Road, Mount Hawthorn	PTS Town Planning Pty Ltd	Form 1 – Mixed Use Development	6 August 2024	Not yet scheduled	The application is currently under assessment. The application is pending acknowledgement by the Development Assessment Panel and a Responsible Authority Report due date has not yet been set.

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 (DRP)
REGISTER OF APPLICATIONS CONSIDERED BY DESIGN REVIEW PANEL
AS AT 29 AUGUST 2024

ADDRESS	APPLICANT	PROPOSAL	DRP MEETING DATE	REASON FOR REFERRAL
No. 177 Scarborough Beach Road, Mount Hawthorn	PTS Town Planning	Mixed Use Development	7 August 2024	Lodged Development Application To consider amendments to the proposal made in response to the comments of the Design Review Panel (DRP) on 19 June 2024.
No. 192 Stirling Street Perth	Cameron Chisholm Nichol	Mixed Use Development	7 August 2024	Pre-lodgement Application The proposal would benefit from referral to the Design Review Panel to consider departures to the City's Policy No. 7.1.1 – Built Form (Built Form Policy) and Residential Design Codes (R Codes), and the appropriateness of the development within its setting.

CITY OF VINCENT

INFORMATION BULLETIN

TITLE:	**Register of Petitions – Progress Report – September 2024**
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
28/8/2024	A petition with 16 signatures was received from Trent Negus of Mt Lawley, requesting that Council install a 3 hour parking limit at the intersection of Joel Terrace and Mitchell Street and surrounding area, due to the fact that Mercy Hospital employees are taking up all the parking in the area all day. The intersection and street are now dangerously overcrowded and there has already been an accident last week because of the parking of hospital employees, patients and visitors.	EDIE	Petition received. • The lead petitioner has been contacted and advised a letter will be sent to surrounding residents seeking their comments on proposed parking restrictions if warranted. This will not only include Joel Terrace residents but residents in surrounding streets where there are currently no parking restrictions. • Parking occupancy surveys are currently being conducted by the Rangers. • We are in the process of setting up a meeting with a hospital representative to discuss the parking issues.
23/7/2024	A Petition with 26 signatures from Matthew Schembri of Mt Lawley requesting that Council support to resolve an issue with a potentially unapproved bin area adjoining a community right of way at the Strata of 83 Walcott Street.	EDSD	Petition received. Investigation ongoing by the City's Development Compliance Team. Confirmation of departure from approved plans. Correspondence has been issued to 'offender'. Administration has provided Mr Schembri a comprehensive update (2 August) and will continue to provide further updates as/when they are available.
18/7/2024	A petition with 12 signatures requesting that the artwork The Globe be moved to a new site.	EDSD	A report is to be provided to October Council Meeting.

Date Rcd	Subject	Action Officer	Action Taken
3/7/2024	A petition with 17 signatures (and a further 31 received by survey) has been received from Jerome Waddell of West Perth. The petition requests that the decision to create a “No Stopping” zone in front of 16 and 14 Hammond Street be reversed.	EDIE	• Petition received. Investigation into short term measure to resolve parking issues along street. • City will investigate further options once power is underground which will hopefully result in additional parking spaces. • Consultant reviewing potential left out only onto Charles St. • Internal review conducted and measures have been put in place to ensure residents are consulted in the first instance. • Email response sent to lead petitioner detailing the above.

CITY OF VINCENT

INFORMATION BULLETIN

TITLE:	**Register of Notices of Motion – Progress Report – September 2024**
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
Protection and promotion of trees on private land	**EDSD**	Administration presented options for planning controls at Council Workshops in May and July 2024. Planning controls and initiatives are now being prepared.

Item Number	Meeting Type	Council Meeting	Agenda Report Item	Resolution Action Item	Council Decision	Director	Comments	Time frame for Completion
10.2	OCM	20/08/2024	History Collection Policy	That Council APPROVES the proposed amendments to the Library and Local History Collection Policy, at Attachment 1, for the purpose of community consultation.	Carried 9/0	EDIE		November 2024
10.2	OCM	18/06/2024	Advertising of Amended Policy - Stormwater Drainage Connections	That Council APPROVES the proposed amendments to the Stormwater Drainage Connections Policy, at Attachment 1, for the purpose of community consultation.	Carried 9/0	EDIE	Consultation finalised. To be presented to September OCM.	September 2024
9.1	OCM	18/06/2024	Outcome of Advertising - Review of Heritage Management Policies	3. Council DOES NOT SUPPORT the REVOCATION of Policy No 7.6.9 Heritage Assistance Fund, included as Attachment 9 and REQUESTS Administration presents a report to Council in December 2024 on the revocation of Policy No 7.6.9 Heritage Assistance Fund, as part of the Community Funding Policy review.	Carried with Amendment	EDSD	Community Funding Policy review commenced and update presented to Council Workshop in July 2024.	December 2024
10.2		21/05/2024	Beaufort Street Precinct Area Road Safety Treatments	The draft Road Safety Implementation Plan to be presented for Council consideration by May 2025 (with progress update via Council Workshop February 2025) with delivery of works prioritised based on the treatment of severely or seriously injured crashes identified within the Highgate precinct, with the intersections of Harold Street / Beaufort Street and Chatsworth Road / Beaufort Street ranked as high priority projects;	Carried 7/1 with amendments	EDIE	Implementation Plan framework being scoped. Return to Council Workshop February 2025	February 2025
13.1	OCM	19/03/2024	Notice of Motion - Mayor Alison Xamon - Protection and Promotion of Trees on Private Land	REQUESTS that the City: 2.1 Prioritises the progress of planning controls to ensure greater protection of trees and canopy provision on private land; and 2.2 Advocates to the Western Australian Planning Commission and Minister for Planning for greater protection of trees on private land.	Carried 9/0	EDSD	Update to be presented to 30 July 2024 Council workshop, and review of Trees of Significance Policy to be presented through the August Policy Paper and to October OMC for approval to advertise.	October 2024
12.4	OCM	19/03/2024	Responses to Motions Carried at the Annual General Meeting of Electors held on 1 February 2024	Motion 4.2 – Dust at Menzies Park - That Council REQUESTS Administration identifies a temporary solution to stabilise and mitigate dust on this section of verge and brings a report back to Council with a recommendation for a permanent solution by no later than March 2025.	Carried with amendment	EDIE	Investigations for alternate treatment progressing.	March 2025
10.2	OCM	12/12/2023	Response to Petition - Ellesmere Street, North Perth Parking	RECEIVES a further report at the conclusion of the collection of traffic data and public consultation.	Carried 7/0	EDIE	Traffic Warrants are underway.	November 2024
10.1	OCM	12/12/2023	Response To Petition - Corner Scarborough Beach Road and Killarney Street - Maintenance and Infrastructure	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 Hawthorn area.	Carried 7/0	EDIE	Traffic data and concept design to be issued for community consultation with residents and school in March 2024.	November 2024
10.4	OCM	22/08/2023	Tender - Escooter Shared Scheme Trial	REQUESTS the CEO to provide a report to Council within nine months of practical operation of the trial assessing its impacts and whether an extension of the permit will be issued.	Carried with amendment 7/1	EDIE	Neuron and BEAM engaged for the 12-month trial. Report to be issued to Council Workshop on the trial in July 2024 & Council Brieifing 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.	November 2024
12.4-4.2(1)	AGM	14/03/2023	the CEO to present a review of the landscaping requirements in the City's Built Form Policy to Council by December 2023.		Carried En bloc	EDSD	Administration will present a review of the impact to the Built Form Policy from the R Codes amendments at the 30 July workshop, to confirm the intent to pursue a determination from the WAPC. Once the Built Form Policy has been determined Administration will undertake a further review as part of the investigation of planning controls NoM.	End 2024
12.4 - Motior	AGM	14/03/2023	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 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).	Carried 8/0	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 has the support of the proposer of the motion.	Mid 2025
10.1	OCM	13/12/2022	Stormwater Drainage	That Council SUPPORTS the City's approach to develop a stormwater drainage strategy over the next three (3) financial years predicated on the following:	Unanimous 9/0	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.
9.7	OCM	14/09/2021	Outcomes of Advertising: Draft Precinct Structure Plan and Draft Place Plan – Leederville; and Preparation of Amendment 7 to Local Planning Scheme No. 2	RECOMMENDS that the Western Australian Planning Commission approve the modifications listed at Attachment 4 and the revised Leederville Precinct Structure Plan included as Attachment 5; subject to modifying the Public Open Space at Oxford Street Reserve to reflect Attachment 7, with the remainder of 62 Frame Court, Leederville zoned Mixed Use R-AC0;	Carried with Amendment	EDSD	SPC considered draft LPSP in May 2024 and has requested further community consultation on modifications before it is reconsidered. Intended to be presented to a future Council workshop in September 2024 before community consultation is undertaken	Late 2024

COUNCIL WORKSHOPS

One workshop has been held since 20 August 2024, it was on 27 August 2024.

The topics on the agenda were:

- Precinct Parking Management Plan Review
- Update on City of Vincent Housing Supply and Infrastructure Servicing Study
- Enhanced Environment Strategy/Sustainability Framework and Emissions Inventory
- Club Night Lights Program (CNLP) - Floodlighting Priorities and Sport & Recreation Overview
- Update on the Draft Leederville Precinct Structure Plan
- Hyde Park Reference Group & PSHB

CITY OF VINCENT

NOTES

Council Briefing

13 August 2024

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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, 13 AUGUST 2024 AT 6.00PM

PRESENT:	**Mayor Alison Xamon**	**Presiding Member**
	Cr Alex Castle	**North Ward**
	Cr Ron Alexander	**North Ward**
	Cr Suzanne Worner	**North Ward**
	Cr Nicole Woolf	**North Ward**
	Cr Jonathan Hallett	**South Ward**
	Cr Sophie Greer	**South Ward (electronically)**
	Cr Ashlee La Fontaine	**South Ward**
IN ATTENDANCE:	**David MacLennan**	**Chief Executive Officer**
	Peter Varris	**Executive Director Infrastructure & Environment**
	Rhys Taylor	**A/Executive Director Community & Business Services**
	Jay Naidoo	**A/Executive Director Strategy & Development**
	Karsen Reynolds	**A/Manager Development & Design**
	Mitchell Hoad	**A/Manager Strategic Planning**
	Chris Dixon	**Senior Projects and Strategy Officer – Ranger Services (electronically)**
	Dene Lawrence	**Senior Ranger (electronically) (left at 6.32pm after Item 4)**
	Dale Morrissy	**Manager Community Facilities**
	Joslin Colli	**Executive Manager Corporate Strategy & Governance**
	Wendy Barnard	**Council Liaison Officer**
Public:	Approximately 15 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, and acknowledge that as the City of Vincent we have a role in working towards reconciliation and justice for First Nations people."

2 APOLOGIES / MEMBERS ON APPROVED LEAVE OF ABSENCE

Cr Ashley Wallace is an apology for this meeting.

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 Sally Baker of North Perth – Item 5.2

Full statement can be found here

3.2 John Willamson of Burswood – Item 5.3

Full statement can be found here

3.3 Jimmy Thompson of Subiaco – Item 5.3

Full statement can be found here

3.4 Tricia Giudici of North Perth – Item 5.3

Full statement can be found here

3.5 Hessom Razavi of North Perth – Item 5.2

Full statement can be found here

3.6 Craig Willis of North Perth – Item 5.2

Full statement can be found here

3.7 David Reid of Perth – Item 5.6

Full statement can be found here

3.8 Wayne Bayliss of North Perth – Item 5.2

Full statement can be found here

3.9 Nik Hidding of Subiaco – Item 5.2 – 6.24

Full statement can be found here

Submitted the statement below in writing and spoke to it.

Thank you for the opportunity to make a public statement.

I act for OTR 208 Pty Ltd in the application for proposed alterations and additions to the existing service station at 41-43 Angove Street, North Perth.

We note the recommendation for refusal in the agenda papers tonight, however we do not agree with the reasons for refusal outlined, on the following basis:

Non-Conforming Use

1. We do not agree with the officer's assessment that there are no existing use rights applicable to the land. I refer to the legal advice attached to this communication setting out comprehensively why existing use rights are afforded to the site.
2. At no point during the assessment of the application has the City raised such a fundamental issue. It would have been beneficial in my view for the City and the Council to have obtained further information from us if it believed there to be an issue.
3. The commentary on page 3 of the report which discusses that works as proposed in the application *"would not be in strict accordance with the 2002 approval and would change the activities that would be carried out on site"* and that *"This means that would be fundamentally different proposal to the previous approval"* is absolutely no basis to suggest that there are no existing use rights. This is because the City's planning scheme allows changes and alterations to a non-conforming use, so as even to extend a non-conforming use (to make it a different proposal than it was originally approved for). This situation is clearly provided for as per Clause 22 and 23 of the scheme. Therefore, the City's assessment in respect of this is incorrect.

4. Clause 22 of the scheme states that the Scheme does not prevent the carrying out of development on land if, before the commencement of the Scheme, the development was lawfully approved (which it was); and, the approval has not expired or been cancelled (which it has not)

5. We believe therefore, that the Council has been incorrectly advised on the issue of a non-conforming use and cannot be used as a reason for refusal. The City should carefully review the matter in its consideration of the application.

Built Form & Landscaping Matters

6. As the proposal is for improvement works to an existing building, it is disappointing that officers recommend refusal based on the lack of landscaping. The existing building and accessways are already in place. Some additional landscaping is proposed, but not to the amount under the City's policy. However, the policy requirements should be relaxed given that the existing building is in place already, so it was always going to result in a landscaping outcome that does not meet the policy.

Amenity

7. The proposed improvements in our view will improve the amenity of the streetscape.

8. All matters associated with the operation of the facility are with respect, have already been dealt with, given an approval exist for the use.

We kindly seek the Council's support for the application.

3.10 Chris White of North Perth – Item 5.2

Full statement can be found here

The following submissions were received in writing prior to the meeting.

Barrie and Lianna Parker of North Perth – Item 5.3

Our proximity to the impact of the proposed plan means that we are deeply involved in this development; however we are currently on vacation in the Eastern States; otherwise we would have attended the meeting.

Our position is relatively simple and that is absolute support for the Development Plan. So why should we take this position?

Firstly just about anything would be an improvement on the existing character of the Charles and its surrounds. The whole area (and the pub itself) represent an almost irresponsibly inappropriate utilisation of land in a prime near city location with well established transport and other infrastructure. Implicit in this is that we would like to see the pub itself as part of the plan being redeveloped while maintaining its housing support for the less privileged and its status as a live music venue.

Secondly we believe that it is the responsibility of the City of Vincent to do whatever it can to contribute to the solution of the Perth housing crisis and view this Development Plan as a way that the City of Vincent can walk the walk on this crucial issue.

Thirdly we would like to believe that our council can see the significant benefits in the plan in increasing council income thereby providing the council with further service provision opportunities.

Apologies for our inability to attend either in person or virtually. Of course we expect our opinions to be considered in your decision making processes.

Megan Neervoort of North Perth – Item 5.2

I live at 15 Woodville Street, directly next to the proposed site, and am writing to emphasise the importance of local knowledge regarding this application. This knowledge comes from observing the prior business located at the Angove St site on a daily basis for a number of years;

- The proposed application would represent a significant increase in the volume and frequency of fuel sales at the site.
- Despite the prior business being referred to as a "service station" within the planning documents, this language has the potential to be unintentionally misleading. The former business was a historical, family run automotive garage whose primary source of income was mechanical repairs NOT fuel sales.
- Fuel sales at the former business were infrequent and in no way resembled a modern "service station". For example, the old bowsers were slow and not able to be used as self service (requiring the owner to personally refuel customers cars). As such there was often a green wheelie bin placed in the refuelling bay or signs reading "no fuel" to prevent public use. The bowsers were so old that on being decommissioned they went to a historical collection.
- I urge councillors to consider this local knowledge when reading planning documents and considering the developers argument that the application falls within "continuous use". This is not simply a case of an old "service station" being replaced with a new service station.
- The proposed development (the proposal for new bowsers and fuel tanks) represents an intensification of fuels sales within a short distance of residences and the local school. This is in direct violation of the CoV's latest scheme amendment and violates the Environmental Protection Authority's recommended 200m exclusion zone. The developer is yet to provide any peer reviewed evidence to demonstrate that intensifying the provision of fuel sales in close proximity to the city's residents is safe.
- The application is of poor quality and does not convincingly demonstrate any significant benefit to the CoV community.

There being no further speakers, Public Question Time closed at approximately 6.30pm.

4 DECLARATIONS OF INTEREST

4.1 Cr Nicole Woolf declared an impartiality interest in Item 5.2 Nos. 41-43 (Lots: 18 and 701; DP: 302447 and P: 1874) Angove Street, North Perth - Alterations and Additions to Service Station. The extent of her interest is that she is a former member of the Stop the Station group.

4.2 Cr Alex Castle declared an impartiality interest in Item 5.1 Nos. 293 and 295 (Lots: 8 and 4; D/P: 1221 and 5184) Oxford Street, Leederville - Proposed Grouped Dwellings (6). The extent of her interest is that she is friends with one of the landowners of this property.

REPORTS

The Presiding Member, Mayor Alison Xamon, requested Council Members to indicate:

Items which Council Members wish to discuss which have not already been the subject of a public question/comment and the following was advised:

COUNCIL MEMBER	ITEMS TO BE DISCUSSED
Cr Hallett	5.4
Cr Greer	5.1 and 6.1

At 6.32pm Manager Community Facilities left the meeting and did not return.

REPORTS WITH DISCUSSION

5.2 NOS. 41-43 (LOTS: 18 AND 701; DP: 302447 AND P: 1874) ANGOVE STREET, NORTH PERTH - ALTERATIONS AND ADDITIONS TO SERVICE STATION

Ward: **North**

Attachments:
1. **Location and Consultation Plan**
2. **Proposed Plans**
3. **Applicant Cover Letters**
4. **March 2002 Approval**
5. **Summary of Submissions - Administration Response**
6. **Design Review Panel Minutes**

RECOMMENDATION:

That Council:

1. In accordance with the provisions of the City of Vincent Local Planning Scheme No. 2 (LPS2) and the Metropolitan Region Scheme, REFUSES the application for Alterations and Additions to Service Station at Nos. 41-43 (Lot: 18; and 701; Plan: DP: 302447 and P: 1874) Angove Street, North Perth, in accordance with the plans provided in Attachment 2, for the following reasons:

1. Pursuant to Clause 67(2)(b) of the *Planning and Development (Local Planning Schemes) Regulations 2015* the development would be contrary to the principles of orderly and proper planning. This is because it has not been demonstrated that the proposal would have any pre-existing use rights either as a non-conforming use or that it would be consistent with any previous development approval.

Without having any use rights the proposed works would facilitate the subject site functioning and operating as a Service Station which is a prohibited 'X' use pursuant to Clause 18 of LPS2.

The use would not be capable of approval and would be contrary to the aims, objectives and provisions of LPS2 in accordance with Clause 67(2)(a) of the *Planning and Development (Local Planning Schemes) Regulations 2015*. These include:

a) The aims of LPS2 as set out in Clause 9;

b) The District Centre zone objectives as set out in Clause 16, and

c) The provisions including the Zoning Table, Interpreting the Zoning Table, and Non-Conforming Uses as set out in Clauses 17, 18 and 22 respectively;

2. Pursuant to Clauses 67(2)(g), 67(2)(m), and 67(2)(zc) of the *Planning and Development (Local Planning Schemes) Regulations 2015* the proposal would be inconsistent with the objectives of the City's Policy No. 7.1.1 – Built Form Policy and incompatible with its setting in considering the advice from the City's Design Review Panel . This is because:

a) The extent and location of proposed landscaping would be inadequate to offset the visual impacts associated with the extent of hardstand areas on the street frontages. The landscaping would not provide for adequate tree planting to make and effective and demonstrated contribution towards the City's green canopy or reduce the impact of the urban heat island effect (Clause 1.5 – Tree Canopy and Deep Soil Areas and Clause 1.15 – Landscape Design);

b) The proposed modifications would not provide for an appropriate landscape design to enhance the amenity of the streetscape or the provision of shade, and the colours, materials and finishes proposed to the existing building, roof and fuel canopy, would be inconsistent with the desired future character streetscape of Angove Street.

The proposed modifications to the existing building would not adequately provide for passive surveillance or activation of Woodville Street. This is because the proposed window is located above eye level for staff and customers within the building and for pedestrians, and would not express the internal building function and would be inconsistent with the desired streetscape character of Woodville Street (Clause 1.7 – Public Domain Interface, Clause 1.13 – Façade Design, and Clause 1.14 – Roof Design); and

3. Having regard to Reasons 1 and 2 and the matters of Clause 67(2) of the *Planning and Development (Local Planning Schemes) Regulations* 2015, the application has not demonstrated that the proposal:

a) Would not have an adverse impact on the amenity of the locality, including from noise (Clause 67(2(n));

b) Would provide for the adequate provision of landscaping (Clause 67(2)(p));

c) Would not have an adverse risk to human health or impact on the community (Clauses 67(2)(r) and (x)); and

d) Would provide for adequate vehicle manoeuvring on-site and would not adversely impact on the flow or safety of traffic on the surrounding road network including pedestrian safety (Clauses 67(2)(s)(ii) and (t)); and

2. INSTRUCTS Administration to write to:

- **The Department of Water & Environmental Regulation in accordance with Clause 11 of the *Contaminated Sites Act 2003* and Clause 6 of the *Contaminated Sites Regulations 2006* in relation to the contamination status of the site; and**

- **The Department of Energy, Mines, Industry Regulation & Safety in accordance with Clause 63 of the *Dangerous Goods Safety (Storage and Handling of Non-Explosives) Regulations 2007* in relation to the decommissioning of existing storage tanks.**

The purpose of this is to:

(a) Advise that to the best of the City's knowledge fuel tanks are still underground on the subject site. The fuel tanks have the potential to be leaking and causing site contamination which would impact on the health and welfare of the community;

(b) Reiterate that the site is located prominently within the North Perth town centre area with high volumes of pedestrians and is ln close proximity to sensitive uses including residential homes, cafes/restaurants and shops, and the North Perth Primary School;

(c) Request an investigation into the current contamination status of the site and condition of the fuel tanks, that the ongoing risk presented by this issue is addressed by the land owner as required by the applicable legislation, and for any required remediation to be undertaken in accordance with the relevant standards and requirements; and

(d) Request that the City be advised at the commencement of the investigation, updated as the investigation progresses, and notified of the outcome and findings at the completion of the investigation.

MAYOR XAMON:
Please provide an update on what measures have been made to secure the site, and what discussions have occurred with the landowner to date.

A/MANAGER STRATEGIC PLANNING:
Administration received a number of concerns regarding antisocial behaviour and squatting at the subject site and adjoining property at No. 45 Angove Street in March 2024.

In response to these concerns Administration undertook an inspection in April 2024. This inspection identified that squatting was occurring in No. 45 Angove Street. This is because the property was not being adequately secured and was not in a condition that was fit for human habitation.

Following this Administration issued a list of works to be undertaken by the landowner. These included disconnecting services to the property, cleaning and the removal of rubbish and personal belongings, and securing the premises to prevent unauthorised entry.

Administration also liaised with the WA Police to provide them with the contact details of the landowner to further discuss responses to prevent unauthorised entry.

Administration conducted a follow up inspection in May 2024 to confirm that these works had been suitably undertaken.

Since this time Administration has not received any specific complaints in relation to antisocial behaviour occurring from the subject site.

Administration will continue to liaise with the landowner to implement measures to minimise antisocial behaviour from the subject site.

There have been issues of antisocial behaviour at the site that has caused distress to the community.

CR WOOLF:
Request an amendment to the Recommendation to liaise with the landowner to ensure that the property is properly secured.

A/MANAGER STRATEGIC PLANNING:
Administration has updated the Recommendation to include a new point 3. This sets out for Administration to liaise with the landowner to implement measures to ensure that the subject site is adequately secured to prevent unauthorised access and minimise antisocial behaviour.

Trespassing onto privately owned properties and any resulting antisocial behaviour is a WA Police matter.

The City cannot force the landowner to implement measures under the Local Government Act 1995. Administration will continue to liaise with the landowner and relevant stakeholders to request the subject site to be secured.

ADDITIONAL INFORMATION:

Response to Lavan Submission

Included within the public questions and statements was a submission from Lavan on behalf of the applicant.

This submission raised issues in relation to the consideration of non-conforming use and whether compensation could be sought if the application were to be refused.

In relation to these matters:

- *Administration's report contains an assessment of the proposed works against the existing approval from 2002 and the non-conforming use provisions of the City's Local Planning Scheme No. 2 (LPS2). Administration is not satisfied that on the information provided that there are non-conforming use rights.*
- *There are instances where compensation can be sought by a landowner under the Planning and Development Act 2005. This includes where there has been a change to the planning scheme that prohibit the continuation of non-conforming uses.*

The application has not demonstrated that the proposal would have non-conforming use rights. This would mean that it is unlikely that there could be a claim for compensation.

Update to Recommendation

In addition to the inclusion of a new point 3 in the Recommendation, Administration has also updated refusal reason 1.

The purpose of this these is to provide greater clarity and specification that it would be not orderly or proper to determine the works application without consideration of the associated land use, and the Service Station use would be inconsistent with the provisions of the City's Local Planning Scheme No. 2. This is because it would be a prohibited use in the District Centre zone and it has not been demonstrated that there would be any non-conforming use rights. The intent of this reason for refusal has not changed.

5.3 PROPOSED CHARLES HOTEL LOCAL DEVELOPMENT PLAN

Ward: **North**

Attachments:
1. **Location and Consultation Plan**
2. **Local Development Plan**
3. **Cover Letter & Design Report**
4. **Transport Impact Assessment**
5. **Summary of Submissions - Administration Response**
6. **Summary of Submissions - Applicant Response**
7. **Design Review Panel Minutes**

RECOMMENDATION:

That Council:

1. **Pursuant to Clause 47(d) of the Deemed Provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* CONSIDERS that a Local Development Plan is required over Nos. 501, 503, 503B, 505-509 and 511-513 Charles Street, 4 Carrington Street and 118-122 Eton Street, North Perth (Lots: 91-93, 4, 4091-4093, 2, and 4088-4090), North Perth, for the purposes of orderly and proper planning; and**

2. **Pursuant to Clause 52(1)(a) of the Deemed Provisions of the *Planning and Development (Local Planning Regulations) 2015* APPROVES the Local Development Plan dated 12 July 2024 for Nos. 501, 503, 503B, 505-509 and 511-513 Charles Street, 4 Carrington Street and 118-122 Eton Street, North Perth (Lots: 91-93, 4, 4091-4093, 2, and 4088-4090), North Perth, included as Attachment 2, subject to the following:**

   Modifications to Local Development Plan

   2.1 The applicant modifying the Local Development Plan by deleting the reference to Child Care Premises as a Preferred Land Use for Parcels 1 and 2 within Table 1, and the associated note at the bottom of Table 1.

   The modified Local Development shall be resubmitted to the City;

   Approval of Western Australian Planning Commission

   2.2 Obtaining the approval of the Western Australian Planning Commission for:

   - **Acceptable Outcome 3 (Building Height);**
   - **Acceptable Outcome 5 (Plot Ratio); and**
   - **Acceptable Outcome 7 (Landscape Design);**

   in relation to Development Parcel 2 only, in accordance with Clause 1.2.3 of State Planning Policy 7.3: Residential Design Codes Volume 2 – Apartments; and

   2.3 Obtaining the approval of the Western Australian Planning Commission for Acceptable Outcome 7 (Landscape Design) in relation to Development Parcels 1 and 3 to 6, in accordance with Clause 1.2.3 of State Planning Policy 7.3: Residential Design Codes Volume 2 – Apartments.

CR LA FONTAINE:
Request further information on the number of peak vehicle trips along Eton Street and the percentage of heavy vehicles?

A/MANAGER STRATEGIC PLANNING:
Administration undertook traffic surveys of the surrounding road network around the subject site in June 2023.

Data in relation to the number of peak period vehicles and the percentage of heavy vehicles is provided below.

Street	***AM Peak Vehicles***	***PM Peak Vehicles***	***% Heavy Vehicles***
Eton Street (north of Ellesmere Street)	*105*	*110*	*3.1%*
Eton Street (south of Ellesmere Street)	*91*	*118*	*5.7%*

CR LA FONTAINE:
Can a breakdown of the individual submissions be provided?

A/MANAGER STRATEGIC PLANNING:
The individual submissions will be circulated to Elected Members separately. This is because individual submissions contain information which is personal and can be identifiers for community members.

The City's Community and Stakeholder Engagement Policy sets out that a summary of submissions is to be included to the officer report which provides sufficient context and detail for submissions to be understood and to include responses from Administration.

Consistent with this Administration's report included a summary of the submissions that were received during the formal community consultation period in ***Attachment 5*** *along with in line responses.*

This approach to the presentation of submissions importantly ensures that all comments made are responded to and that comments that raise relevant planning considerations are dealt with. Noting that the receiving of objections and the number of submissions received in itself are not a valid planning considerations for the proposal.

CR ALEXANDER:
What would be the threshold for when an increase in vehicle traffic from a future redevelopment would become unreasonable, noting the current volumes of Ellesmere Street are a quarter of its overall capacity?

A/MANAGER STRATEGIC PLANNING:
The purpose of a Local Development Plan (LDP) is to facilitate a coordinated built form outcome across multiple properties by prescribing development standards to deliver a site specific development response.

The purpose is not to provide a level of detail that would ordinarily be associated with a development application (DA).

This is because a DA would still be required to be approved for any redevelopment proposal and this would be accompanied by a detailed traffic assessment.

This would need to demonstrate that additional traffic from the development would not adversely impact on the amenity of the area, or the functionality and safety of the surrounding road network.

The approval of the LDP would not bind the decision-maker to approve a future DA if these impacts have not been demonstrated at that stage.

The applicant provided a high level Traffic Impact Assessment (TIA) in support of the proposed LDP. This demonstrated that while there would be additional traffic from a redevelopment proposal, this would be within the capacity of the surrounding road network.

The City's Accessible City Strategy (ACS) and Main Roads WA (MRWA) Functional Road Hierarchy identifies the capacity of each road based on a number factors. These factors include the purpose of the road and its design.

Under this hierarchy, Ellesmere Street would be a Local Distributor road with a daily capacity of up to 6,000 vehicles over the course of a day. Traffic count data from 2023 identified that there was currently 1,457 vehicles over the course of day equivalent to approximately a quarter of the road's current capacity.

Based on this, an increase of traffic associated with a redevelopment of the subject site in line with the LDP would be capable of remaining within the overall capacity consistent with the ACS and MRWA road

hierarchy.

The proposal has adequately addressed impacts from additional traffic noting the purpose of the LDP in line with State Government requirements and the submission of a TIA.

Traffic impacts would remain a relevant consideration in assessing a future DA and would need to be adequately addressed at that time.

5.6 NEW LEASE TO KIDZ GALORE PTY LTD - NO. 15 HAYNES STREET, NORTH PERTH

Attachments: 1. Attorney General Approval - 6 June 2024

RECOMMENDATION

That Council

1. APPROVES giving public notice and inviting submissions under the provisions of section 3.58(3) of the *Local Government Act 1995* for the proposed lease to Kidz Galore Pty Ltd (ACN 069 285 472) for the childcare premises located at No. 15 (Lot 9) Haynes Street, North Perth (Premises) on the following key terms:

1.1. Term: **Two (2) years, commencing 1 January 2026 and expiring 31 December 2027.**

1.2. Option Term: **Nil.**

The Tenant acknowledges that following the lease expiry, the City will not permit any holding over or monthly tenancy.

1.3. Rent: **Current rent for FY24/25: $42,542.72 per annum plus GST**

1 Jan 2026 – 30 June 2026	**$44,669.86 per annum exc. GST**
1 July 2026 – 30 June 2027	**$46,903.35 per annum exc. GST**
1 July 2027 – 31 Dec 2027	**$49,248.52 per annum exc. GST**

1.4. Rent Review: **Fixed increase of 5% annually on 1 July each year of the lease commencing from 1 July 2026.**

1.5. Outgoings: **Tenant will pay:**

(a) ESL charges applicable to the premises;

(b) rubbish and recycling bin charges for the premises;

(c) utilities (including scheme water, electricity and gas); and

(d) minimum level of service statutory compliance testing (including RCD, DFES and pest inspection fees and charges).

1.6. Insurance: **Tenant to hold and maintain a public liability insurance policy for not less than $20 million per one claim, in respect of the Tenant's use and occupation of the Premises.**

1.7. Repair/maintenance: **As per the maintenance obligations prescribed by the Property Management Framework.**

1.8. Permitted Use: **The business of providing childcare services.**

1.9. Special conditions

1.9.1. Transition plan

(a) The Tenant acknowledges that the City is required to transition the use of the Premises away from childcare services in order to comply with the Deed of Trust dated 2 October 1941;

(b) In accordance with paragraph (a) above, the Tenant acknowledges and agrees that:

(i) by 30 June 2026, the Tenant will submit to the City a relocation or business plan (Business Plan) outlining:

- **the Tenant's planned transition from the Premises; or**
- **how the Tenant will scale down its business operations at the Premises by the end of the Lease term; and**

(ii) by 1 January 2027, the Tenant will submit to the City a closure plan (Closure Plan) which will demonstrate:

- **the proposed timeline for the closure of the Tenant's business at the Premises; and**
- **the removal of the Tenant's buildings (including the demountable building) and property from the Premises; and**

(iii) the Tenant must completely vacate the Premises by no later than midnight on 31 December 2027.

(c) If the City is not satisfied with the information contained in either or both the Business Plan or the Closure Plan, the City may provide the Tenant with notice:

(i) specifying what additional information is required by the City; and

(ii) the timeframe within which the Tenant must provide that information to the City.

(d) If the Tenant fails to provide the City with:

(i) the Business Plan or Closure Plan within the time specified in paragraph (b)(i) or (b)(ii) (respectively); or

(ii) any additional information requested by the City in accordance with paragraph (c),

the City may terminate the Lease and the Tenant must vacate the Premises within one month of being notified of that termination

1.9.2. Termination for convenience	**The Tenant may terminate the Lease by providing no less than three (3) months' written notice of termination to the City.**
1.9.3. Removal of demountable building and play equipment	**The Tenant acknowledges and agrees that prior to the lease expiry it is required to remove the demountable building and play equipment from the Premises and make good any damage caused by that removal.**

2. If no submissions are received as a result of public notice period in Recommendation 1. above, AUTHORISES the:

2.1 Chief Executive Officer to negotiate and enter into the lease in Recommendation 1. above, and

2.2 Mayor and Chief Executive Officer to affix the common seal and execute the lease in accordance with the Execution of Documents Policy.

3. NOTES that if any submissions are received as a result of the public notice period in Recommendation 1. above, the Chief Executive Officer will provide the submissions to Council for consideration and Council will determine whether to proceed with the proposed lease to the Tenant.

CR WORNER:
What is happening at 6 London Street, there is a for sale sign up on the property still.

CR WORNER:
What is happening at No. 6 London Street? There is a for sale up on the property still.

EXECUTIVE MANAGER CORPORATE STRATEGY & GOVERNANCE
6 London Street was purchased in 2020, by KGCC Properties Pty Ltd (Kidz Galore). Planning approval was obtained in 2020 for the development of a child care centre on the site, however as outlined in the report the development of this site has been impeded by the Western Power infrastructure.

In considering options to optimise the development outcomes of the site the owners have been considering options to develop the site more broadly to encompass childcare, office, medical centre and other associated uses noting that the site does have a deemed to comply building height of 4 storeys under the City's Built Form Policy.

In relation to the for sale sign, Kidz Galore put the site on the market in February 2024 to ascertain whether there would be a developer that would be interested in developing the site where Kidz Galore would be a tenant for part of the building based on a minimum 20 year 'lease back'. To date this has not resulted in any offers. The owners are continuing the search.

The owners are committed to lodging an application for a revised design by March 2025. The delays to delivering this development are acknowledged and come at significant cost to the landowner.

5.4 ANNUAL REVIEW 2023/24 - ACCESSIBLE CITY STRATEGY, THRIVING PLACES STRATEGY AND ARTS PLAN

Attachments:
1. **Accessible City Strategy - Annual Review III**
2. **Thriving Places Strategy - Annual Review I**
3. **Arts Plan - Annual Review I**

RECOMMENDATION:

That Council RECEIVES the Accessible City Strategy – Annual Review III; the Thriving Places Strategy – Annual Review I; and the Arts Plan – Annual Review 1.

CR HALLETT:
Refer: 1.2.1 paths and pedestrian mapping, what is the budget need? Can that be revisited in the mid-year budget review, as it underpins some of the other actions?

EXECUTIVE DIRECTOR INFRASTRUCTURE & ENVIRONMENT:
While Administration has not budgeted for formal mapping to be undertaken, it has undertaken a number of actions in-house to address the intended outcome of Action 1.2.1 of the Accessible City Strategy to improve accessibility of footpaths and address pedestrian safety.

Condition Audit
All footpaths and access ramps assessed – prioritisation of maintenance and renewal progressing.

Bike Plan
11 out of 60 Actions completed from the Bike Network Plan

Road Program
Areas of Footpaths and Access ramps to be done in conjunction with the road program on the following roads:
Brady St, Melrose St, Stamford St, Angove St, Bramell St, Eton St, Barnett St, Albert St, Amy St, Broome St, Cleaver St, Eucla St, Glebe St, Haley Ave, Matlock St, Raglan Rd, Bulwer St, Leederville Pde.

Capital Works
- *Areas on Walcott St along Forrest Park.*
- *Areas on Lord St near the Walcott St intersection.*
- *Raglan Rd Pram Ramps.*
- *Forbes Lane (Newcastle St-Forbes Lane) including kerbing (footpath 130m2 and 110 m kerbing).*
- *Coogee St (Anzac Rd-Hawthorn St, both sides).*
- *Money St Perth both sides.*
- *Monger St Perth both sides.*
- *Lindsay St Perth both sides.*
- *Edward St from Pier St to Lord St.*

Trial Program - Repairs to Footpath Uplift due to Tree Roots
Where tree roots were disrupting footpaths, and it is not feasible to remove the tree roots without severely compromising the tree we will trial the installation of permeable paving around tree wells. We will replace the footpath panels with permeable stone. Trial areas include 21 Gill St, 29 / 31 Ebsworth St and 146-150 Coogee St at this stage.

Pedestrian Signalised Midblock Crossings – MRWA responsibility
4 x mid-blocks identified.
2 x MRWA implied will get the go ahead.

Recently Completed Works
56 Pram Ramps
15 Local Road Projects
5 Right of Way Projects

Beaufort Street Nodes Concept
Plan to address road crashes and pedestrian/cyclist safety progressing.

5.1 NOS. 293 AND 295 (LOTS: 8 AND 4; D/P: 1221 AND 5184) OXFORD STREET, LEEDERVILLE - PROPOSED GROUPED DWELLINGS (6)

Ward: North

Attachments:
1. Consultation and Location Map
2. Development Plans
3. Applicant Supporting Information
4. Summary of Submissions - Administration Response
5. Summary of Submissions - Applicant Response
6. 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 application for Grouped Dwellings (6) at Nos. 293 and 295 (Lots: 8 and 4; D/P: 1221 and 5184) Oxford Street, Leederville, in accordance with the plans shown in Attachment 2, subject to the following conditions, with the associated determination advice notes in Attachment 6:

1. Development Plans

This approval is for Grouped Dwellings (6) as shown on the approved plans dated 26 June 2024. No other development forms part of this approval;

2. 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 or face brick, or material as otherwise approved, to the satisfaction of the City;

3. 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, 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 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. 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;

4.2 The distribution board and metre boxes shall be painted the same colour as the wall they are attached or adjacent to, so as to not be visually obtrusive, to the satisfaction of the City;

5. Landscaping

5.1 All landscaping works shall be undertaken in accordance with the approved plans dated 26 June 2024, prior to the occupancy or use of the development and maintained thereafter to the satisfaction of the City;

5.2 The existing trees identified for relocation shall be protected and replanted in the locations shown on the approved landscaping plan dated 26 June 2024, to the satisfaction of the City. Each existing tree that does not survive the relocation shall be replaced with a new mature tree, provided at the below mentioned pot sizes and with a species approved by the City's Parks team, which shall be thereafter maintained, to the

satisfaction of the City:

- **The existing tree located on Lot 8 would require a replacement tree with a minimum 200 litre pot size tree;**
- **The existing trees located on Lot 4 would require a replacement tree/s with a minimum 500 litre pot size tree;**

5.3 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 obscured windows shown on the approved plans shall be installed to be permanently fixed and a minimum of 75 percent obscure, to comply with the Visual Privacy requirements of the Residential Design Codes – Part C, to the satisfaction of the City;

7. Car Parking and Access

7.1 The layout and dimensions of all driveways and parking areas shall be in accordance with AS2890.1;

7.2 All driveways, car parking and manoeuvring areas which form part of this approval shall be sealed, drained and paved 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;

7.3 No good or materials being stored, either temporarily or permanently, in the parking or landscape areas or within the access driveways. All goods and materials are to be stored within the buildings or storage areas, to the satisfaction of the City;

7.4 Prior to the first occupation of the development, the redundant crossover fronting No. 293 Oxford Street shall be removed, the verge area landscaped, and the kerb made good to the City's specifications and to the satisfaction of the City, at the applicant/owner's full expense;

7.5 Prior to occupation or use of the development, lighting shall be installed throughout the pedestrian pathways, communal street and car parking areas in accordance with the Residential Design Codes, to the satisfaction of the City;

8. Amalgamation

Prior to occupation of the development, the subject land (Lots 8 and 4) shall be amalgamated into a single lot on the Certificate of Title, to the satisfaction of the City;

9. 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:

- **Storage of materials and equipment on site;**
- **Parking arrangements for contractors and sub-contractors;**
- **Notification to affected landowners;**
- **Construction times;**
- **Impact on traffic movement; and**
- **Dilapidation reports of adjacent properties, including but not limited to, Nos. 291 and 297 Oxford Street.**

The approved management plan shall be complied with for the duration of the construction of the development; and

10. 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

6.1 LOCAL EMERGENCY MANAGEMENT PLAN UPDATE

Attachments: 1. Western Central Local Emergency Management Arrangements 2024

RECOMMENDATION:

That Council ADOPTS the Western Central Local Emergency Management Arrangements 2024 in accordance with Part 3, Division 2 of the *Emergency Management Act 2005.*

CR GREER:
Copy of plan referred to? Evacuation centres accessible? Information plans identify special needs groups.

EXECUTIVE DIRECTOR INFRASTRUCTURE & ENVIRONMENT:
In relation to the activation of evacuation centres during an emergency the Local Government's responsibility is to support the Department of Communities in the establishment/running of evacuation centres as the Department of Communities are in control of the evacuation centres.

The evacuation centres identified in the City of Vincent are accessible and address special needs to varying degrees.

Appendix 9 of the Local Emergency Welfare Plan for the Perth/Fremantle will be sent separately to Council Members as the appendix contains confidential information.

REPORTS WITH NO DISCUSSION

5.5 ANNUAL REVIEW 2023-24 – PLACE PLANS

Attachments:
1. **Leederville Town Centre Place Plan - Annual Review III**
2. **Beaufort Street Town Centre Place Plan - Annual Review III**
3. **North Claisebrook Place Plan - Annual Review I**
4. **Pickle District Place Plan - Annual Review I**

RECOMMENDATION

That Council RECEIVES the Leederville Town Centre Place Plan – Annual Review III; Beaufort Street Town Centre Place Plan – Annual Review III; North Claisebrook Place Plan – Annual Review I; and Pickle District Place Plan – Annual Review I.

NO QUESTIONS

6.2 ADVERTISING OF AMENDED POLICY LIBRARY AND LOCAL HISTORY COLLECTION POLICY

Attachments:
1. **Library and Local History Collection Policy 2024 Review**
2. **Library and Local History Collection Policy Adopted OMC 27 April 2021**
3. **July 2024 Library and Local History Centre Collection Management Policy DRAFT**

RECOMMENDATION

That Council APPROVES the proposed amendments to the Library and Local History Collection Policy, at Attachment 1, for the purpose of community consultation.

NO QUESTIONS

7.1 PRELIMINARY FINANCIAL STATEMENTS AS AT 30 JUNE 2024

Attachments: 1. Preliminary Financial Statements as at 30 June 2024

RECOMMENDATION:

That Council RECEIVES the Financial Statements for the month ended 30 June 2024 as shown in Attachment 1.

NO QUESTIONS

7.2 AUTHORISATION OF EXPENDITURE FOR THE PERIOD 01 JUNE 2024 TO 30 JUNE 2024

Attachments:
1. **June 2024 - Payments by EFT and Payroll**
2. **June 2024 - Payments by Direct Debit**
3. **June 2024 - Payments by Cheques**
4. **June 2024 - Payments by Fuel Cards**

Recommendation:

That Council RECEIVES the list of accounts paid under delegated authority for the period 01 June 2024 to 30 June 2024 as detailed in Attachments 1, 2 and 3 as summarised below:

EFT payments, including payroll		**$8,500,184.41**
Cheques	**82774 - 82777**	**$496.58**
Direct debits, including credit cards		**$236,641.36**
Total payments for June 2024		**$8,737,295.35**

NO QUESTIONS

7.3 INVESTMENT REPORT AS AT 30 JUNE 2024

Attachments: 1. Investment Statistics as at 30 June 2024

RECOMMENDATION:

That Council NOTES the Investment Statistics for the month ended 30 June 2024 as detailed in Attachment 1.

NO QUESTIONS

8.1 OUTCOME OF ADVERTISING AND ADOPTION OF COUNCIL MEMBERS CONTINUING PROFESSIONAL DEVELOPMENT POLICY

Attachments:
1. **Council Member Continuing Professional Development Policy - Clean**
2. **Council Members Continuing Professional Development Policy - marked up**

RECOMMENDATION:

That Council ADOPTS BY ABSOLUTE MAJORITY the Council Members Continuing Professional Development Policy at Attachment 1.

NO QUESTIONS

8.2 INFORMATION BULLETIN

Attachments:

1. **Unconfirmed Minutes Arts Advisory Group 29 May 2024**
2. **Unconfirmed Minutes Sustainability and Transport Advisory Group 4 July 2024**
3. **Unconfirmed Minutes of the Mindarie Regional Council meeting held on 18 July 2024**
4. **Statistics for Development Services Applications as at the end of July 2024**
5. **Register of Legal Action and Prosecutions Monthly - Confidential**
6. **Register of State Administrative Tribunal (SAT) Appeals - Progress Report as at 6 August 2024**
7. **Register of Applications Referred to the Metro Inner-North Joint Development Assessment Panel - Current**
8. **Register of Applications Referred to the Design Review Panel - Current**
9. **Unrecoverable Parking Infringements Write-Off**
10. **Register of Petitions - Progress Report - August 2024**
11. **Register of Notices of Motion - Progress Report - August 2024**
12. **Register of Reports to be Actioned - Progress Report - August 2024**
13. **Council Workshop Items since 26 June 2024**
14. **Council Briefing Notes - 16 July 2024**

RECOMMENDATION:

That Council RECEIVES the Information Bulletin dated August 2024.

NO QUESTIONS

9 MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

Nil

10 REPRESENTATION ON COMMITTEES AND PUBLIC BODIES

Nil

51 CONFIDENTIAL ITEMS/MATTERS FOR WHICH THE MEETING MAY BE CLOSED

Nil

62 CLOSURE

13 MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

13.1 NOTICE OF MOTION - MAYOR ALISON XAMON - RODENTICIDE USE

Attachments: Nil

That Council:

1. NOTES that:

1.1 the City of Vincent only uses First-Generation Anti-coagulant Rodenticides (FGARs) in its operations and services;

1.2 the City's website provides up to date information in relation to the control of rodents, and includes non-baiting options; and

1.3 all demolition permits issued by the City include the following advice: *"The use of first-generation anticoagulant rodenticides is strongly recommended to reduce secondary poisoning occurring in non-target animals such as native birds of prey"*; and

2. REQUESTS the Chief Executive Officer to:

2.1 write to the Western Australian Local Government Association (WALGA) to seek an update on the outcomes of their Central Metropolitan Zone meeting, Item 6.2 '*Campaign to Legislate Second Generation Anti-coagulant rodenticides*' in April 2022; and

2.2 undertake a community education program to raise awareness of the impacts of Second-Generation Anticoagulant Rodenticides (SGARs) on native wildlife, which will include:

2.2.1 Producing a fact sheet for community members, to be provided to residents in City of Vincent welcome packs and available in the library;

2.2.2 Delivering a communications campaign via Vincent social media channels to promote wildlife responsible rodent control and emphasise the importance of early reporting of sightings and infestations to enable timely intervention;

2.2.3 Sourcing and providing information from Birdlife Australia to the community and business on "owl friendly" choices for rodent control;

2.2.4 Promotion of Owl Awareness Day on August 4 as an annual reminder to community and business about wildlife responsible rodent control; and

2.2.5 Distribute educational brochures to food businesses and residents on reports of rodent sightings, that encourage alternative methods of rodent control and where baiting is necessary, recommend the use of FGARs over SGARs.

REASON

Non-target animals including owls, eagles, magpies and other native wildlife are at risk of secondary poisoning by anticoagulant rodenticides. It is important that the community is aware of the risks associated with using second generation anticoagulant rodenticides (SGARs) and their impact on non-target species.

ADMINISTRATION COMMENTS

Administration supports the Notice of Motion.

Rodents are common in urban areas due to the food and shelter provided by human activity. As rodents can cause many issues, including contributing to the spread of disease, it is important that the community take steps to manage rodent activity. Property owners and occupiers are required to take measures to prevent rodents from harbouring on their property, in accordance with the *Health (Miscellaneous Provisions) Act 1911.*

Rodent control can take on many forms and includes prevention activities, as well as baiting and non-baiting options. Anticoagulant rodenticides are a class of poisons used to kill rodents.

First-generation anticoagulant rodenticides (FGARs) are referred to as 'multi-dose anticoagulants', meaning that rodents must consume these baits for several consecutive feedings to consume a lethal dose. FGARs break down in rodents quicker than second-generation anticoagulant rodenticides, so there is less chance of secondary poisoning occurring in non-target animals if they eat rodents poisoned with an FGAR.

Second-generation anticoagulant rodenticides (SGARs) are referred to as 'single-dose anticoagulants'. A lethal dose can be ingested in a single feeding, making SGARs substantially more potent than FGARs. SGARs are slower to break down than FGARs and pose a higher risk of secondary poisoning to non-target animals (source: Australian Pesticides and Veterinary Medicines Authority).

It is important that the community is aware of the risks associated with using second generation anticoagulant rodenticides (SGARs) and their impact on non-target species.

At the Ordinary Meeting of Council on 14 March 2023, Council considered a motion from the preceding Annual Meeting of Electors as follows:

*"**Motion 4.2(2) – Rodenticide***

That the use of rodenticides be strongly discouraged, and in particular, the use of SGARs be banned from use in the City."

Administration's response to this noted the following:

- The use of rodenticide was subject to a motion through the Western Australian Local Government Association's Central Metropolitan Zone in April 2022 which resolved that WALGA:
    - *undertake a campaign with the State Government to take urgent action to legislate to restrict the sale of (SGARs); and*
    - *to undertake a campaign with Local Governments which provide rodent baiting to residents for the Local Governments to not provide this type of poison and specify on demolition permits or for health orders that this type of poison is not to be used.*

- In considering the above motion WALGA resolved to:
    - *provide information to Local Governments through EnviroNews and LGNews and also consider disseminating social media collateral to Local Government; and*
    - *continue to monitor progress with the Australian Pesticides Australian Pesticides and Veterinary Medicines Authority (APVMA) review.*

Administration further clarified the City's use of rodenticide as follows:

- As part of the demolition process, applicants are required to bait their premises for rodents prior to works commencing. In May 2022, the City's Building Services updated the permit template for Demolitions, to include the following advice: 'The use of FGARs is strongly recommended to reduce secondary poisoning occurring in non-target animals such as native birds of prey'.

- Since May 2022, the City's Health Services have switched products and now supply only FGARs as part of the 'free rat bait' program available to the City's residents.

- The City's website https://www.vincent.wa.gov.au/animals-and-pests.aspx provides information to residents on non-baiting options to control rodents, but also specifies that if baiting is required, the City recommends the use of FGARs.

- The City's own program for control of rodents around City buildings and facilities will limit rodenticides to FGARs.

Council noted that the City currently takes the approach of limiting the use of SGARs for rodent control AND subsequently resolved the following:

"That Council REQUESTS that Administration limits the use of SGARs for rodent control."

Since that time, the City has ceased use of SGARs in all operations and services provided to the community.

Administration will engage with WALGA to seek an update on the outcomes of the campaign referenced at their Central Metropolitan Zone meeting in April 2022.

For awareness, the Australian Pesticides and Veterinary Authority (APVMA) has commenced a 'reconsideration of anticoagulant rodenticide'. This will reassess the potential risks associated with the use of these products and consider whether labels carry adequate instructions to protect the health and safety of people, animals, and the environment.

Anticoagulant rodenticides; warfarin, coumatetralyl, diphacinone, brodifacoum, bromadiolone, difenacoum, difethialone and flocoumafen were nominated for review.

Publication of the decision is expected in December 2024. The City's Administration will follow the progress of this review.

14 QUESTIONS BY MEMBERS OF WHICH DUE NOTICE HAS BEEN GIVEN (WITHOUT DISCUSSION)

Nil

15 REPRESENTATION ON COMMITTEES AND PUBLIC BODIES

16 URGENT BUSINESS

Nil

17 CONFIDENTIAL ITEMS/MATTERS FOR WHICH THE MEETING MAY BE CLOSED

Nil

18 CLOSURE