CITY of PERTH

Lord Mayor and Councillors,

**NOTICE IS HEREBY GIVEN** that the next Ordinary Meeting of the Council of the City of Perth will be held in the Council Chamber, Level 9, Council House, 27 St Georges Terrace, Perth on **Tuesday, 3 February 2015 at 6.00pm.**

Yours faithfully

ROBERT MIANICH
ACTING CHIEF EXECUTIVE OFFICER

29 January 2015

## VISION STATEMENT

*Perth is renowned as an accessible city. It is alive with urban green networks that are safe and vibrant. As a global city, there is a diverse culture that attracts visitors. It provides city living at its best. Local and global businesses thrive here. Perth honours its past, while creating a sustainable future.*



CITY of PERTH

# COUNCIL CHAMBERS
## SEATING LAYOUT



The Right Honourable
The Lord Mayor
**Ms Lisa-M. Scaffidi**



Chief Executive
Officer
**Gary Stevenson PSM**



Director City Services
**Garry Dunne**



Director City Planning
and Development
**Martin Mileham**



Manager Approval
Services
**Margaret Smith**



Director City
Infrastructure and
Enterprises
**Doug Forster**



**Cr Judy McEvoy**



**Cr Reece Harley**



**Cr Keith Yong**



**Cr James Limnios**



**Cr Janet Davidson**
**OAM JP**



**Cr Rob Butler**
**Deputy Lord Mayor**



**Cr Lily Chen**



**Cr Jim Adamos**



Personal Aide to
the Lord Mayor
**Paul Anastas**



Director Corporate Services
**Robert Mianich**



Manager Governance
**Mark Ridgwell**



Governance Electoral
Officer - Minutes
**Cathryn Clayton**

**Public Gallery**

# BUSINESS

**1. Prayer**

**2. Declaration of Opening**

**3. Apologies**

**4. Question Time for the Public**.

**5. Members on Leave of Absence and Applications for Leave of Absence**

Approved Leave of Absence:

The Lord Mayor and Cr Chen

**6. Confirmation of Minutes:**

Ordinary Council – 9 December 2014
Annual General Meeting of Electors 2014 – 9 December 2014 (Schedule 42)
Special Council – 22 December 2014

**7. Announcements by the Lord Mayor**

**8. Disclosure of Members' Interests**

| Member/ Officer | Item Title. | Nature / Extent of Interest |
|---|---|---|
| Cr Butler | Annual Operating Subsidy 2013/14 – Perth Theatre Trust (Perth Concert Hall) | Impartiality - Cr Butler is a board member of the Perth Theatre Trust. |
| Cr Davidson | Annual Operating Subsidy 2013/14 – Perth Theatre Trust (Perth Concert Hall) | Impartiality - Cr Davidson is a board member of the Perth Theatre Trust. |

**9. Questions by Members of which due notice has been given**

**10. Correspondence**

**11. Petitions**

**12. Matters for which the Meeting may be Closed**

In accordance with Section 5.23(2) of the *Local Government Act 1995*, the meeting will be required to be closed to the public prior to discussion of the following:

| Item No. | Item Title | Reason |
|---|---|---|
| Confidential Item 24 and Confidential Schedule 40 | Appointment of Senior Employee - Manager Finance | s.5.23(2)(a) |

In accordance with Section 5.23(2) of the *Local Government Act 1995*, should an Elected Member wish to discuss the content of the confidential schedule/s listed below, it is recommended that Council resolve to close the meeting to the public prior to discussion of the following:

| Schedule No. | Item No. and Title | Reason |
|---|---|---|
| Confidential Schedules 32 and 33 | Item 20 – Tender 121-13/14 – Supply & Product Support of Parking Meters | 5.23(2)(e)(ii) |
| Confidential Schedule 38 | Item 22 - Tender 045-14/15 – Manufacture and Delivery of Litter Bin Enclosures | s.5.23(2)(e)(iii) |
| Confidential Schedule 39 | Item 23 - Tender 053-14/15 – Streetscape Enhancement – Hay Street (Barrack Street to Pier Street) | s.5.23(2)(e)(iii) |

**13. Reports (refer to Index of Reports on the following pages)**

**14. Motions of which previous notice has been given**

**15. Urgent Business**

**16. Closure**

INFORMATION FOR THE PUBLIC ATTENDING COUNCIL MEETINGS

Welcome to this evening's Council meeting. This information is provided on matters which may affect members of the public. If you have any queries on procedural matters please contact a member of the City's staff in attendance tonight.

## Question Time for the Public

- An opportunity is available at Council meetings for members of the public to ask a question about any issue relating to the City. This time is available only for asking questions and not for making statements. Complex questions requiring research should be submitted as early as possible in order to allow the City sufficient time to prepare a response.
- The Presiding Person may nominate a Member or officer to answer the question and may also determine that any complex question requiring research be answered in writing. No debate or discussion is allowed to take place on any question or answer.
- To ask a question please write it on the white Question Sheet provided at the entrance to the Council Chamber and hand it to a staff member before the meeting begins. Alternatively questions can be forwarded to the City of Perth prior to 3.00pm on the day of the meeting, by:
  - Letter: Addressed to GPO Box C120, Perth, 6839;
  - Facsimile: (08) 9461 3083;
  - Email: governance@cityofperth.wa.gov.au.
- Question Sheets are also available on the City's web site: www.perth.wa.gov.au.

## Disclaimer

Members of the public should note that in any discussion regarding any planning or other application that any statement or intimation of approval made by any Member or officer of the City during the course of any meeting is not intended to be and is not to be taken as notice of approval from the City. No action should be taken on any item discussed at a Council meeting prior to written advice on the resolution of the Council being received.

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# EMERGENCY GUIDE

Council House, 27 St Georges Terrace, Perth

City of Perth

The City of Perth values the health and safety of its employees, tenants, contractors and visitors. The guide is designed for all occupants to be aware of the emergency procedures in place to help make an evacuation of the building safe and easy.

## BUILDING ALARMS

Alert Alarm and Evacuation Alarm.

KNOW YOUR EXITS

## ALERT ALARM

### beep beep beep

All Wardens to respond.

Other staff and visitors should remain where they are.

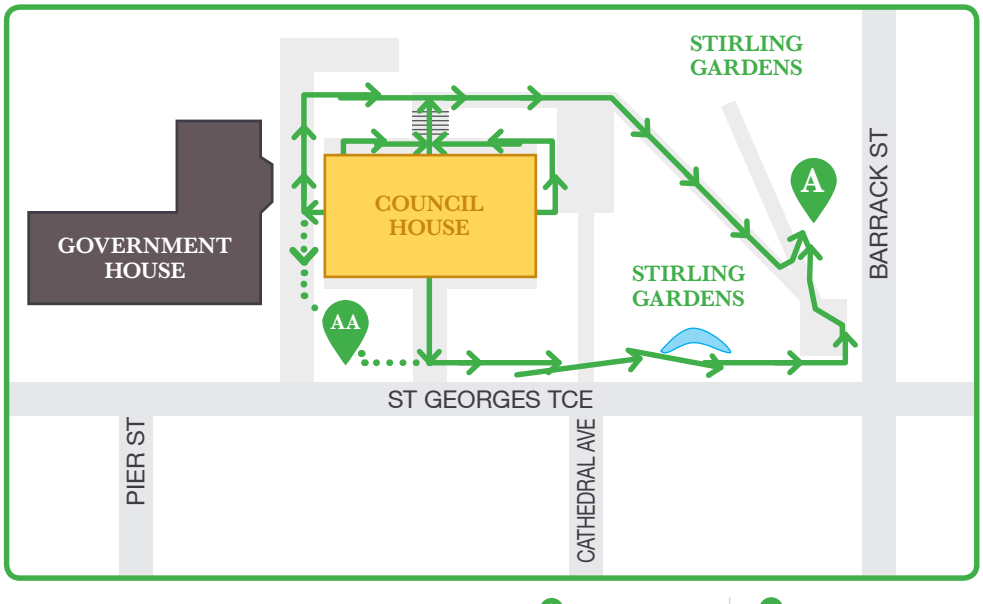
## EVACUATION ALARM/PROCEDURES

### whoop whoop whoop

On hearing the Evacuation Alarm or on being instructed to evacuate:

1. Move to the floor assembly area as directed by your Warden.
2. People with impaired mobility (those who cannot use the stairs unaided) should report to the Floor Warden who will arrange for their safe evacuation.
3. When instructed to evacuate leave by the emergency exits. Do not use the lifts.
4. Remain calm. Move quietly and calmly to the assembly area in Stirling Gardens as shown on the map below. Visitors must remain in the company of City of Perth staff members at all times.
5. After hours, evacuate by the nearest emergency exit. Do not use the lifts.

EVACUATION ASSEMBLY AREA



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# PLANNING COMMITTEE REPORTS

# ITEM NO: 1

## HAY AND MURRAY STREET MALLS, ROAD RESERVE IN FRONT OF 815 HAY STREET AND 300 MURRAY STREET, PERTH – PROPOSED TEMPORARY THIRD PARTY ADVERTISING TO EXISTING TELSTRA PAY PHONES

***PLANNING COMMITTEE RECOMMENDATION:*** ***(APPROVAL)***

***That, in accordance with the provisions of the City Planning Scheme No. 2 and the Metropolitan Region Scheme, the Council APPROVES an application for sixteen temporary third party advertising signs affixed to the existing Telstra pay phones within Hay and Murray Street Malls, and the road reserve adjacent to 815 Hay Street and 300 Murray Street, as detailed on the Metropolitan Region Scheme Form One dated 4 December 2014, and as shown on the plans received on 5 December 2014 subject to:***

1. ***the approval being valid for six months from the date of installation of third party advertising, after which all advertising, other than that related to telecommunication carriers and services, is to be removed until such time as the applicant obtains planning approval for the permanent display of third party advertising;***

2. ***each telephone booth remaining clearly identifiable as a public pay telephone when viewed from any direction;***

3. ***a sign management strategy, detailing the on-going management of the signs including the control of advertising content and maintenance of the signs, being submitted for approval prior to installation of the signs;***

4. ***a low level of illumination being used, and no part of the illuminated signs being flashing; and***

***(Cont'd)***

***5. the signs located outside the Hay and Murray Street Malls having a minimum 'dwell' duration of 20 seconds and not displaying advertising in a format that is normally used for traffic control or warning, incident or traffic management, or road safety or driver information messages, including red, green or yellow circles, octagons, crosses, triangles or arrows, red green or yellow lighting, or any other colours, shapes or lighting that could be mistaken for a traffic sign or traffic control signal.***

**BACKGROUND:**

| | |
|---|---|
| SUBURB/LOCATION: | Hay and Murray Street Malls and the Road Reserve in front of 815 Hay Street and 300 Murray Street, Perth |
| FILE REFERENCE: | DA2014/5404 |
| REPORTING OFFICER: | Tegan Jeans, Planning Officer |
| RESPONSIBLE DIRECTOR: | Martin Mileham, Director City Planning and Development |
| DATE: | 6 January 2014 |
| MAP / SCHEDULE: | Schedule 1 – Map of locations of proposed signage<br>Schedule 2 – Images of current phones booths at locations 1 to 9<br>Schedule 3 – Proposed signage and mock ups of locations 5 and 7<br>Schedule 4 – Examples of proposed signage<br>Schedule 5 – Signage specifications |
| LANDOWNER: | City of Perth |
| APPLICANT: | Urbis Pty Ltd |
| ZONING: | (MRS Zone) Central City Area Zone<br>(City Planning Scheme Precinct) – Precinct 5 Citiplace<br>(City Planning Scheme Use Area) – Central City Area Zone |
| APPROXIMATE COST: | $16,000 |

At the Planning Committee meeting held on 27 January 2015 the Committee agreed to amend part 2 of the Officer Recommendation as follows:

"2. ~~the advertising signs being positioned on the telephone booths to allow for the Telstra 'hood' to be visible from all directions~~; *each telephone booth remaining clearly identifiable as a public pay telephone when viewed from any direction;"*

**Reason:** The Planning Committee considered that the amendment to part 2 of the Officer Recommendation provides clarity for the applicant.

An application for third party advertising on 54 telephone booths in 41 locations in the city was submitted to the City on 31 July 2006. The application was not processed by the City beyond a preliminary assessment of the proposal as the application form was unsigned and a legal issue arose over who could sign the application as the 'owner' of the affected land. As the Council did not determine the application, the applicant submitted the application to the State Administrative Tribunal (SAT) on 31 August 2006 to review both the preliminary matter of the signing of the application form and the application for the third party signage.

For the purpose of stating the Council's position to the SAT, the application was considered by the Council at its meeting held on **31 October 2006**. The Council advised that it did not support the third party advertising for the following reasons:

*"1. the proposed signage would add to the visual clutter of the locality;*
*2. the proposed signage would add to the proliferation of phone booths and advertising;*
*3. the proposed signage would create maintenance concerns."*

Following discussions at a SAT mediation session, the applicant submitted revised details for a number of the proposed sign locations. At its meeting held on **12 December 2006**, Council considered this revised proposal and resolved to advise the SAT that it did not support the application for third party advertising on the existing and new telephone pedestals in the Perth Central Area for the reason that the proposed signage was in contradiction of the City's Sign Policy.

As a consequence of the Council's rejection of the revised proposal, the SAT heard an appeal on 27 – 29 February 2007 and delivered its decision on 2 April 2007 dismissing the applicant's application for review. The SAT was of the opinion that the application would involve a form of development which is uncharacteristic of each locality and which would diminish the character and amenity of each area. The applicant subsequently appealed this decision to the Supreme Court which was also dismissed.

The installation or replacement of phone booths and the display of signs on phone booths that are limited to advertising telecommunication carriers and services are permissible under the *Telecommunications (Low-impact Facilities) Determination 1997* (made under the *Telecommunications Act 1997*) and are exempt from requiring the Council's planning approval.

**DETAILS:**

Approval is sought for temporary approval for six months for sixteen signs in nine locations displaying third party advertising which will be located on existing Telstra pay phone booths. Four of these phone booths have existing telecommunication signs affixed to them and as such only require approval for the display of third party content.

In some locations where there are currently four pay phones arranged in back-to-back pairs, two of the phone booths will be removed to provide an opportunity to affix the signs to the backs of the remaining phone booths.

The advertising will have two to three messages (static) that are proposed to rotate every seven seconds. The size of the advertisement will be 1600mm in height, 800mm in width and 160mm in depth. Each sign will be internally illuminated and housed within an aluminium frame with toughened glass. The signage panels do not extend beyond the extent of the existing pay phone structures.

The nine locations (16 telephones), numbered in accordance with the plan submitted by the applicant indicating the locations of existing Telstra public telephones, are listed below:

| No. | Location Description | Existing | Proposed | Signs Proposed |
|---|---|---|---|---|
| 1 | 612 Hay Street Mall, near Barrack Street (Outside Man to Man) (South side of mall) | 4 payphones, 2 east, 2 west. No signage. | 2 payphones (1 west, 1 east), with sign behind each. Westbound sign closer to mall. Eastbound sign to footpath. | 2 |
| 2 | 701 Hay St Mall (Outside Witchery Enex 100, opposite Carillon City) (South side of mall) | 2 payphones, facing east. 2 signs, facing west. | 2 payphones (1 east, 1 west), with sign behind each. Westbound sign closer to mall. Eastbound sign to footpath. | 2 |
| 3 | 729 Hay Street Mall, near William Street. (Outside Flight Centre, Opposite Solid Gold) (South side of mall) | 4 payphones, 2 east, 2 west. No signage. | 2 payphones (1 west, 1 east), with sign behind each. Westbound sign closer to mall. Eastbound sign to footpath. | 2 |
| 4 | 815 Hay Street, near King Street (Outside CBD bar / restaurant) (South side of street) | 1 payphone, facing west 1 sign facing, east. | As per existing, and replace existing static sign with scrolling sign. | 1 |
| 5 | 300 Murray Street, near William Street. (Outside Moon and Sixpence) (North side of street) | 1 payphone, facing east. 1 large Telstra sign/logo, facing west. | As per existing, affix scrolling sign (to face west) | 1 |
| 6 | 246 Murray Street Mall, near William Street. (Outside Forever New, near Perth Underground) (North side of mall) | 4 payphones, 2 east, 2 west. | 2 payphones, facing east. 2 signs, facing west (oriented toward Perth Underground) | 2 |
| 7 | 223 Murray Street Mall, near Forrest Place. (Outside Zara) (South side of mall) | 4 payphones, 2 east, 2 west. | 2 payphones, facing west. 2 signs, facing east | 2 |

| No. | Location Description | Existing | Proposed | Signs Proposed |
|---|---|---|---|---|
| 8 | 183 Murray Street Mall. (Outside David Jones, western side) (South side of mall) | 4 payphones, 2 east, 2 west. | 2 payphones (1 west, 1 east), with sign behind each. Westbound sign closer to footpath. Eastbound sign to mall. | 2 |
| 9 | 177 Murray Street Mall. (Outside David Jones, eastern) (South side of mall) | 4 payphones, 2 east, 2 west. | 2 payphones (1 west, 1 east), with sign behind each. Westbound sign closer to footpath. Eastbound sign to mall. | 2 |

**LEGISLATION / POLICY:**

**Legislation** *Telecommunications (Low-impact Facilities) Determination 1997* as amended, made under subclause 6(3) of Schedule 3 of the *Telecommunications Act 1997*

**Policy**
Policy No and Name: Policy 4.7 – Signs

**COMPLIANCE WITH PLANNING SCHEME:**

The Telstra public payphones are considered to be low impact facilities under the *Telecommunications Act 1997*. Under the Act, low impact infrastructure facilities and advertising relating to the facilities do not require planning approval however, the proposed third party advertising does require approval under the City Planning Scheme No. 2 (CPS2).

The subject sites are located within the City Centre Use Area of the Citiplace Precinct (P5). The Citiplace Precinct will be enhanced as the retail focus of the State offering a wide range of general and specialised retail uses as well as a mix of other uses such as residential and visitor accommodation, entertainment, commercial, medical, service industry and minor office. The area centred on Hay and Murray Street malls will remain the retail and pedestrian core of the city.

The CPS2 Policy 4.7 – Signs sets out the City's requirements for the erection and management of signs on or adjacent to buildings within the city. Policy 4.7 defines different types of signs and provides guidelines for their acceptable design and location. The signs are to be assessed in accordance with clause 9.9 of Policy 4.7 which considers the design excellence of the proposed sign and the degree to which it meets the policy's objectives.

Third party advertising is defined under Policy 4.7 as:

- displaying the name, logo, or symbol of a company or other organisation that does not own or substantially occupy the site or building on which the advertisement is located; or

- for a product or service not provided on the site on which the advertisement is located; or
- for a product or service that does not form part of the signage displaying the name, logo or symbol; of a company or other organisation that owns or substantially occupies the site or building on which the advertisement is located; or
- for an activity or event not occurring on the site on which the advertisement is located.

Under the provisions of Policy 4.7, signs for general advertising purposes will be considered only where, having regard to the character of the area in which the sign is to be situated, Council is satisfied that the visual quality, amenity and safety of the area will be enhanced, or at the very least, not diminished. No sign may be erected so as to obstruct a view of traffic from a street or other public place such that it may cause a hazard to pedestrians or vehicles and hinder or obstruct pedestrian movement in any street or thoroughfare.

Policy 4.7 states that signs which contribute to the creation of a lively, colourful and stimulating pedestrian and retailing environment are appropriate in the Citiplace Precinct. Additionally the policy states that:

- signage should reflect the character of the area and its function as the retail core of the city;
- signs should be of high quality, visually interesting, and respond to the significant role of Hay and Murray Streets as major retail areas and public gathering spaces.

The Council, pursuant to Clause 43 of the CPS2, is to have regard to the strategic and statutory planning framework when making determinations. Variations to Policy 4.7 can be granted by an absolute majority decision of the Council, in accordance with Clause 47 of the CPS2 and provided the Council is satisfied that:

*'47(3)(d)(i) if approval were to be granted, the development would be consistent with:-*

*(A) the orderly and proper planning of the locality;*
*(B) the conservation of the amenities of the locality; and*
*(C) the statement of intent set out in the relevant precinct plan; and*

*(ii) the non-compliance would not have any undue adverse effect on:-*
*(A) the occupiers or users of the development;*
*(B) the property in, or the inhabitants of, the locality; or*
*(C) the likely future development of the locality'.*

**COMMENTS:**

The applicant is aware of Council's and SAT's previous decisions in relation to third party advertising on phone booths in the city. This application seeks only a temporary, six month, approval for general advertising on pay phones within a

targeted area of the city, being the retail core, where advertising, including third party advertising, is more prevalent than in some other city precincts. Locations adjacent to heritage places or within prestigious business areas and residential precincts have been avoided.

The temporary nature of the proposal is to enable Council to gauge public acceptance of the additional signs in addition to assessing the impact on the amenity of the locality, prior to seeking approval for any permanent installation of the advertising.

**Signs Policy**

Policy 4.7 requires that signs should reflect the character of the area and its function as the retail core of the city. The proposed signs will have a net increase of 12 signs which could add visual interest within the Mall areas and assist in promoting the area as a major retail precinct while taking advantage of the public gathering spaces within the Malls. The number of additional signs within the Malls is not considered to have a negative impact on the area, given the phone booths already exist.

In accordance with the Policy, signs are required to be assessed against the general (relevant) criteria below:

Response to location

Signs are required to be appropriate to their setting. In this regard, the signs will be positioned at pedestrian level and are of a pedestrian scale. The principal view of the signs will be by pedestrians walking on the street or in the Malls. The proportions of the sign appropriately replicate those of the payphone booth and will not add to congestion of the spaces.

Contribution to Local Character

It is considered that the signs will be compatible with the character of the area being a pedestrian retail focus area where advertising is prevalent. The signs will provide interest within the public realm whilst not detracting from the amenity of the area. There could be opportunity for local retailers to advertise at these locations and it is considered that the signs are consistent with the quality of the general locality and will not result in any detrimental impacts to views or to local amenity.

Variety and Interest

The Policy requires a sign to provide variety and interest while being appropriate to the building or site and to attract attention in a way that is well thought out and designed. In this regard, the signage will be either on the back of existing payphones or replacing existing payphones, none of which currently provide visual interest. The signs will be rotating to regularly vary the message, and will be frequently replaced with new advertising.

Community Expectations

While the Council previously did not support third party advertising on phone booths in the city on the basis that the signage would add to the visual clutter throughout the city, opinion has been changing to recognise that signage can contribute to city vibrancy. Both the Council and the community has demonstrated a greater acceptance of third party advertising. Given that the locations for the signs will be restricted and that advertising is regarded an integral part of any retail precinct or activity it is considered that the signs will be consistent with public expectations. Given the small number of additional signs they will not result in visual clutter, visual pollution or prevent any access to views.

It is recognised, however, that any sign content that might advertise suburban retail outlets or on-line shopping alternatives might raise objections from local retailers. The six month trial will provide the opportunity for any objections to be considered prior to any application for permanent third party signage being determined.

Safety

The proposed signage will not endanger the safety of the public by causing any obstruction to either pedestrians or drivers. However, it is considered that the signs that are located outside the Mall should be limited in the speed of rotations to reduce the impact the signs may have on distracting motorists. Furthermore it is recommended that these signs should not display any images that may be confused with traffic control or warnings, incident, traffic management or road safety or driver information messages. This could be addressed as a condition of any approval.

Design, Construction and Maintenance

The signs will be simple, clear and efficient with the content of the sign controlled by a signage management plan. All electrical components will be concealed and ongoing maintenance of the signs will be undertaken by Adbooth including weekly cleaning and a 24 hour service to register any complaints or maintenance issues, in accordance with Adbooth's current contractual obligations applicable to 160 advertising panels that they already have on phone booths across the metropolitan area.

Third party advertising

Third party advertising will only be permitted where the Council is satisfied that the visual quality, amenity and safety of the area will be enhanced, or at the very least, ensures that it is not diminished. In this regard, sensitively designed and placed advertising is a common characteristic of any modern international city pursuing a visually interesting and vibrant built environment. The applicant has advised that the content of the advertising will be in accordance with the standards applicable to outdoor advertising to ensure it is not offensive or otherwise inappropriate and all signs will be regularly maintained and replaced to ensure the visual quality and amenity is maintained. It is considered the proposed third party signage meets the intent of the Policy.

Citiplace Precinct

It is considered the proposed signs meet the objectives of the Policy within the Citiplace Precinct by contributing signage at a pedestrian scale that will be engaging and stimulating to passers-by.

To ensure the pay phones are still visible from all angles, and not just perceived as advertising structures when viewed from the back, it is recommended that a condition be required on any approval stating that the signs be affixed so that the 'hood' of the Telstra phone booths, that displays the Telstra logo, be able to be seen from all directions.

**Commercial Use of Public Space**

Attracting revenue from the installation of the proposed signs helps Telstra to offset the maintenance costs of the public telephones and can lead to the retention of public phones in locations where they might otherwise be removed. While not a relevant planning consideration, the proposal to add commercial advertising to telecommunications infrastructure for the purpose of generating a revenue stream raises questions regarding the leasing of the public space by the City and opportunities for revenue sharing or alternative revenue sources for the City. These matters will be further investigated during the trial period.

**Conclusion**

The proposed third party advertising signage is considered to be compatible with the surrounding developments and the character of the city's retail core and is unlikely to have an adverse impact on the amenity of the locality. It is therefore recommended that the application be approved subject to appropriate conditions.

# ITEM NO: 2

## 8/90 (LOT 8 ON SP 58159) TERRACE ROAD, EAST PERTH – PROPOSED USE OF TENANCY AS A 'LOCAL SHOP' AND ASSOCIATED SIGNAGE

***PLANNING COMMITTEE RECOMMENDATION:*** ***(APPROVAL)***

***That Council:***

***1. in accordance with the provisions of City Planning Scheme No. 2 and the Metropolitan Region Scheme APPROVES the application for the use of Unit 8/90 (Lot 8 on SP 58159) Terrace Road, East Perth as a 'local shop' with associated signage as detailed on the Metropolitan Region Scheme Form One dated 25 November 2014 and as shown on the plans received on 1 December 2014 and 19 January 2015 subject to:***

***1.1 the hours of operation of the shop being limited to 7.00am to 9.00pm Monday to Friday, and 8.00am to 9.00pm Saturday and Sunday;***

***1.2 vehicles delivering goods to the shop using on street parking and not entering the property;***

***1.3 only doorways in the street façade of the tenancy being used for customer entry and exit;***

***1.4 a waste management plan, including details of waste collection, bins and management of littering, being submitted and approved prior to the submission of an application for the relevant building permit;***

***1.5 all window signage being of a high visual quality that is sympathetic and compatible with the on-site residential development, with all sign details being submitted to the City for approval prior to installation or modification;***

***(Cont'd)***

***2. notes that a review of the street parking restrictions in front of the tenancy with a view to providing two short term parking bays will be undertaken.***

**BACKGROUND:**

| | |
|---|---|
| SUBURB/LOCATION: | Unit 8/90 (Lot 8 on SP 58159) Terrace Road, East Perth |
| FILE REFERENCE: | 2014/5395 |
| REPORTING OFFICER: | Kathy Lees, Senior Planning Officer |
| RESPONSIBLE DIRECTOR: | Martin Mileham, Director City Planning and Development |
| DATE: | 16 January 2015 |
| MAP / SCHEDULE: | Schedule 6 – Map and street view of Unit 8/90 Terrace Road, East Perth<br>Schedule 7 – Proposed Signage<br>Schedule 8 – Applicant's Response to Submissions |
| LANDOWNER: | L and S Altintas |
| APPLICANT: | M Al Shanti of 3Moon Design |
| ZONING: | (MRS Zone) Central City Area<br>(City Planning Scheme Precinct) Adelaide (P13)<br>(City Planning Scheme Use Area) Residential R160 |
| APPROXIMATE COST: | $55,000 |

At the Planning Committee meeting held on 27 January 2015 the Committee agreed to amend the Officer Recommendation by including an additional part 1.5 as follows:

*1.5. all window signage being of a high visual quality that is sympathetic and compatible with the on-site residential development, with all sign details being submitted to the City for approval prior to installation or modification*;

**Reason:** The Planning Committee considered that the inclusion of the part 1.5 to the Officer Recommendation addresses concerns regarding the proposed signage for the development.

**DETAILS:**

The subject site is located on the northern side of Terrace Road between Burt Way and Bennett Street, East Perth. It is occupied by the recently constructed 'Adagio' development which comprises two, four storey mixed-use buildings fronting Terrace Road located either side of a main vehicle entry, with a 24 storey residential tower to the rear. The subject tenancy is located at the ground floor level of the western four storey building, fronting Terrace Road and adjacent to the vehicle entry. It has an area of approximately 185m$^2$.

The original development application did not nominate the specific uses of the two commercial tenancies and a condition was imposed requiring the use of these tenancies to be subject to a separate application for approval. Accordingly the applicant is now seeking planning approval to use the subject tenancy as a 'local shop'.

The shop is intended to operate between 6.00am and midnight each day. It was originally proposed to be operated as part of the 'IGA' group, however the applicant has now advised that it will be run independently and not as part of any specific retail group and it will be named 'Glory Xpress Convenience Market'. It will provide convenience goods including some take away food such as pre-made sandwiches, pies and sausage rolls.

As part of the application approval is sought for the installation of window signs and light boxes to the south and east elevations of the tenancy, facing Terrace Road and the central driveway. The window signs were originally intended to have a total area of 31m$^2$ but the applicant has now reduced the extent of signage to an area of 20m$^2$ with an 11m$^2$ area of plain vinyl to screen a rear section of the shop.

**LEGISLATION / POLICY:**

**Legislation** *Planning and Development Act 2005*
*City of Perth City Planning Scheme No. 2*

**COMPLIANCE WITH PLANNING SCHEME:**

**Land Use**

The subject property is located within the Residential Use Area of the Adelaide Precinct (P13) under City Planning Scheme No. 2 (CPS2). The Precinct is intended to be developed as a residential quarter accommodating a wide range of residential and visitor accommodation and employment opportunities serviced by activities which support these uses. The Terrace Road Residential Use Area is intended to remain an area for high density residential uses. Non-residential uses such as kiosks, coffee shops, restaurants and local shops are appropriate provided they are small scale, serve the residents and visitors and are part of a residential or special residential development.

A local shop falls within the Retail (Local) use group under the CPS2 and in the Residential Use Area of the Adelaide Precinct this is a contemplated ('C') use subject to advertising.

The property also falls within the Terrace Road Design Policy area. An objective of the Policy is "*to encourage a range of incidental and complimentary commercial uses adjacent to street frontages in order to increase the level of activity along both Terrace Road and the existing north/south streets*."

**Development Requirements**

The proposal involves the internal fit-out of the tenancy which does not require development approval as it does not impact on the approved and constructed development on the site.

The signage proposed to the windows of the tenancy does require development approval. Signage which is less than 50% of the window area or 10m$^2$ in aggregate per tenancy, whichever is the lesser, is exempt from requiring planning approval. The proposed window signs are intended to have a total area of 19m$^2$.

**COMMENTS:**

**Consultation**

The application was advertised to a total of 179 landowners at 88, 90 and 98 Terrace Road, East Perth from 5 December 2014 to 29 December 2014.

A total of fifteen submissions were received including a number of late submissions. One was a letter of support while 14 raised concerns and/or opposed the proposed use.

The issues raised within the submissions are summarised as follows:

Traffic and Parking Issues

a) There is no loading bay for delivery of goods. The area indicated for loading by the applicant is the car parking area for the tenancy located in the secure parking area of the development and only accessible by swipe card. It is also of limited size. It is therefore unlikely that most deliveries can and will occur there as indicated by the applicant. Deliveries should only be from Terrace Road.

b) Delivery and customer vehicles are likely to park in the driveway and may also use it to turn around, reducing access to the residential car parking area and creating safety issues. Contractors fitting out the shop are already parking in the driveway.

c) Illegal use of the Adagio driveway will need to be monitored. Fines will need to be issued by the City of Perth. It is unfair and onerous for residents to be required to monitor unauthorised parking or be placed at risk from increased traffic when traffic issues could have been reasonably foreseen.

d) There is a lack of adequate parking for shop patrons. On-street parking is already extremely busy along Terrace Road. This should not be used to satisfy the parking requirements of a commercial or residential development unless it is sufficient to satisfy the parking demand – therefore a traffic impact study and further assessment of the increased traffic volumes generated by the shop should be conducted.

e) A land use that is more compatible with available parking should be considered.

f) Considering the street, frequency and location of public transport and pedestrian volumes, Adelaide Terrace would be a more suitable location for a local shop.

g) Terrace Road is already a busy and congested road, the additional traffic and parking created by the shop will add to this.

h) There is an absence of motorcycle parking at the site and poor layout of existing street car bays.

i) There is no provision at this stage for short term on street bays to accommodate customer and delivery parking. Current parking restrictions relate to past residential uses and may now need to be changed given the proposed change of use.

j) There is restricted visibility out of the Adagio driveway due to the bus bay to the east and vehicles parked to the west, and the potential loading of trucks on the street will exacerbate this.

k) Customers may park on the street verge and damage reticulation and grass.

l) Damage to the Adagio driveway is likely to result from additional vehicle movements and deliveries.

Noise and Safety

a) Deliveries occurring in the driveway may create noise issues with reversing vehicles and potential safety issues with pedestrians.

b) The tenancy adjoins the pedestrian entry to the apartment complex. Customers loitering in this area may cause noise and disturbance and safety and security may arise for residents using the pedestrian entry. Loiterers could also access the car parking area by following vehicles while security gates are open. There have already been a number of incidents with unauthorised access to the property resulting in damage and theft.

c) Other nearby convenience stores have issues with undesirables and inappropriate behaviour, and this local shop may be the same, leading to safety issues for residents.

d) The shop is likely to create additional noise before and after business hours.

e) 24 hour operation of the shop, or 6am to midnight as proposed, is excessive and may attract undesirable activity and create noise and disturbance for residents.

f) No music or amplified noise of any kind should be permitted.

Waste Management

a) Littering by customers will be an issue in and around the premises. There is no public rubbish bin on the verge near the tenancy.

b) Waste management must be appropriate to ensure no vermin infestations.

c) If four wheeled bins are to be used, where will they be located?

d) Based on the appearance of 'The Rise' convenience store in Adelaide Terrace, the pavements will need to be steam cleaned and patrons will sit on steps/walls to consume products leaving their scraps and detracting from the pristine appearance of the Adagio development.

Signage

a) The proposed signage is visually overbearing and not in keeping with the surrounds.

b) The signage needs to be of a high standard and designed by professionals.

c) The proposed signage will lower property values.

Trading Hours

a) Concern about late night and 24 hour trading disrupting the 'peaceful/quiet enjoyment' of the area.

b) Trading hours should be restricted 7.00am to 10.00pm.

c) Closing time should be restricted to 9.00pm.

d) The Adagio is a residential property and opening hours of 6.00am to midnight are not compatible with residential living.

General

a) Increased activity created by the shop will result in a loss of privacy.

b) Apartment owners were not advised that an IGA could operate from the premises, only a commercial office or restaurant.

c) An IGA will lead to reduced properties values.

d) Tenants of overseas investors are likely to be supportive because it is not their investment being affected.

e) The proper application process was not followed and works commenced on site before approval was granted. Requests to stop work have been ignored.

f) The proposal does not fit with the 'aesthetic disposition' of 90 Terrace Road as many of the properties are worth in excess of $1,000,000.

g) There are no other similar luxury apartment buildings on Terrace Road which incorporate a 'local shop'.

h) The area is already well serviced by local shops, adequately providing for the needs of the area.

i) Using a prime river view location for an IGA shop is inappropriate. The use of the premises as a local shop denies the opportunity for another use that would make better use of the view.

j) The proposed use is not in keeping with the residential nature of Terrace Road.

k) The advertising period was not long enough to prepare a cogent case for / against.

l) Ensuring compliance with restrictions/conditions of approval will require vigilant monitoring.

m) It is anticipated that the City will work with the Strata Company for the building to ensure the application complies with the Strata By-Laws.

A summary of the issues raised was provided to the applicant and he has provided responses which form an attachment to this report.

The issues raised in the objections are addressed under the following general headings.

**Land Use and Amenity**

The development was approved and built with two commercial tenancies fronting the street. Under the CPS2 in the Residential Use Area, retail, dining, consulting rooms, recreational facilities or small scale offices (maximum 100m$^2$) are the only commercial uses which could be contemplated within these tenancies.

Under the CPS2, a local shop is defined "*as a shop in which the only goods offered for sale are foodstuffs, toiletries, stationary or goods of a similar domestic nature intended for day to day consumption or use by persons living or working in the locality of the shop".* This use is consistent with the Statement of Intent for the Adelaide Precinct and the Terrace Road Residential Use Area. It is a small scale non-residential use which is intended to serve the needs of local residents and visitors staying in the area as well as users of Langley Park and the foreshore in general.

The Terrace Road Design Policy indicates that uses such as kiosks, coffee shops, restaurants and local shops will be encouraged in the area adjacent to the Terrace Road frontage where they are intended to complement the residential uses, in the

sense that a substantial proportion of their turnover could be expected to fulfil local demand. The applicant has indicated that the shop will provide high quality produce to cater for the tastes of residents living in the area as they are intended to be their primary customer base.

A number of submissions have stated that a local shop would not be consistent with the residential character of the locality and surrounding high quality development. It is considered that it would create noise, privacy and security issues, attracting 'undesirables' to the area.

The applicant originally indicated that the shop is proposed to operate between 7.00am and midnight seven days a week, however as a result of submissions received the applicant now proposes that it close at 9.00pm each day. 9.00pm is considered to be an appropriate closing time in a residential area, to avoid noise issues for residents in the evenings.

However it is considered that on the weekends an opening time of 8am would also be more appropriate. It is therefore recommended that a condition be imposed limiting the hours of operation of the shop from 7.00am to 9.00pm during the week and 8.00am to 9.00pm on weekends.

Privacy concerns are difficult to support, as the tenancy fronts Terrace Road as required by the Terrace Road Design Policy and it was always intended to be used for commercial purposes. Similarly, security concerns and assumptions on the type of customers that will be attracted to the shop are difficult to validate as it could equally be argued that additional activity generated by the proposed use could add to safety in the area, particularly in the evenings.

A reduction in the hours of operation, as proposed, should reduce the potential for people to be loitering in the area at night. Submissions noted that the side entry to the shop adjoins the primary pedestrian entry to the 'Adagio' development, and customers loitering here may cause noise and safety concerns. A condition restricting customer access to the main entry of the shop, within the Terrace Road façade, should address this issue.

While submissions did indicate that there are already sufficient local shops in Adelaide Terrace to service the residents, this is a matter that is determined by the market and not a valid planning consideration. Similarly, the suggestion that a use which makes better use of the foreshore location would be preferable is also not a valid planning consideration. Council is required to determine the application before it and under the CPS2, the use is contemplated in this location, satisfies the Statement of Intent for the Precinct and the objectives of the Terrace Road Design Policy and can be permitted subject to advertising and where it will not adversely impact upon the amenity of the locality.

**Parking and Deliveries**

One car bay is allocated to the subject tenancy in the secure car parking area to the rear of the tenancy. The applicant has indicated that this will be used by the shop manager and for some deliveries. Customers who drive to the shop would be

required to use on street parking. It is also likely that deliveries would all have to be made from the street, as the on-site parking area is not a practical or appropriate location for deliveries as access would require a swipe card and may impact upon security of the parking area.

This potential security issue has been raised in a submission. A condition requiring all deliveries to be done from the street would address this.

A number of submissions have raised concern that on street parking for customers and deliveries will not be adequate as this parking is already often used to capacity. As a result it has been suggested that customers and delivery vehicles are likely to park in the vehicle entry to the development or on the verge.

Under the Perth Parking Policy, rather than there being a minimum car parking requirement for commercial uses such as a local shop, a maximum car parking requirement applies based on the site area. As a consequence no customer car parking is required on site for the shop and the application cannot reasonably be opposed on the basis of insufficient parking. It is considered that a large number of the shop's customers would be local residents or visitors staying in the area and walking to the shop, or people already using Langley Park or the foreshore and so already in the area and not generating additional parking demand.

In relation to deliveries the applicant has indicated that because of the small size of the shop, deliveries will normally be by small van and potentially once per day.

Notwithstanding the above, it is considered appropriate that the Council agree to a review of the street parking in the area with a view to converting two parking bays at the front of the tenancy to short term parking (for example, a maximum 15 minute stay) to provide for the changing parking demands created by the local shop and other new commercial tenancies recently constructed or under construction in the vicinity.

It has been indicated in submissions that site lines from the driveway when exiting the property are poor. The standard distance required from a parking bay to a driveway is 1.5 metres and the parking bay meets this requirement. It would however be appropriate that a short term parking bay not be located immediately adjacent to the driveway as it is anticipated that it would be used for deliveries by trucks at times and could obstruct site lines.

**Waste Management**

Submissions have raised concerns in relation to littering and the need for vermin control and additional cleaning.

The applicant has indicated that rubbish will be stored to the rear of the shop and removed regularly by a private contractor. He has also advised that bins will be provided for customers and the area around the shop will be regularly cleaned by management. A condition requiring the submission of a waste management plan for approval prior to the submission of the building application for the fit-out is proposed to confirm and document specific details.

The local shop would be subject to the provisions of the Health Act, 1911 and associated regulations, with inspections carried out regularly. In this way vermin control and cleaning issues would be monitored.

**Signage**

As indicated, two light box signs and window signs are intended to be installed facing Terrace Road and the central driveway.

Submissions raised concern that the proposed signage was overbearing and not in keeping with the character of the area. While this is subjective, the applicant has since reduced the area of the window signs from 31m$^2$ to 20m$^2$ by removing the large scene proposed to be installed within the northern most window facing the driveway, replacing it with plain vinyl. This is considered to be a reasonable compromise, reducing the visual impact on the residential development to the rear while providing sufficient signage for the shop to be evident to potential customers.

**Strata By-Laws**

The Council of Owners has requested that the City work with them to ensure the shop complies with the Strata By-Laws. However, compliance with the By-Laws is a not a matter that the City would become involved in and this would need to be pursued by the Council of Owners independently. The Strata By-Laws do not fall within the matters which can be considered when determining a development application under the CPS2.

**Advertising Process**

One submission suggested that the correct advertising process was not followed for the application and sufficient time was not provided for comment. However in contrast, while 14 days is the standard advertised period provided for comment on development applications, this application was advertised for 24 days with late submissions also accepted as the advertising period extended over the Christmas period.

**Compliance Issues**

Concern has been raised that ensuring compliance with any proposed development conditions will fall to the residents of the 'Adagio' development and that this will be onerous. As with any conditions of development approval, they are enforceable in accordance with the Planning and Development Act 2005, with the standard powers and fines applicable.

Concern has been raised by submitters that works commenced on site without the required development and building approvals. While this is not a valid consideration when determining the development application, it is understood that the shop owners have not carried out any works to the tenancy since being instructed to stop work in December aside from some deliveries and the fit-out is not complete.

## Conclusion

The establishment of a local shop within the subject commercial tenancy is consistent with the intent of the CPS2 and the Terrace Road Design Policy. It will serve the needs of local residents and visitors to the area. The applicant has responded to a number of the concerns raised and has modified the proposal accordingly. It is considered that subject to appropriate conditions the local shop is unlikely to have a significant impact on the amenity of the Residential Use Area and can therefore be supported.

# ITEM NO: 3

## 108, 114 AND 120 (LOTS 351, 600 AND 601) BEAUFORT STREET, PERTH – PROPOSED DEMOLITION OF ALL BUILDINGS AND STRUCTURES

***PLANNING COMMITTEE RECOMMENDATION:*** ***(APPROVAL)***

***That, in accordance with the provisions of the City Planning Scheme No. 2 and the Metropolitan Region Scheme, Council APPROVES the application for the demolition of all buildings and structures at 108, 114 and 120 (Lots 351, 600 and 601) Beaufort Street, Perth, as detailed on the Metropolitan Region Scheme Form One dated 25 September 2014 and plans received on 16 January 2015, subject to:***

1. ***the site being stabilised and aesthetically fenced or screened to the City's satisfaction within 60 days of the completion of the demolition of the buildings on-site, with details of the fencing or screening being submitted and approved prior to being installed;***

2. ***where an approved redevelopment of the site has not been substantially commenced within 12 months of the completion of the demolition of the buildings on the site, the site is to be landscaped to a high standard to the City's satisfaction and at the owner's cost, with the applicant/owner submitting a detailed landscaping and reticulation plan to the City for approval prior to the installation of the landscaping;***

3. ***the approved landscaping being reticulated and maintained to a high standard and in a safe and tidy condition to the City's satisfaction and at the owner's cost until such time that the site is redeveloped;***

***(Cont'd)***

***4. the owners entering into a legal agreement with the City, prepared by the City's solicitors at the owner's expense, whereby, if the landscaping and works specified in 2 above are not installed within 15 months of the completion of the demolition works the legal agreement is to empower the City to enter the land and complete the required works;***

***5. the owner submitting a bank guarantee or bond to the City for an amount to cover the full cost of the landscaping and associated works specified in 2 above, in order to secure the City's ability to carry out the works. The bank guarantee or bond is to be lodged contemporaneously with the execution of the legal agreement specified in 4 above. The full cost of the landscaping and works is to be determined by an independent Quantity Surveyor at the cost of the owner;***

***6. an archive and photographic record of the buildings which are proposed to be demolished being submitted to the City prior to any demolition works occurring on site, with the record being prepared in accordance with guidelines provided by the City;***

***7. a demolition management plan for the proposal being submitted prior to any demolition works occurring on site detailing:***

***7.1 dust and noise control/monitoring;***

***7.2 demolition methods;***

***7.3 removal of materials from the site, including***

***7.4 hazardous materials, and resource recovery;***

***7.4 the proximity of services and utilities, including high pressure gas lines; and***

***7.5 other matters likely to impact on the surrounding properties;***

***8. all stormwater being contained on-site; and***

***9. no vehicle parking being permitted on the site.***

## BACKGROUND:

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|---|---|
| SUBURB/LOCATION: | 108, 114 and 120 Beaufort Street, Perth |
| FILE REFERENCE: | DA-2014/5309 |
| REPORTING OFFICER: | Roberto Colalillo, Senior Planning Officer |
| RESPONSIBLE DIRECTOR: | Martin Mileham, Director City Planning and Development |
| DATE: | 14 January 2015 |
| MAP / SCHEDULE: | Schedule 9 – Map and photos for 108, 114 and 120 Beaufort Street, Perth |
| LANDOWNER: | Westop Investments Pty Ltd |
| APPLICANT: | TPG Town Planning, Urban Design and Heritage |
| ZONING: | (MRS Zone) Central City Area<br>(City Planning Scheme Precinct) Stirling (P3)<br>(City Planning Scheme Use Area) City Centre |
| APPROXIMATE COST: | $34,800 |

The Committee recommendation to the Council for this report was resolved by the Planning Committee at its meeting held on 27 January 2015.

**The Committee recommendation to the Council is the same as that recommended by the Officers.**

## SITE HISTORY:

The sites are located on the south-east corner of Aberdeen and Beaufort Streets and currently contain single storey buildings and associated at grade parking areas. The buildings at 108 and 114 Beaufort Street were previously used for community accommodation purposes, however they are now currently vacant and in a state of disrepair. The building at 120 Beaufort Street was used for a café but has recently closed and is now also vacant.

## DETAILS:

The application proposes the demolition and clearing of all structures and vegetation on the subject sites to provide for a vacant future building site. Following the removal of all structures and vegetation on site, it is proposed to return the sites to their natural ground level. The application has been submitted in anticipation of a development application for a multi-storey mixed-use development to be lodged for the subject sites.

## COMPLIANCE WITH PLANNING SCHEME:

### Development Requirements

In considering an application for or involving demolition, Council is to have regard to the matters listed in clause 43(4) and specifically clause 48 ‘Determination of Application for Demolition’ which states that Council:

*"(a) may defer consideration of the application until -*

*(i) it has granted planning approval for subsequent development of the relevant site;*

*(ii) it has issued a building licence for that development; and*

*(iii) it is satisfied that the subsequent development will commence;*

*(b) may approve the application, subject to conditions including -*

*(i) the retention, maintenance, reinstatement or repositioning of any part of the existing building or structure;*

*(ii) the screening of the site during redevelopment; and*

*(iii) where the development that has been approved has not been substantially commenced for a total period of more than 6 months, the landscaping of or other treatment of the site to the satisfaction of the Council; or*

*(c) may refuse the application."*

**COMMENTS:**

**Development Standards**

The purpose of clause 48 of the City Planning Scheme No. 2 (CPS2) is to avoid situations where buildings are demolished and sites are then left vacant for extended periods, detracting from streetscapes and impacting on local amenity and city vitality. Generally Council has discouraged or refused to approve applications for demolition unless there is a degree of certainty in regard to the timely redevelopment of the site.

Officers have met with the owner of the site and relevant design consultants in relation to preliminary plans for the future development of the site. The owner has stated their intention to formally lodge a development application within the near future. Whilst this does not represent a valid planning approval or building permit, the common ownership of the site, lodgement of this demolition application and a separate amalgamation application with the Western Australian Planning Commission (WAPC) gives some level of confidence that development will occur on the site in the short term.

There have been a number of major residential development applications approved in the Stirling Precinct within the past twelve months including:

- 74-78 Stirling Street – 136 apartments;
- 108 Stirling Street – 168 apartments; and
- 30 Beaufort Street – 804 apartments.

As such there is no guarantee that, given the market and demand, this or any / all of the approved developments will proceed.

It is therefore considered appropriate that any approval be made subject to conditions requiring the sites to be landscaped and maintained in the event of no development progressing on the site after demolition. This would assist in the preservation of the local amenity and reduce the likelihood of the site being used for unauthorised car parking while awaiting redevelopment. It is also recommended that the owner be required to enter into a legal agreement and pay a bond to enable the City to carry out the works should the owner fail to comply with the requirement.

The application as submitted, does not include any details or plans with regards to the treatment, maintenance and securing of the sites post demolition.

**Safety / Security**

The City has received complaints about the sites and the poor state of the premises and surrounding grounds (for example, rubbish, mattresses, odour issues etc.). The properties have been used by vagrants / squatters in the past and the property owners have struggled in effectively maintaining and securing the sites. The demolition of the buildings and placement of proper temporary fencing and landscaping are therefore considered to be appropriate measures in resolving the safety and security, health and hygiene issues for these properties.

**Amalgamation**

The proponents have received conditional approval from the WAPC for the amalgamation of the three sites into one lot. In its application referral response to the WAPC, the City requested that no demolition works be undertaken as part of the amalgamation process. The request was based on the City's requirements for the demolition to be determined under the CPS2 given there was an active development application already lodged with the City. Contrary to the City's request, the WAPC included a condition on the amalgamation approval requiring all structures or buildings to be removed from the site.

**Heritage**

The sites are not included in the CPS2 Scheme Register or the Heritage Council of Western Australia's State Heritage Register, however their appearance suggest that they could potentially date from c.1900 given that they appear to be shown on a c.1897 historical map. As such, it is recommended that the applicant be required to prepare a photographic archival record of the properties prior to demolition. The purpose of this request is not to undertake a heritage assessment of the properties, but to retain a record of the properties for archival records purposes.

**Conclusion**

Given that the WAPC have issued a valid approval for amalgamation of the sites subject to a condition requiring demolition of the buildings and recognising the

current security issues associated with the sites, it is recommended that Council support the demolition works subject to appropriate conditions.

It is therefore recommended the application be approved in accordance with Clause 48 of the CPS2, subject to appropriate conditions related to landscaping, archive record, dust management and the site remaining vacant until further development approvals are granted.

# ITEM NO: 4

## METROPOLITAN REDEVELOPMENT AUTHORITY – DEVELOPMENT APPLICATION REFERRAL – YAGAN SQUARE INCLUDING WILLIAM STREET MALL – PERTH CITY LINK

***PLANNING COMMITTEE RECOMMENDATION:*** ***(ADVICE TO EXTERNAL AGENCY)***

***That Council advises the Metropolitan Redevelopment Authority that it supports in principle the proposed public realm design concept for 'Yagan Square' within the Perth City Link project area, subject to the submission of additional details and information to address the following matters to the City's satisfaction:***

1. ***provide evidence of the design, construction, maintenance and management response to an independent safety, universal accessibility and discrimination audit, including reference to the Government of Western Australia Creating Accessible Communities (June 1996, updated 2011), and Australian Human Rights Advisory note on streetscape, public outdoor areas, fixtures, fittings and furniture, February 2013 and references therein, for:***

    1.1 ***the design and construction of the public realm including furniture, features, signage, public art and events;***

    1.2 ***the design and construction of play areas including water play;***

2. ***design and construction details of all proposed public realm works including the final palette of colours and high quality and durable materials and finishes for the public realm, with details of paving, shade structures, urban furniture, planting pans, water features, irrigation with evidence of anti-skate design response to features in the public realm, being provided in accordance with the City's Design and Construction Notes;***

***(Cont'd)***

***3. a lighting strategy for the public realm and for the buildings and structures within Yagan Square;***

***4. a signage strategy including way-finding signage consistent with the City's Wayfinding Guidelines, in addition to signage for the various buildings, tenancies and facilities within Yagan Square;***

***5. a detailed landscaping and reticulation plan that includes:***

***5.1 specific details regarding each street tree species located in the future William Street Mall including minimum allowances for height (mm), calliper (mm), nominal container volume (L) and root ball diameter (mm);***

***5.2 a risk analysis of all plant species selections including an assessment of on-site conditions and any mitigation measures that will be undertaken to ensure their survival; and***

***5.3 detailed final drawings of all irrigation works including all pipe work, pumping equipment and all associated ancillary equipment;***

***6. a service and delivery access plan for events spaces and buildings;***

***7. a site dewatering management plan;***

***8. a stormwater management plan to the City's specifications;***

***9. final details of the design and operation of the retractable bollards;***

***10. a dilapidation survey of the surrounding heritage buildings and structures at the site being undertaken with advice from the State Heritage Office;***

***11. details of the design and location of public toilets in consultation with the City, together with a public toilet management plan;***

***(Cont'd)***

***12. a comprehensive water management plan and final details for the proposed water features including details of all pipe work, pumping equipment, filtration equipment and all associated ancillary equipment;***

***13. certification to demonstrate all water feature elements comply with the provisions of the Health (Aquatic Facilities) Regulations 2007 and the Code of Practice for the Design, Construction, Operation, Management and Maintenance of Aquatic Facilities 2013;***

***14. final details of the proposed art concepts for the various locations within the development being negotiated with the City with a costed detailed Public Art Implementation Plan being submitted including costs, asset management and a maintenance plan across all lifecycle phases with provision for the City to:***

***14.1 provide comment on the design vision, theming and brief;***

***14.2 be represented on the appropriate selection panel;***

***15. a construction management and staging plan for the proposed works being submitted and approved by the City prior to any works commencing on site, detailing how it is proposed to manage the following matters:***

***15.1 vehicle, cycle and pedestrian access and movement through and/or around the project area;***

***15.2 delivery of materials and equipment to and from the site;***

***15.3 storage of materials, equipment and machinery on the site;***

***15.4 parking arrangements for contractors and subcontractors;***

***15.5 any other matters likely to impact on the surrounding properties and public areas;***

***(Cont'd)***

***16. a noise management plan for the proposed works; and***

***17. the Metropolitan Redevelopment Authority clarifying the business plan for Yagan Square and advising when any parts of the public realm will be transferred to the City to assist the City in terms of forward planning for asset management commitments and long term financial planning.***

**BACKGROUND:**

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|---|---|
| FILE REFERENCE: | 2014/5380 |
| REPORTING OFFICER: | Jasmine Hancock, Senior Planner |
| RESPONSIBLE DIRECTOR: | Martin Mileham, Director City Planning and Development |
| DATE: | 15 January 2015 |
| MAP / SCHEDULE: | Schedule 10 – Yagan Square Conceptual Images |

The Committee recommendation to the Council for this report was resolved by the Planning Committee at its meeting held on 27 January 2015.

**The Committee recommendation to the Council is the same as that recommended by the Officers.**

The Metropolitan Redevelopment Authority (MRA) has engaged Lyons consultants to prepare a development application for the Yagan Square Public Realm. The development of the Yagan Square concept has been undertaken in close consultation with the MRA and key stakeholders including the Public Transport Authority and the City, incorporating the feedback received during the consultation process in the final design.

**LEGISLATION / STRATEGIC PLAN / POLICY:**

| | |
|---|---|
| **Legislation** | Sections 64 and 65 of *the Metropolitan Redevelopment Authority Act 2011* |
| **Integrated Planning and Reporting Framework Implications** | **Corporate Business Plan**<br>Council Four Year Priorities: Major Strategic Investments<br>S1 Ensure that major developments effectively integrate into the city with minimal disruption and risk<br>1.1 Coordination of interface with major projects and new precincts currently under construction (Elizabeth Quay, Perth City Link & Riverside) including logistics planning |

**DETAILS:**

A development application for Yagan Square was referred to the City from the MRA on 21 November 2014. The MRA is seeking the Council's comments on the proposal.

Yagan Square is located at the crossroads of the Perth Central Railway Station, the new City Busport, the Perth Underground Railway Station and the potential route for future light rail. The highly connected nature of the existing site has been built on in the Yagan Square design from the initial design concept. Yagan Square Public Realm will connect Yagan Square at ground level to the Perth CBD, Perth City Link and Northbridge. The Public Realm consists of the following key areas:

- William Street Mall;
- Market Plaza;
- North Lane; and
- Upper Landscape and Meeting Place.

The public realm spaces will be flexible to provide for pedestrian access, events, outdoor dining and retail activities, as well as connectivity to the significant transport links adjoining Yagan Square.

**Public Realm Spaces**

William Street 'Mall'

William Street Mall has been designed as an urban street connection between William Street in the south and William Street to the north. The Mall has been designed to accommodate existing and future developments and infrastructure proposals such as the Busport, Lot 9 and 10 of Perth City Link, and the future light rail alignment.

Whilst it was originally understood that the future William Street Mall component of the Yagan Square development would be transferred to the care and control of the City, recent discussions have indicated that the entire area will remain under the MRA's control.

Market Plaza:

Market Plaza to the south of the Market Hall is a generous open public space defined by the Horseshoe Bridge pedestrian shoreline and retaining wall to the south, and by the Market south façade and outdoor dining zone to the north. A central commuter pedestrian zone links the Station south entry with the alignment of the Busport and City Walk, providing unimpeded sightlines and access between the two commuter hubs.

To the south of the pedestrian way an event space is anticipated to host a range of temporary events and retail activity including food vans and temporary markets, buskers and street performers as well as larger events using marquees and temporary stages. Event services infrastructure and urban furniture will anchor the

temporary event space along the southern Horseshoe Bridge retaining wall with shade trees and seating.

North Lane

The North Laneway is created through the resultant space between the north part of the Horseshoe Bridge and the north side of the railway dive shaft. The space between the two existing elements is long and thin varying between approximately 15 metres at the west and 6.5 metres at the east end. This creates the opportunity for a laneway with multiple bars and restaurants of varying sizes that will provide passive surveillance and activation. Pedestrian and vehicle movements on the Horseshoe Bridge will also overlook the Lane.

Upper Landscape and Meeting Place

The Grass Terraces, Water Line and Track lead up from William Street Mall into Yagan Square, with the Bridge framing a visual link from below to the upper landscape through a series of colourful, textured West Australian wildflower and feature plantings anchored by the taller trees of the north-east garden. The canopy shade structures surrounding the Meeting Place amphitheatre and on the upper level of the North Bar hover over the Square creating a sense of destination above and beyond the Market and Bar buildings.

Arriving at the Upper Landscape level along the 'Track', the Meeting Place Amphitheatre is overlooked by the outdoor dining deck of the cafe/restaurant, providing passive surveillance and active engagement with the cultural activity of the Meeting Place.

The ‘Forest’ and ‘Play-scape’ will be located at the highest level of the site, providing lookout opportunities from a series of balconies as well as the location for the Waterline Source element. The Waterline Source will periodically bubble up and release water along the stream and waterline, animating a series of sculptural moments along its path down to the terminating pool alongside William Street Mall. The Play-scape has been designed as a series of play mounds, using natural forms and colours to create a challenging but accessible terrain for children of all ages and abilities, whilst integrating with the natural forest canopy and surrounding landscape.

Internal circulation

The internal circulation is designed to provide multiple points of contact to the surrounding precincts, encouraging movement to the upper levels, providing safe access and egress, creating and connecting a diverse sequence of spaces and providing opportunities for a flowing and dynamic experience. Multiple paths will provide different routes to move around the square including ramp, lift and stair access.

Materials and Paving

The urban palette of Yagan Square has been developed to integrate at the ground level with the overall character and palette of the City, whilst the upper level palette is

distinctive. All paving, surfacing materials and furniture will be designed using hard wearing and durable materials.

*Ground Level Public Realm*

The ground plane will be a palette of materials and elements that has been coordinated with the currently available City of Perth standards. Key items include:

- City standard "verde austral" granite pavers on a concrete rigid base (vehicle grade pavement);
- City standard multi-pole system;
- Permeable paving system for street trees (to be developed in conjunction with City);
- Street tree pits and grating system (to be developed in conjunction with City);
- Custom furniture (to be developed in conjunction with City);
- In-situ concrete walls;
- Granite clad in-situ concrete low walls;
- Stainless steel ground surface tactile indicators;
- Stainless steel handrails;
- Outdoor dining delineator markers with engravings;
- Stainless steel retractable bollards;
- Stainless steel fixed bollards;
- Bicycle hoop;
- Drinking fountains; and
- Recycling and waste bins 120L in public places.

*Upper Level Public Realm*

The upper levels include a palette of materials and elements that will be distinctly Yagan Square. The upper level paving will be a variety of colours using both natural stone sourced from Western Australia where possible. Key items include:

- Granite paving and granite clad low walls;
- Pre-cast concrete large scale planks;
- In-situ concrete (coloured aggregate and finish to be confirmed);
- In-situ concrete retaining walls and landscape edges;
- Pre-cast concrete furniture with stainless steel upper back, arm rest and timber battens (integrated lights and services boxes in selected locations); and
- Trees in podium soil structure.

<u>Furniture</u>

Yagan Square will have a distinct palette of custom furniture while complementing the existing suite of custom furniture in Perth. The City's performance criteria for these custom elements will be addressed with an appropriate level of robustness and will comprise the following features:

- Concrete precast elements;

- Timber slat benches;
- Timber slat seat backs with arm rests;
- Potential to incorporate power outlets; and
- Potential to incorporate ornamental lighting.

Trees

The advanced trees in William Street Mall will provide shade in summer and dappled light in winter. The green canopies will contribute to reducing the urban heat island effect. The trees will make a visual green link from the city through to Northbridge, comprised of native tree species, consistent with the Western Australian Indigenous theme for Yagan Square.

In consultation with the City of Perth, Public Transport Authority and other community stakeholders a shortlist of trees for the William Street Mall has been provided including the following tree species:

- Eucalyptus rudis;
- Agonis flexuosa;
- Corymbia aspera;
- Eucalyptus lesouefii;
- Eucalyptus gomphocephala; and
- Eucalyptus todtiana.

The final species selection will depend on the growth, health, availability of tree stock and final consultation with the City, Public Transport Authority and relevant stakeholders.

**Structures Activating the Public Realm**

Market Hall

Located to the south of the railway dive structure, the Market Hall will be a significant attractor and activator in Yagan Square. The retail mix for the market hall will offer a diverse range of fresh food from a number of different sized tenancies. Anchor tenants will be strategically located in prominent positions on the main facade of the building at the ground and mezzanine floor levels, providing major attractors in the precinct. The Market Hall model makes reference to newer contemporary fresh produce food markets in New York and is intended to be open seven days per week for long trading hours.

The Market Hall will predominately be a double height space, giving the interior a sense of grand scale reminiscent of great markets around the world. The higher ceilings in concert with the large glazed façade areas will bring natural light deep into the building.

The mezzanine level of the Market Hall is a highly visible space from both inside the Market Hall and from the Market Plaza and William Street Mall. The mezzanine retail

tenancy also has a large external deck area which, when occupied, will provide additional activation to William Street Mall and Market Plaza.

Amenities for the Market Hall are located on both ground floor and mezzanine level and are accessible by the public from both within the hall, as well as from the public realm. The back of house area for the Market Hall occupies the space to the east end adjacent to the station. Accommodating storage cages for tenants, waste areas and MRA event store areas, the back of house area is accessed from the Market Plaza via a large roller shutter. A goods lift is also contained within the back of house area connecting into the plant room on the mezzanine level and the back of house areas for the cafe on the uppermost landscape level.

North Bar

The North Bar provides a series of food orientated hospitality venues, where visitors can come and experience a variety of intimate and engaging environments while eating and drinking. The North Bar consists of a multi-level restaurant that offers views to the North Lane, Horseshoe Bridge and the Meeting Place and upper landscaped areas of Yagan Square.

The North Horseshoe Bridge Vaults under the heritage bridge, currently occupied by the PTA Transit Guards, will be renovated in a future stage to include bicycle end-of-trip facilities including bicycle storage and a sequence of licensed café/bars of various sizes. When the future stage North Vaults renovation is complete the connection to Roe Street through the new retail tenancies will ensure an active and engaging public space.

The Café

The upper level structure in the south east corner of Yagan Square will house a family oriented cafe as a primary tenancy. The café will cater for informal groups visiting the amphitheatre, landscaped spaces and the play-scape found at the upper levels of Yagan Square. The Cafe is designed with areas of external glazing to optimise visual interaction within the Market Plaza and the south arm of the Horseshoe Bridge, as well as to the north landscaped areas and amphitheatre. The structure of the cafe cantilevers over the Market Plaza and also houses the thermal cooling towers for the project.

The Yagan Square Canopy

The Yagan Square canopy is designed to provide shade cover in the hottest part of the seating areas and has practical applications as a shade device and night lighting feature.

The Digital Tower

The tower is a simple circular plan form, with a curved 'in the round' digital screen to cater for third party advertising as well as cultural content. The structural columns are extended significantly beyond the transparent digital mesh to create a symbolic marker for Yagan Square. The tower will be seen from the river end of William Street

(similar to views of the Bell Tower from the north of the City) as a significant urban landmark, which helps locate Yagan Square as a destination. At a functional level the base of the digital tower will contain the site wide substation and an information kiosk.

Public Art

The MRA's Perth City Link Public Art Strategy envisions the full integration of public art into the design of Yagan Square Project. The approach to Public Art embraces the five key values of the Perth City Link Master Plan of Invite, Connect, Innovate, Celebrate and Experience.

To assist in Council's consideration of the development application, a series of images is shown in Schedule 10.

**FINANCIAL IMPLICATIONS:**

Since lodgement of the Yagan Square development application, the City has been advised that the public realm, including the future William Street Mall, will remain with the MRA for the foreseeable future. The City has yet to enter into a Site Specific Agreement with the MRA for Yagan Square raising uncertainty with respect the City's future role in the management of the public domain. This raises concerns of financial risk exposure for the City in terms of forward planning for asset management commitments and the implications for the City's workforce and long term financial planning.

It is recommended that the City seek further clarification from the MRA in terms of the business plan for Yagan Square and any potential future role for the City in the management of the public realm.

**COMPLIANCE WITH PLANNING SCHEME:**

The site is located within the Metropolitan Redevelopment Authority Area and is therefore subject to the provisions of the MRA's Central Perth Redevelopment Scheme No. 2 (CPRS2). More specifically the site is located within the Link Project Area of the CPRS2. The vision of the Link Project Area is to link the city centre and Northbridge with a new vibrant urbanism. Connectivity will be central, reconnecting Perth to Northbridge including connection to major public transport, pedestrian connections through the area and connecting people together through civic places and social events.

The proposed Yagan Square development is located in the Horseshoe Bridge Plaza under the CPRS2. The intent for the Precinct is to create a physical point of reference for visitors and provide an opportunity to define the locality as a key destination of inner city Perth. A central public square will be the focus of the Precinct. It will provide a social and meeting place for people and will form a major pedestrian hub between the Perth Train Station, sunken bus terminal infrastructure and pedestrian flow along William Street. The development of the Precinct's retail and commercial land uses will further reinforce the commercial heart of the Perth city centre. At street level a range of retail and dining uses will contribute to an engaging

pedestrian experience that will link the city centre with the cultural and entertainment hub of Northbridge.

The draft Perth City Link Design Guidelines also makes reference to the vision and design intent of Yagan Square including a vibrant, high quality urban space which will be a landmark destination, celebration space and key transport connection for people visiting, living and working in the city centre. It will be a key point of arrival into the city, and a conduit for pedestrian movement between the CBD, Northbridge and the transit stations. Yagan Square will see the return of food, community and city life to the Horseshoe Bridge Plaza Precinct, and will be a place for people to meet, connect, discover and celebrate Western Australia's produce, heritage, cultural and environment.

**Conclusion**

It is considered that the proposed Yagan Square development concept is consistent with the vision and intent of the MRA's CPRS2 and the draft Perth City Link Design Guidelines, however, there is insufficient detail submitted at this stage to assess whether the proposed works will meet the City's design requirements and specifications. On this basis it is recommended that the application should be supported in principle subject to the submission of final details that are to the City's satisfaction.

# ITEM NO: 5

## PROPOSED ENTRY OF THE PROPERTY AT 16 QUEEN STREET, PERTH IN THE CITY PLANNING SCHEME NO. 2 REGISTER OF PLACES OF CULTURAL HERITAGE SIGNIFICANCE (OWNER NOMINATION)

***PLANNING COMMITTEE RECOMMENDATION:*** ***(APPROVAL)***

***That Council:***

***1. in accordance with Clause 30 of the City Planning Scheme No. 2:***

***1.1 notes that the owner is supportive of the proposal to declare 16 Queen Street, Perth to be of cultural heritage significance and worthy of conservation;***

***1.2 declares 16 Queen Street, Perth to be of cultural heritage significance and worthy of conservation;***

***1.3 gives notice of the above declaration to the owner and occupier of the place, the State Heritage Office and the Western Australian Planning Commission;***

***2. in accordance with Clause 32 of the City Planning Scheme No. 2 records 16 Queen Street, Perth in the City Planning Scheme No. 2 Register of Places of Cultural Heritage Significance.***

**BACKGROUND:**

| | |
|---|---|
| FILE REFERENCE: | P1023133 |
| REPORTING OFFICER: | Sheree Morrison, Heritage Officer |
| RESPONSIBLE DIRECTOR: | Martin Mileham, Director City Planning and Development |
| DATE: | 23 December 2014 |
| MAP / SCHEDULE: | Schedule 11 – City Heritage Place Assessment (includes map)<br>Schedule 12 – Owner submission (includes photographs) |

The Committee recommendation to the Council for this report was resolved by the Planning Committee at its meeting held on 27 January 2015.

**The Committee recommendation to the Council is the same as that recommended by the Officers.**

The property at 16 Queen Street contains a two storey rendered brick former flour mill constructed c.1930 in the Inter-War Free Classical architectural style (refer to Schedule 11). The building is flanked either side by rendered two storey buildings of a similar scale. The place also forms part of a relatively intact streetscape along with other properties in Queen Street of a similar age that are currently not heritage listed.
At its meeting held on **7 October 2014**, Council considered the owner's request to include the property in the City Planning Scheme No. 2 (CPS2 Register of Places of Cultural Heritage Significance). The Council resolved to state its intention to declare the place to be of cultural heritage significance. This was based on the City's Heritage Assessment (refer to Schedule 11) which was prepared in the context of the State Heritage Office's *Criteria for the Assessment of Local Heritage Places and Area*, which identified that the place has cultural heritage significance for the following reasons:

Aesthetic Value

- The place is of aesthetic significance as a fine example of a two storey rendered brick building in the Inter-War Free Classical style of architecture.
- The place is of aesthetic significance as an example of a commercial building constructed during the inter war period.
- The building is of aesthetic significance for its design which reflects the optimistic and affluent period following World War One.
- The place is of aesthetic significance as part of a streetscape comprising eight commercial buildings dating from the early twentieth century.

Historic Value

- The place is of historic significance because it reflects the expansion of commerce and trade in the city between the end of World War One and the beginning of the Great Depression.

Rarity

- The place is rare as part of a relatively intact streetscape of inner city commercial buildings from the early twentieth century.

Representativeness

- The place is representative as an example of a commercial building constructed in Perth following the end of World War One.

Whilst there has been some modification internally and to the façade at ground level the change does not diminish the overall cultural heritage significance of the place.

Despite the owner being the nominee, in accordance with the CPS2 requirements, the owner was given 14 days to make a written submission to the Council about the proposed declaration.

At its meeting held on **7 October 2014**, Council also noted that the place had yet to be graded in terms of level of significance pending an internal inspection, and that the results of the internal inspection and the owners' submission would be presented to the Council when it considered the final declaration.

**LEGISLATION / STRATEGIC PLAN / POLICY:**

**Legislation**

*Planning & Development Act 2005 (WA)*
*State Planning Policy 3.5 Historic Heritage Conservation*
*Town Planning Regulations 1967*
*Heritage of Western Australia Act 1990*

*City Planning Scheme No. 2:*

- *Clause 30(1)* enables the Council to resolve to declare a place to be significant and worthy of conservation.
- *Clause 30(2)* requires that the Council record any places declared under Clause 30 in a register of places of cultural heritage significance.
- *Clause 30(4)* enables the Council to amend or revoke any declarations made under Clause 30.

**Integrated Planning and Reporting Framework Implications**

**Corporate Business Plan**

Council Four Year Priorities: Healthy and Active in Perth

S15 Reflect and celebrate the diversity of Perth.

15.3 Review and further develop the City's approach to the conservation, management and celebration of its cultural heritage.

**Strategic Community Plan**

Council Four Year Priorities: Community Outcome
Healthy and Active in Perth
A city with a well-integrated built and green environment in which people and families chose a lifestyle that enhances their physical and mental health and take part in arts, cultural and local community events.

**Policy**

Policy No and Name: *4.11 – Heritage (CPS2 Planning Policy)*

**DETAILS:**

In response to the request for a submission, the owners engaged a heritage consultant to provide a report to be submitted to the City on their behalf (refer to Schedule 12). The consultant report provides details about the 2011 adaptive reuse project and also the owner's position regarding the proposed declaration.

**Adaptive re-use**

It is noted that in 2011 the place was converted into an art gallery, design shop, bar and café known as Venn. The report states that an objective of the project was to ensure an adaptive re-use that respected the historic and cultural significance of the place. This resulted in the removal of intrusive elements and retention of original elements including pressed metal tin ceiling, polished floorboards, a wooden staircase, roof trusses, gantry crane, loading bar areas and steel beams.

The report also notes that the project adopted many of the principles of the ICOMOS Burra Charter which provides best practice standards for managing heritage places.

In 2011 the project architects were awarded the Design Institute Australia's Julius Elischer Award, Best in State award, the award for Interior Spaces – Hospitality and the Interior Spaces – Retail award.

**Owners' Position**

The consultant report states that the owners of the building are supportive of the inclusion of the place in the CPS2 Heritage Register. It is noted that the owners are keen to prepare a Conservation Management Strategy for the place to ensure that the heritage values are conserved and enhanced as part of any future development.

**Graded level of significance**

The State Heritage Office's Assessment Criteria document states that each place should be graded with a level of significance based on its values, condition, integrity and authenticity. The four levels of significance are associated with desired outcomes to assist in the future management of a place.

| LEVEL OF SIGNIFICANCE | DESCRIPTION | DESIRED OUTCOME |
|---|---|---|
| Exceptional significance | Essential to the heritage of the locality. Rare or outstanding example. | The place should be retained and conserved.<br><br>Any alterations or extensions should reinforce the significance of the place, and be in accordance with a Conservation Plan (if one exists for the place). |
| Considerable significance | Very important to the heritage of the locality. High degree of integrity/ authenticity. | Conservation of the place is highly desirable.<br><br>Any alterations or extensions should reinforce the significance of the place. |
| Some/Moderate significance | Contributes to the heritage of the locality. Has some altered or modified elements, not necessarily detracting from the overall significance of the item. | Conservation of the place is desirable.<br><br>Any alterations or extensions should reinforce the significance of the place, and original fabric should be retained wherever feasible. |
| Little significance | Does not fulfil the criteria for entry in the local Heritage List. | Photographically record prior to major development or demolition. Recognise and interpret the site if possible. |

It is noted that the CPS2 Heritage Register does not acknowledge levels of significance and that all places included in the CPS2 Heritage Register are subject to Heritage Planning Policy 4.11 which provides guidance applicable to development affecting all heritage places.

Notwithstanding the above, awarding a level of significance can assist the Council in making a decision on whether the place meets the threshold for entry into the CPS2 Heritage Register. An internal inspection is usually required to determine the level of significance however in this instance the consultant report provided adequate internal photographs.

Based on this information the property has been assessed as having a medium level of integrity (retains part original retail function) and moderate level of authenticity (fabric is in part original state). This suggests that the place should be awarded with a level of some/moderate significance.

**FINANCIAL IMPLICATIONS:**

If the place is included in the CPS2 Heritage Register the owner of the property will be eligible to apply for heritage grants, heritage awards and heritage rate concession.

**COMMENTS:**

The heritage assessment of the place demonstrates that the place has sufficient cultural heritage significance to warrant inclusion in the CPS2 Heritage Register, and the owners of the place are supportive of the proposed registration.

If included in the CPS2 Heritage Register the place will be subject to the benefits and controls of the various heritage polices in the CPS2, and the owner will be eligible to apply for the heritage program incentives noted above. Retention and conservation of the place will be encouraged as part of any future development applications.

# ITEM NO: 6

## PROPOSED ENTRY OF ELENI HOUSE, 48 LAKE STREET, NORTHBRIDGE, IN THE STATE REGISTER OF HERITAGE PLACES

***PLANNING COMMITTEE RECOMMENDATION:*** ***(ADVICE)***

***That Council advises the Heritage Council of Western Australia that, based on the evidence provided in the State Heritage Office assessment, as detailed in Schedule 14, it supports the registration of Eleni House located at 48 Lake Street, Northbridge, onto the State Register of Heritage Places.***

**BACKGROUND:**

| | |
|---|---|
| FILE REFERENCE: | P123002313 |
| REPORTING OFFICER: | Noel Robertson, Principal Heritage Officer |
| RESPONSIBLE DIRECTOR: | Martin Mileham, Director City Planning and Development |
| DATE: | 20 December 2014 |
| MAP / SCHEDULE: | Schedule 13 – City of Perth Assessment (includes map)<br>Schedule 14 – State Heritage Office assessment<br>Schedule 15 – Photos |

At the Planning Committee meeting held on 27 January 2015 the Committee agreed to amend the Officer Recommendation as follows:

That Council advises the Heritage Council of Western Australia that, *based on the evidence provided in the State Heritage Office assessment, as detailed in Schedule 14*, it supports the registration of Eleni House located at 48 Lake Street, Northbridge, onto the State Register of Heritage Places.

**Reason:** The Planning Committee considered it appropriate to amend the recommendation in order to clarify that this item is a referral from the State Government to Council and is based on the evidence provided by the State Heritage Office, as detailed in Schedule 14. The Committee further noted that the consultation with the landowner is a matter for the State Heritage Office.

The property known as Eleni House at 48 Lake Street, Northbridge contains a substantial two storey residential brick building constructed in 1897 in the Federation Queen Anne Style.

At its meeting held on **19 September 2006**, Council resolved that the place was of cultural heritage significance to the City of Perth, and included it in the City Planning Scheme No. 2 (CPS2) Register of Places of Cultural Heritage Significance. Refer to the City of Perth Heritage Report attached as Schedule 13.

The Heritage Council's Register Committee has now resolved that the property is of cultural heritage significance to the State of Western Australia, and that stakeholders should be consulted on the proposed entry of the place in the State Register of Heritage Places (State Register).

Therefore, the State Heritage Office (SHO) is seeking written comments on the proposal from the City given that the subject property falls within the City's boundaries. The SHO has also invited the Council to nominate a person to attend the meeting at which the matter will be considered.

The SHO's Documentation of Places for Entry in the Register of Heritage Places is attached as Schedule 14.

At its meeting held on **29 January 2008**, Council resolved that all nominations for properties to be included in the State Register are to be referred to the Council for consideration. At its meeting held on **22 October 2013**, Council resolved for Cr Adamos to be the City's nominated representative at all Heritage Council Register Committee meetings.

If the Heritage Council decides that a place is of State significance, a recommendation is made to the Minister for Heritage, who will make the final decision on whether the place is entered in the State Register. The Minister will assess all submissions in determining if the place should be listed.

The City has sought information from the SHO in relation to the owner's position on the proposed registration. The SHO has advised that it is unable to disclose any information as all third party discussions and comments are confidential, and that information regarding the owner's comments on registration can only be released with the owner's consent or via a Freedom of Information Request. The City has written to the owner advising that the SHO is seeking written comments on the proposal from the City, and that the matter will be presented to the City's Planning Committee at its meeting to be held on 27 January 2015.

**LEGISLATION / STRATEGIC PLAN / POLICY:**

**Legislation** Part 5 Division 2 of the *Heritage Act of Western Australia 1990*
Clause 30 of the *City Planning Scheme No. 2.*

| | | |
|---|---|---|
| **Integrated Planning and Reporting Framework Implications** | **Corporate Business Plan** | |
| | Council Four Year Priorities: Healthy and Active in Perth. | |
| | S15 | Reflect and celebrate the diversity of Perth. |
| | 15.3 | Review and further develop the City's approach to the conservation, management and celebration of its cultural heritage. |

**DETAILS:**

The Cultural Heritage Significance of a place is assessed by considering various values. Each place is unique and has its own combination of values, which together show its cultural heritage significance.

The SHO's Documentation of Places for Entry in the Register of Heritage Places (Assessment Documentation) demonstrates that the place has Aesthetic, Historic and Scientific Values and Rarity and Representativeness significance. Those values, that are considered to be of State significance, form the following Statement of Significance:

"*The place was built by and for William Atkins, one of Western Australia's most prolific builders;*

*The place is rare as a substantial residence known to have been constructed for a successful professional builder;*

*The place is rare as a granite residence, and particularly rare for its inner city location;*

*The place is indicative of the dramatic development and influx of wealth to Perth and its immediate suburbs in the late 1890's Gold Rush Period; and*

*The place is a fine and excellent example of a substantial two – storey Federation Queen Anne style residence, and a notable landmark.*"

It is also desirable that places in the State Register have at least reasonable levels of condition and integrity, and a high degree of authenticity. In relation to the subject property it is noted from the Assessment Documentation that:

*"Condition: The place is currently well maintained and in good condition.*

*Integrity: The property is currently vacant; however it was most recently used as office accommodation. The fittings required for it to function as an office are easily reversible and therefore the integrity of the place is moderate*

*Authenticity: the place has been adapted to suit modern domestic living and office use over time but has, none-the-less, retained much of its original architectural detailing (both internal and external). Overall, the former house retains a moderate level of authenticity.*"

It is based on the above information that the Heritage Council's Register Committee has determined that the place meets the threshold for entry into the State Register.

**FINANCIAL IMPLICATIONS:**

Given that the property is already included in the CPS2 Heritage Register it is already eligible to apply for the City's financial Heritage Incentives, including Heritage Grants and Heritage Rate Concession.

Therefore there are no further financial implications associated with this report.

**COMMENTS:**

The Council has previously acknowledged the significance of the place at a local level by way of including it in the CPS2 Heritage Register in 2006.

The SHO's Assessment Documentation for the property demonstrates that the place has significance at a State level and its proposed entry on the State Register is therefore supported.

# ITEM NO: 7

## APPROVAL TO INITIATE AN AMENDMENT TO PLANNING POLICY 5.1 – PARKING AND TO RESCIND PLANNING POLICY 5.3 – PERTH PARKING POLICY

***PLANNING COMMITTEE RECOMMENDATION:*** ***(APPROVAL)***

***That Council:***

1. ***notes that the State Government's revised Perth Parking Policy has been approved by the Minister for Transport and was published in the Government Gazette on 18 November 2014;***

2. ***in accordance with Clause 56(3) of the City of Perth City Planning Scheme No. 2, approves the amendments to the Planning Policy 5.1 – Parking and the rescinding of the Planning Policy 5.3 – Perth Parking Policy, as well as the renumbering of Planning Policy 5.4 – Bicycle Parking and End of Journey Facilities as detailed in this report and Schedule 17:***

   ***2.1 for advertising for two consecutive weeks in an appropriate newspaper;***

   ***2.2 for notification to relevant persons; and***

   ***2.3 to be forwarded to the Western Australian Planning Commission;***

3. ***provides a period of 21 days for written submissions to be lodged with the City.***

**BACKGROUND:**

| | |
|---|---|
| FILE REFERENCE: | P1922652 |
| REPORTING OFFICER: | Siobhan Linehan, Acting Principal Strategic Town Planner |
| RESPONSIBLE DIRECTOR: | Martin Mileham, Director City Planning and Development |
| DATE: | 23 December 2014 |

MAP / SCHEDULE: Schedule 16 – State Government's Perth Parking Policy 2014
Schedule 17 – City Planning Scheme No. 2 Planning Policy Manual – Section 5.1 – Parking Policy

The Committee recommendation to the Council for this report was resolved by the Planning Committee at its meeting held on 27 January 2015.

**The Committee recommendation to the Council is the same as that recommended by the Officers.**

**City's Planning Policy 5.1 - Parking**

At its meeting held on **10 December 2013**, Council resolved to adopt revised changes to the City's Planning Policy 5.1 – Parking, as part of a number of changes to the City Planning Scheme (CPS2) relating to the Normalised Redevelopment Area, subject to the gazettal of Amendment No. 28 to the CPS2 and Amendment No. 1 to Local Planning Scheme No. 26. These changes included updating the reference to the East Perth Redevelopment Area with the Metropolitan Redevelopment Area (MRA) and applying the 'minimum 1 bay per dwelling maximum 2 bays per dwelling' provision to the Normalised Redevelopment Area. The above mentioned scheme amendments have now been approved by the Minister for Planning and will be gazetted shortly.

**State Government's Perth Parking Policy**

The Perth Parking Policy (the policy) was introduced by the State Government under the *Perth Parking Management Act 1999* and was developed in conjunction with the City of Perth. The policy provides for the licensing by the State Government of all public and tenant parking, with development approval remaining the responsibility of the Council. The major reasons for the introduction of the policy included concerns regarding increased traffic congestion and associated accessibility, safety and amenity issues including air quality in central Perth. It was also identified that the parking supply trends within the central city area were unsustainable and would further contribute to increasing traffic congestion.

The policy sets out the approach to be taken by the State Government, the City of Perth, the City of Vincent and the MRA to the development and management of parking facilities that fall within the Perth Parking Management Area (PPMA).

The State Government policy is currently incorporated into the CPS2 Planning Policy Manual, in the form of Planning Policy 5.3 – Perth Parking Policy, to assist Council in determining parking requirements for non-residential development applications within the PPMA.

The Department of Transport (DoT), in consultation with the City of Perth and other key stakeholders, undertook a number of draft reiterations to the policy between 2009 and 2012, which resulted in a revised Perth Parking Policy being gazetted on the 9 October 2012. The City's Planning Policy 5.3 – Perth Parking Policy and

Planning Policy 5.1 – Parking were amended at the Council meeting held on **25 June 2013** to reflect the changes to the State Government policy.

The DoT submitted to the City on 20 December 2013 proposed revisions to the Perth Parking Policy 2012 for comment. The DoT advised that the key impetus for the revisions was to enable the maximum tenant parking allowance for individual lots within the MRA's Perth City Link project area, and in particular on the former Perth Entertainment Centre site, to be shared across a larger development area. The proposed changes will also be of benefit to other future MRA project areas including Elizabeth Quay.

The DoT indicated at this time that it was intending to review the *Perth Parking Management Act 1999* and the *Perth Parking Management Regulations 1999*. In this regard, the DoT has recently advised that the review of the legal framework is well underway and that the City will be consulted in the near future.

At its meeting held on **28 January 2014**, Council resolved to advise the DoT that it supported the draft revised Perth Parking Policy (December 2013) subject to the following:

*"1. the definition of 'Tenant Parking' outlined in section 2 being reworded to more clearly explain the intent of the policy. The definition should also refer to section 11.5 (Combined and Reciprocal Parking) and section 12 (Vacant Land and Buildings) to clarify under what circumstances the relevant planning authority may consider tenant parking being made available on a site by lease or otherwise for the use of tenants or workers of other sites;*

*2. the term 'Private Residential' being replaced by 'Residential' as per the City of Perth City Planning Scheme No. 2. The definition of 'Residential' should be incorporated in the Perth Parking Management Act 1999 when it is reviewed in 2014;*

*3. section 5 – Principles being amended to incorporate a clear statement indicating that the Perth Parking Policy is not applied retrospectively;*

*4. sections 7 and 8.2 being reviewed and reworded for further clarity as they are overly complicated and unclear;*

*5. section 7 being incorporated into the addendum (until the review of the Perth Parking Regulations 1999) as it is not a planning related matter;*

*6. additional criteria being provided in section 8.3 to allow for tenant parking on redevelopment sites, which exceeds the maximum tenant parking allowance for the next Category of Street down in Table 1, where the amount of existing parking has been substantially reduced;*

*7. reference being added in section 11.1 (which relates to residential parking) to section 11.5 (which relates to combined and reciprocal parking) where it states that 'tenant and public parking facilities may be considered for licensing as residential parking subject to approval from the relevant planning authority'; and*

*8. section 12.1(d) (which relates to vacant land and buildings) being reviewed for further clarity as the edited section appears to require the number of parking bays licenced for use on the redevelopment site being reduced, which is not supported."*

As the Council can adopt only those sections of the draft revised Perth Parking Policy (December 2013) into the CPS2, which are relevant planning matters concerning the City, the City recommended to the DoT that matters relating purely to licensing be incorporated within the Perth Parking Management Regulations 1999.

The City also advised the DoT that the draft revised Perth Parking Policy (December 2013), should be publicly advertised given the time that had passed since the original policy was advertised for public comment in 2009. It was recommended that a requirement for a formal public comment period with respect to any future policy changes be incorporated into the *Perth Parking Management Regulations 1999*.

The Minister for Transport endorsed a final amended version of the Perth Parking Policy which was published in the Government Gazette on 18 November 2014. This supersedes the Perth Parking Policy 2012.

**LEGISLATION / STRATEGIC PLAN / POLICY:**

| | |
|---|---|
| **Legislation** | *Perth Parking Management Act 1999* |
| **Integrated Planning and Reporting Framework Implications** | **Corporate Business Plan 2013/14 to 2017/18**<br>Council Four Year Priorities: Getting Around Perth<br>S4 Enhance accessibility in and around the City including parking |
| **Policy** | |
| Policy No and Name: | City Planning Scheme No. 2<br>Policy No. 5.3 – Perth Parking Policy |

**DETAILS:**

The key changes in the Perth Parking Policy 2014 are summarised as follows:

- A parking precinct model has been introduced (Clause 8.2 and Addendum) to allow for parking distribution across large development sites within the MRA area.

- A section on Terms Used (Clause 2) has been added to improve clarity. Some new terms are included but no changes have been made to the intent of the policy.

- Increased certainty has been provided for developers (Clause 7) by stating that, upon building completion, they will be able to license the amount of parking approved by the planning authority rather than the amount of parking which would be in compliance with the policy at the time of licensing.

- References to the existing Special Control Areas within the City of Perth (currently section 6.2.2 of the 2012 policy) have been deleted. This is because the staged developments within the city to which this provision applied have since been completed. The potential licencing issues associated with staged developments are now covered under Clause 7.

- A small section of Irwin Street, between Murray and Hay Streets, has changed in the Street Hierarchy from Category 4 to Category 2 to protect it as a potential light rail route.

- The Pedestrian Priority Zone has been marginally retracted to the western side of Pier Street between Wellington and Murray Streets. This area is part of the Short Stay Parking Zone.

- The policy has been re-formatted and edited.

It should be noted that no changes have been made to the tenant parking allocations table.

As noted earlier, the State Government's Perth Parking Policy is currently incorporated into the CPS2 Planning Policy Manual. As a result of the changes to the State Government's policy, changes to the CPS2 Planning Policy Manual are therefore required.

**FINANCIAL IMPLICATIONS:**

| | |
|---|---|
| ACCOUNT NO: | CL 16201000 |
| BUDGET ITEM: | Community Amenities - Town Planning & Regional Development - Other Town Planning |
| BUDGET PAGE NUMBER: | 9 |
| BUDGETED AMOUNT: | $1,221,842 (this component is $186,254) |
| AMOUNT SPENT TO DATE: | $ 457,295 (this component is $0) |
| PROPOSED COST: | $ 6,000 |
| BALANCE: | $ 758,547 |

All figures quoted in this report are exclusive of GST.

**CONSULTATION:**

It is proposed that the proposed amendments to the CPS2 planning policies will be advertised for 21 days, involving advertisements / notification in The West Australian newspaper for two consecutive weeks and on the City's website.

Whilst approval for advertising in accordance with Clause 56 of the CPS2 is sought to initiate the amendment to the Planning Policy 5.1 – Parking and the rescinding of Planning Policy 5.3 – Perth Parking Policy, the Officers are mindful that any written submissions provided during the consultation period will have to accord with the State Government's recently gazetted policy. Accordingly it will be important to emphasise during the advertising period that it is essentially a notification that the

City's CPS2 planning policies are being updated to accord with the State Government's recently gazetted Perth Parking Policy (2014).

**COMMENTS:**

The DoT has worked collaboratively with Officers on the proposed changes to the State Government policy, and has addressed the majority of issues raised by the Council. Concerns however still remain in relation to the lack of separation of the planning and licensing elements of the policy, making it difficult to incorporate the policy in full into the CPS2 Planning Policy Manual. The lack of public advertising of the changes to the policy is also an unresolved issue.

The State Government's policy has traditionally been planning focussed however has since been modified to incorporate more information relating to the licencing of tenant parking bays. The DoT has also advised that the policy is becoming more of an evolving document and it is likely that more regular updates will be occurring to it, particular after the Act and Regulations have been reviewed.

An additional issue is that whilst there is no formal requirement for changes to the State Government's policy to be advertised, any changes to the City's Planning Policy Manual to reflect the State Government's policy do require public advertisement. This puts the City in an invidious position as any written submissions received during the advertising period requesting further changes are unlikely to be able to be accommodated if they do not accord with the State Government's policy.

It is important however that the City has regard to the State Government's policy in making planning decisions to avoid a situation whereby the City grants planning approval for tenant parking bays which the DoT are unable to licence.

In view of these matters it is recommended that:

- CPS2 Planning Policy 5.3 – Perth Parking Policy (that is, the duplication of the PPP) be rescinded.

- CPS2 Planning Policy 5.1 – Parking (which relates to both residential and non-residential parking) be amended to:

    - refer to the State Government's Perth Parking Policy (as amended) for the assessment of 'tenant' and 'public' parking facilities within the PPMA and incorporate some of its key principles and objectives
    - remove unnecessary duplication of provisions which are already set out in the State Government's Perth Parking Policy (as amended);
    - clarify the application of the policy;
    - accommodate the proposed separate amendments to the policy relating to the Normalised Redevelopment Area; and
    - generally simply the provisions.

The proposed amendments are outlined in detail in Schedule 17.

- CPS2 Planning Policy 5.4 – Bicycle Parking and End of Journey Facilities be renumbered to Policy 5.3.

It should be noted that the definition of the 'Perth Parking Policy' provided in Schedule 4 of the CPS2 will also require updating as part of a future omnibus CPS2 amendment.

The above actions will:

- reduce the need for duplication of the State Government's policy within the CPS2 planning policy and remove the associated potential for any errors or inconsistencies;

- reduce the need for the City to make changes to the CPS2 Planning Policy manual every time changes are made to the PPP which will enable better use of the City's resources (staff and budget);

- avoid any false expectations of the community that the Council is able to address any issues arising out of public advertising of the changes to the City's planning policy manual; and

- still enable the City to determine the parking requirements for 'tenant' and 'public' parking based on the latest version of the State Government's policy to guide it's planning decisions with respect to car parking within the city.

# ITEM NO: 8

## FORMAL COMMENT ON THE METROPOLITAN REDEVELOPMENT AUTHORITY'S DRAFT REVISED PERTH CITY LINK DESIGN GUIDELINES

***PLANNING COMMITTEE RECOMMENDATION:*** ***(ADVICE TO EXTERNAL AGENCY)***

***That Council advises the Metropolitan Redevelopment Authority that it:***

***1. supports the draft revised Perth City Link Design Guidelines dated November 2014, subject to the following key issues being resolved prior to the finalisation of the Design Guidelines, as detailed in this report and in the attached Schedule 18:***

***1.1 a 3D digital modelling exercise should be provided in order to demonstrate the impact of the proposed built form on public open space, key pedestrian areas, adjacent precincts and places of cultural heritage significance, noting that:***

***a. solar access modelling should be provided to demonstrate that the proposed built form and setbacks are able to achieve the required level of solar access outlined for Milligan Bridge Plaza, Wellington Gardens and Kings Square. Additionally, that solar access objectives also be provided for Wellington Street as it is ear marked as a key pedestrian street;***

***b. it is recommended that the proposed public access way (PAW) between Lots 6 and 7 on Roe Street be widened and the towers above the podium levels be set back from the PAW in order to assist in achieving the proposed minimum solar access for Wellington Gardens and reducing the overall building bulk along the Roe Street frontage;***

***(Cont'd)***

***1.2 the proposed built form should accord with the principles outlined in the City of Perth's City Planning Scheme No.2 – Policy 4.5 Building Height & Setbacks and the City of Perth's Urban Design Framework, noting that:***

***a. any proposed podiums should be consistent with the rest of the city, and have regard to surrounding streetscapes including places of cultural heritage significance.***

***b. it is considered that the proposed architectural expression at podium level will not assist to break up the massing of buildings or create an inviting streetscape for pedestrians, and as such, is not supported;***

***c. any tower development over 65 metres from the ground level should be set back an additional 10 metres from the street frontage;***

***d. the proposed minimum building height for towers above podium level is not considered to be warranted;***

***e. any proposed additional building height should only be considered if it can be demonstrated that there will be no adverse impact on any key pedestrian areas or public open space;***

***f. the proposed nil setback between the two towers on Lots 9A and B (South) is not supported;***

***g. the proposed PTA sub-station compound situated on the northern edge of the Lot 9B (North) along Roe Street needs to be integrated into the building and situated such that it is not visible from the street;***

***1.3 building designs should take into consideration views and building design from adjacent heritage streets;***

***(Cont'd)***

***1.4 the new road opposite Queen Street should align with Queen Street to reflect the existing urban grain of the city and enable clear sight lines from the CBD to Northbridge noting that:***

***a. the proposed role of the extension of Queen Street, primarily catering for loading and service facilities, is not supported as it is an important link from the CBD to Northbridge (China Town) and requires a greater level of activation;***

***1.5 it is recommended that the reference to 'Residential' Use (Category 5A) being a 'Contemplated' Use be deleted from the Design Intent for Lots 3B and 4. The City has concerns that any permanent residential development on these lots will not achieve appropriate noise attenuation standards;***

***1.6 further emphasis should be placed on providing 'Residential' Use as a 'Preferred' Use in appropriate locations in order to accord with the State's planning strategy (Directions 2031 and Beyond) and also allow for changes in use over time;***

***1.7 consideration should be given to allowing the proposed additional floor area as an incentive for the provision of community facilities, rather than 'as of right';***

***1.8 a place management strategy should be prepared and submitted to the City of Perth for its consideration outlining how the project vision will be delivered. The proposed role and responsibilities of the key stakeholders within the Perth City Link project area will need to be outlined as well as other ownership, operation, maintenance and associated cost matters noting that:***

***(Cont'd)***

***a. the proposed community facilities are supported, however a Community Needs Assessment report should be prepared in consultation with the City to deliver specific community needs. Further discussion is also required on how the community facilities provisions (including the provision for a publicly accessible toilet facility in building(s) adjacent to Kings Square) will be applied, as well as on the design and associated governance and land tenure issues;***

***1.9 a new provision should be incorporated into the draft revised Guidelines 2014 requiring traffic modelling and a geometric road design and layout assessment to be undertaken by the MRA/developer of the new roads in order to address the issues outlined within this report. It should be noted that a minimum carriageway width of 6.4 metres is required for any proposed roads;***

***1.10 a new provision should be incorporated into the draft revised Guidelines 2014 requiring an independent Road Safety Audit to be undertaken in accordance with Austroads – 'Guide to Road Safety Part 6: Road Safety Audit by a Main Roads Western Australia accredited Senior Road Safety Auditor and submitted to the City of Perth for approval, with any proposed road design within future subdivisions at both the concept stage as well as at the detailed design stage;***

***1.11 a clearance of greater than 1.5 metres may be required between the top of any basement level and the subsurface road level in order to accommodate services, drainage infrastructure, tree planting as well as a minimum load bearing capacity for service vehicles;***

***1.12 the overall loss of public open space, particularly within the western portion of the PCL project area is not supported. It is recommended that the current open space provisions be reinstated (where possible) in order to enhance the amenity for future residents, workers and visitors;***

***(Cont'd)***

***1.13 a new provision should be incorporated into the draft revised Guidelines 2014 requiring all development to be carried out in accordance with an approved Acid Sulfate Soil Management Plan (ASSMP). A copy of the plan should be forwarded to the City of Perth upon approval of the Department of Environment Regulation. Additionally, the Metropolitan Redevelopment Authority should provide confirmation to the City of compliance with the Australian Standard for in ground structures in acid sulphate zones;***

***1.14 a new provision should be incorporated into the draft revised Guidelines 2014 requiring 25 per cent tree canopy at five year maturity within the public realm. It should be noted that a minimum tree root zone of $5m^3$ is required;***

***1.15 a new provision should be incorporated into the draft revised Guidelines 2014 requiring the design and development of the public realm to be undertaken with reference to the City of Perth standards and in consultation with the City of Perth;***

***2. recommends that regard should be given to the specific design issues raised by the City in correspondence to the Metropolitan Redevelopment Authority in 2014 associated with Wellington Gardens, Kings Square, Little Roe Street and Yagan Square, including the latest subdivision application;***

***3. seeks the opportunity to discuss with the Metropolitan Redevelopment Authority and Leighton Mirvac Consortium their aspirations for a Green Star Community Rating for the Perth City Link project area.***

## BACKGROUND:

| | |
|---|---|
| FILE REFERENCE: | P1029786#05 |
| REPORTING OFFICER: | Siobhan Linehan, Acting Principal Strategic Town Planner |
| RESPONSIBLE DIRECTOR: | Martin Mileham, Director City Planning and Development |
| DATE: | 5 January 2015 |

MAP / SCHEDULE: Schedule 18 – Other matters
Schedule 19 – Proposed Site Specific modifications
Schedule 20 – Site Plan
Schedule 21 – Circulation
Schedule 22 – Solar Access
Schedule 23 – Proposed Built Form (southern elevation)
Schedule 24 – Proposed Built Form (northern elevation)
Schedule 25 – View Corridors

The Committee recommendation to the Council for this report was resolved by the Planning Committee at its meeting held on 27 January 2015.

**The Committee recommendation to the Council is the same as that recommended by the Officers.**

The 13.5 hectare project area which is bounded by the Mitchell Freeway, Roe Street, Wellington Street and the Horseshoe Bridge has long been a physical, social and psychological divide in the centre of the city, separating Northbridge from the CBD. The Perth City Link (PCL) project is intended to address poor integrated transport and planning decisions of the past, reconnecting the CBD and Northbridge for the first time in 100 years (refer to Schedule 20).

The Link Masterplan adopted by the East Perth Redevelopment Authority (EPRA) in June 2008, provides the overarching strategic planning framework to guide the future development of the PCL project area.

The PCL project area is divided into three precincts as defined under the Metropolitan Redevelopment Authority's (MRA) Central Perth Redevelopment Scheme (1 August 2012) including:

- Precinct 33 – The Perth Arena/Milligan Street Precinct;
- Precinct 34 – King Lake Street Precinct; and
- Precinct 35 – Horseshoe Bridge Plaza Precinct.

The Perth City Link Design Guidelines 2009 were adopted by the former EPRA under its Redevelopment Scheme. It is a statutory document and outlines the vision and guiding planning principles for the future development of the precinct.

**Previous Council Resolutions**

At its meeting held on **3 April 2007**, Council expressed support for the Northbridge Link draft Master Plan, requesting that various issues be considered in the finalisation of the Master Plan.

At its meetings held on **11 March 2008** and **3 June 2008,** Council resolved to adopt The Link Implementation Deed.

On 26 June 2008, the State Government, through the collaboration between the former EPRA, the Public Transport Authority (PTA) and the City of Perth, launched the Master Plan for the Perth Link Project.

At its meeting held on **15 July 2008**, Council considered a draft scheme amendment for The Link, raising no objections but did provide some interim comments on design guidelines for The Link requiring that the guidelines should, wherever possible, align with the planning policies and standards of the City of Perth.

At its meeting held on **27 January 2009**, Council considered The Link Design Guidelines and advised the former EPRA of its continued support for The Link project. The Council also raised a number of issues.

The Perth City Link Design Guidelines were adopted by the former EPRA in 2009.

**Revised amendments to the Perth City Link Design Guidelines – March 2010**

The MRA provided the City with an opportunity to comment on its proposed revised amendments to the Perth City Link Design Guidelines in March 2010. The City's technical officers raised a number of concerns which are summarised below:

- the level of prescription of the 'Acceptable Development Criteria' with respect to the built form outcome and concern that this has the potential to constrain design thought and innovation;

- a need for a detailed traffic impact assessment for the project area;

- the feasibility of the extent of development proposed within the project area. Stage 1 of the City's Built Form and Plot Ratio Study indicated that there is likely to be an oversupply of office floorspace within the city over the next 20 years if all planned projects come on line;

- the general grain of development within the project area;

- public end of trip facilities being provided within the public open space within the project area;

- concerns about the overshadowing and wind impacts of the proposed increase in building (tower) heights from 25 to 30 storeys on Lots 9 and 10 fronting Wellington Street. The City is also concerned about the proposed increase in building (tower) height from 16 to 20 storeys on Lot 10 fronting Roe Street; and

- concerns about the functionality and safety of the terraced garden component and adjoining spaces of the Horseshoe Bridge Plaza given the proposed level difference.

The MRA adopted the revised amendments to the Perth City Link Design Guidelines on 20 September 2010.

It is considered that the majority of these issues are still outstanding but acknowledge that the draft revised Guidelines 2014 do require the modulation of facades into no greater than 30 metre sections between different design elements, which should assist to address the concern pertaining to the general grain of development within the project area.

**LEGISLATION / STRATEGIC PLAN / POLICY:**

| | |
|---|---|
| **Legislation** | *Metropolitan Redevelopment Authority Act 2011*<br>*Metropolitan Redevelopment Authority 's Central Perth Redevelopment Scheme* |
| **Integrated Planning and Reporting Framework Implications** | **Corporate Business Plan**<br>Council Four Year Priorities: Major Strategic Investments<br>S1 Ensure that major developments effectively integrate into the city with minimal disruption and risk.<br>1.1 Coordination of interface with major projects and new precincts currently under construction including logistics planning. |
| **Policy No and Name** | MRA's The Link Master Plan - June 2008<br>MRA's Perth City Link Design Guidelines 2009<br>MRA's Draft revised Perth City Link Design Guidelines (November 2014) |

**DETAILS:**

The draft revised Perth City Link Design Guidelines dated November 2014 (draft revised Guidelines 2014) are intended to replace the existing Guidelines 2009.

The MRA has referred the draft revised Guidelines 2014 to the City for comment as part of a community consultation period, commencing on 24 December 2014 and concluding on 11 February 2015.

The draft revised Guidelines 2014 sets out the vision and outlines the requirements for the PCL project area with respect to the public realm, building design, access and servicing, as well as site specific guidelines.

The draft revised Guidelines 2014 describe the key vision for the PCL project area as outlined below:

*"The vision of the development is to link the city centre and Northbridge with a multi-functional, vibrant and active urban environment that embraces the city's lifestyle and character, and distinctly reflects Perth's 21st century aspirations".*

The draft revised Guidelines 2014 incorporate the following key amendments:

- Changes to site-specific requirements to facilitate development generally in accordance with the Leighton/Mirvac conceptual designs and project yields for

development of the government-owned lots within the project area (excluding Lots 2, 3A and 11) (refer to Schedule 19);

- Maximum plot ratio provisions have been removed from the site specific guidelines, with built form controlled through podium and tower heights and setbacks;
- Reallocation of minimum residential dwellings, hotel rooms and serviced apartments required to be delivered across specific sites in order to retain minimum residential targets across the project area in accordance with the current Guidelines 2009;

- Revisions to the public realm including:

    - Removal of Queens Square to consolidate and enhance areas of public realm including the delivery of an uncovered 'City Walk';
    - Realignment of City Walk to respond to the proposed MAX Light Rail connection through the project area and create a clear east-west pedestrian connection through the site;
    - Inclusion of principal shared path connections, cycle paths and pedestrian linkages;
    - Revised setbacks to Wellington Street and Roe Street to maintain consistent building alignment and facilitate road widening; and
    - Changes to the road network such as the integration of 'Little Roe Street', reducing the need for crossovers along Roe Street.

- Revisions to facilitate State Government development projects including Yagan Square, PTA pedestrian 'portals' to the Perth Underground Bus Station; and the proposed MAX Light Rail;

- Modifying site specific guidelines for approved development in accordance with development approvals, including the Perth Arena, PTA underground rail and bus structures, and Leighton Properties 'Kings Square' In-Principle Development Approval;

- Reference to loading and structural requirements to reflect development constraints associated with development over and adjacent to the underground PTA rail and bus structures;

- Revisions to the preferred and contemplated land uses at ground floor and upper floor levels;

- Green Building requirements have been modified from some sites requiring only a minimum Tier 1 (4 – Star Green Star) rating to all sites requiring a minimum Tier 2 (5-Star Green Star) rating;

- Removing the requirement for parking bays to be provided at 50% of the maximum permitted under Perth Parking Policy and including the potential to consider precinct-wide parking arrangements; and

- Standardising the format of the draft revised Guidelines 2014 in accordance with the Elizabeth Quay and Draft Waterbank Precinct Design Guidelines.

The MRA provided Officers with an opportunity to discuss the proposed revisions to the current Guidelines 2009 in September 2014. Some of the City's technical comments have been addressed, for instance:

- requiring the submission of 3D digital modelling for development applications;

- increasing the land uses permitted for Lot 9B (North) to potentially accommodate a small bar, artist studio, events space and performance venue in addition to a potential supermarket and Lot 10 (North and South) permitting residential use as well as offices;

- requiring the previous sites which had only to achieve a Tier 1 rating to now achieve a minimum 5 Green Star rating; and

- providing additional criteria to reduce the wind impact on the public realm.

A number of matters are outstanding as discussed further in the report.

**FINANCIAL IMPLICATIONS:**

This report focuses on the urban planning issues arising from the proposed development at the PCL project area. The financial implications of the proposed place making activities and the proposed vesting of the public open space and other infrastructure/facilities with the City as future assets, are not covered by this report. The whole of life cycle cost estimates for infrastructure and facilities proposed to be vested with the City from the MRA redevelopment areas will continue to be refined as information is provided by the MRA.

**COMMENTS:**

The review of the current Guidelines 2009 has arisen partly to accommodate recent development approvals. This highlights an issue that the City has previously raised that better planning outcomes and greater flexibility would be achieved with a more performance based approach based on sound planning principles.

Notwithstanding, this review provides the City with the opportunity to provide further comments on the proposed development of the PCL project area as outlined below:

**1. Built Form and Setbacks**

1.1 Podiums

The City's Urban Design Framework (UDF) requires new buildings to respond sympathetically to the prevailing rhythm of the street and to respect the traditional scale of the urban grain.

The draft revised Guidelines 2014 also requires that developments exhibit a 'fine grain' and human scale character at podium and street level to ensure a quality street edge, the preservation of view corridors, and to reduce building bulk and scale. Podium elements are also to be broken into a maximum of 30 metre modules to provide interest and articulation. This will be particularly important for Lots 6, 7 and 10 with street frontages greater than 50 metres.

The draft revised Guidelines 2014 should require that any proposed podiums with towers above should have regard for the City of Perth City Planning Scheme No.2 (CPS2) – Policy 4.5 Building Height & Setbacks to ensure a level of consistency with the rest of the city. For example, development on the northern side of Roe Street (opposite the project area) is required under the CPS2 to have a street building height (podium) of 21 metres (approximately 5 to 6 storeys) with any towers above setback 5 metres from the street alignment. Whereas development on the southern side of Roe Street under the draft revised Design Guidelines 2014 range from potentially 8 storeys to 20 storeys on the street frontage. It is noted that the 20 storey development on Lots 9A and B (north) only requires architectural expression of a podium to 4 storeys rather than the provision of a physical podium. Under the current Guidelines 2009 Lots 9 and 10 addressing Roe Street require a 3 storey podium with the tower above setback a minimum of 10 metres.

Similarly, development on the southern side of Wellington Street (opposite the project area) is required under the CPS2 to have a street building height (podium) ranging between 14 to 21 metres (3 to 6 storeys) with any towers above setback 5 metres from the street alignment. However, development on the northern side of Wellington Street under the draft revised Guidelines 2014 generally ranges from 16 storeys to 30 storey at the street frontage. Nil setbacks to Wellington Street are permitted, with the podium element (4 storeys) again to be expressed only through architectural treatment. It is noted that the current Guidelines 2009 require the provision of physical podiums.

As such, it is recommended that the overall building massing and scale of the buildings addressing Roe and Wellington Streets be reviewed to reduce their impact at the pedestrian level and also on places of cultural heritage significance situated along the southern side on Wellington Street and on the corner of Roe and William Street.

It is also recommended that the provision outlined in the current Guidelines 2009 requiring podium developments to consider north facing terracing and significant view corridors and to minimise overshadowing of the public realm be reinstated.

Any future development should accord with the principles outlined in the City of Perth's CPS2 – Planning Policy 4.5 Building Height & Setbacks which state that the street building height (podium) of development should:

*i) generally be of low scale;*
*ii) generally be consistent with other street building heights within the street;*
*iii) generally relate to the role of the street in the city's hierarchy of streets as outlined in the City's Urban Design Framework;*

*iv) maximise sunlight penetration into street, public spaces and buildings, and provide for moderate to high levels of sunlight penetration into key pedestrian areas and public spaces in the middle of the day (10am-2pm) from August through to April; and*

*v) respect the street building heights of places of cultural heritage significance within the street.*

1.2 Podium expression

As outlined above, the draft revised Guidelines 2014 refer to the term 'architectural expression' of a podium, which permits towers to come to the ground and the podium element to be expressed through architectural treatment.

It is considered that the architectural expression of a podium will not achieve the desired built form outcome of assisting to break up the massing of a building, it will not open up views to the sky, create a sense of human scale to the streetscape, nor reduce the standing vortex (wind factor) or maximise sunlight penetration into streets, public places and buildings.

As such, it is recommended that actual physical podiums are provided as per the current Guidelines 2009 and having regard to the CPS2 – Planning Policy 4.5 Building Height & Setbacks. On occasions, towers without a podium may be considered appropriate at street corners in recognition that these may benefit from special design emphasis and if specific design criteria are achieved.

1.3 Solar access

The draft revised Guidelines 2014 incorporates a new provision requiring minimum levels of solar access into the public realm on 1 September as shown in Schedule 5. These are supported however, it is recommended that a model be provided to demonstrate that the proposed built form and setbacks are able to achieve the required level of solar access outlined for the Milligan Bridge Plaza, Wellington Gardens and Kings Square. It is essential that any solar access modelling also consider the impact from properties on the northern side of Roe Street situated outside of the project area. In addition it is recommended that solar access objectives be provided for Wellington Street as it is earmarked to become a key pedestrian street.

It is recommended that the proposed public access way (PAW) between Lots 6 and 7 on Roe Street be widened and the towers above the podium levels be set back from the PAW in order to assist in achieving the proposed minimum solar access for Wellington Gardens and to reduce the overall building bulk along Roe Street frontage.

Consideration should also be given to the proposed built form to the north and south of "City Walk" to ensure that pedestrians using 'City Walk" have visibility of the sky and access to natural light.

1.4 Separation between towers

Under the draft revised Guidelines 2014 the minimum distance between two towers is proposed to be reduced from 25 metres to 20 metres. This is supported.

The draft revised Guidelines 2014 also specify that Lots 9A and 9B (South) may accommodate a tower on each lot with setbacks of nil as well as 6 metres being permitted.

A nil setback between the two towers is not supported. It is recommended that the provisions of the CPS2 – Planning Policy 4.5 Building Height & Setbacks be considered whereby the minimum distance required between two towers should be dependent on the land use (Residential or Commercial) and whether there are any major openings to ensure adequate protection of amenity, access to light and ventilation and minimise the perceived visual building bulk from the street. Generally a range between 6 to 16 metres of separation between towers is required but sites in the remainder of the city are generally smaller.

It is noted that the CPS2 policy also states that the side and rear setback standards may be required to be increased for tower development above podiums which have a significantly wide elevation (>50 metres) in order to satisfy the objectives of the policy.

1.5 Additional building height

The proposed additional tower height of an extra two to four storeys across some of the lots within the project area as outlined in Schedule 2 should only be considered if it can be demonstrated that there will no adverse impact on any key pedestrian areas or public open space (refer to Schedules 23 and 24).

Additionally, the draft revised Guidelines 2014 specifies that building design should respond to the building's role in the wider cityscape and provide a transition from the CBD to the Northbridge streetscape. This requirement is also reinforced in the City's UDF which indicates the gradual reduction of building height from the city core down to Northbridge. The proposed additional building height may be contrary to this objective.

Any tower development over 65 metres from the ground floor should be setback a minimum of 10 metres from the street frontage as per the City's CPS2 – Planning Policy 4.5 Building Height & Setbacks. Side and rear setbacks should also be doubled.

It is considered that stipulating a minimum building height for towers above podium level as proposed under the draft revised Guidelines 2014 is not warranted.

1.6 Street frontages – PTA sub station

Lot 9B (North) is proposed to accommodate a PTA sub-station compound on the northern edge of the lot along Roe Street. It is recommended that the proposed sub-

station be required to be integrated into the building and situated so that it is not visible to the street, in order to maintain attractive and active street frontages.

1.7 Key Views and Access

Building designs should take into consideration views from adjacent existing or potential heritage streets (including King and Queen).

The new access road opposite Queen Street should align with Queen Street to reflect the existing urban grain of the city and enable clear sight lines from the CBD to Northbridge. This may be achieved either through subdivision design or building setbacks on Lot 9B (South) (refer to Schedule 25).

Additionally, under the draft revised Guidelines 2014 the proposed role of the extension of Queen Street is to primarily cater for loading and service facilities. This is not supported as the street is recognised as an important link from the CBD to Northbridge (China Town) and requires a greater level of activation.

## 2. Land Use

2.1 Location of Residential Development

The draft revised Guidelines 2014 state that residential uses may be considered on Lot 3B and Lot 4 subject to measures being incorporated into the development demonstrating that noise and vibration issues associated with the PTA, rail and bus operations, the Perth Arena, the Mitchell Freeway and the Northbridge Entertainment precinct have been appropriately attenuated. In this regard the development should comply with the MRA's Sound Attenuation Policy, Environmental Protection (Noise) Regulations 1997, and other requirements in consultation with PTA and Department of Environment and Regulation (DER).

The City's technical officers consider that compliance with the MRA's Sound Attenuation Policy will not achieve appropriate attenuation for residential uses in this location as the performance standards specified do not go far enough to address/minimise noise intrusion associated with the noise sources highlighted above.

Additionally, the MRA's Central Perth Redevelopment Scheme states that Precinct 33 on the western boundary of PCL project*, "will be developed with a focus on entertainment, hotel accommodation and major public transport and pedestrian linkages".* Whilst it is acknowledged that 'Residential' Use is a contemplated 'C' Use under the MRA's Central Perth Redevelopment Scheme, it is recommended that permanent Residential not be supported for Lots 3B and 4. Any residential development should only be for transient use such as hotels and serviced apartments*.* Additionally, under the current Guidelines 2009, 'Residential' Use is not identified for these sites.

It is recommended that reference to the '5A Residential' Use being a 'Contemplated Use' within the Design Intent should be deleted from the draft revised Guidelines

2014. No other contemplated uses under the MRA's Central Perth Redevelopment Scheme are listed

These matters have been raised during workshops held by the MRA on the draft revised Guidelines 2014 in September 2014, and also in correspondence to the MRA on the stage 3 subdivision for the PCL project area in November 2014.

Note the City of Perth should be consulted should any residential developments be proposed on these lots.

2.2 Land Use & Development Yields

It is recommended that a table be incorporated within the draft revised Guidelines 2014 outlining the minimum and maximum development yields for land uses for the PCL project area as has been provided for in the MRA's draft revised Waterbank Precinct Design Guidelines 2014. This table should also incorporate minimum public open space and community/cultural provisions for each of the three Scheme Precinct Areas. It is also recommended that hotels and serviced apartments are excluded from the minimum residential dwellings requirements.

Further emphasis should be placed on providing 'Residential' Use as a 'Preferred Use in appropriate locations in order to accord with the State's planning strategy (Directions 2031 and Beyond) and also allow for changes in land use over time. This approach will help to make the city more active and vibrant, as well as to promote an 18 hour economy. As such it is recommended that 'Residential' use also be permitted on the upper floor levels of Lot 204 (KS1), Lot 203 (KS2), Lot 103 (KS3) and Lot 202 (KS4), as provided under the current Guidelines 2009.

## 3. Community Infrastructure Plan

The draft revised Guidelines 2014 also states that a Community Needs Assessment may be required to identify facilities to serve the needs of residents, workers and visitors to the precinct. Community facilities also provide the potential for additional and more diverse employment and opportunities to create a sense of local ownership, all of which help meet State and local government liveability objectives. As such, the encouragement of space for future community uses / facilities on Lot 10, and also as part of the Yagan Square development is supported.

The draft revised Guidelines 2014 state that a publicly accessible toilet facility is encouraged to be developed within the building(s) adjacent to Kings Square. This provision is supported given the central location of Kings Square, situated between the Perth Arena and Yagan Square.

Further discussion is required however, on how the community facilities provisions will be applied, as well as on the needs, design and the associated governance and land tenure issues.

Consideration should be given to offering floor space incentives to encourage the delivery of community facilities, similar to those under the City's CPS2. As a guide, the City's CPS2 – Planning Policy 4.6.1 – Bonus Plot ratio enables the Council to

consider additional floorspace for development to encourage the provision of public facilities within private development in areas where there is an identified or demonstrated need in order to strengthen and enhance the physical and social environment of the city. Facilities that are considered include public toilets, public change rooms, public end of journey facilities, public cultural facilities, public pre-school or child care facilities and associated space.

Reconsideration should therefore be given to supporting the proposed additional floor area on the majority of the lots throughout the PCL project area 'as of right'. Any additional building height however, must not compromise the amenity of key pedestrian areas, public open space, or places of cultural heritage significance.

## 4. Place Making

The draft revised Guidelines 2014 state that the MRA is committed to Place-Making – *"a powerful framework for urban regeneration that considers triple bottom line sustainability for on-going investment attraction, as well as diversity, heritage and culture".* In order to appreciate how the project vision for the precinct will be delivered it is recommended that a place management strategy be prepared and submitted to the City of Perth for its consideration. The proposed role and responsibilities of the key stakeholders within the PCL project area should be outlined as well as other ownership, management, operation and maintenance matters.

For example, Kings Square is proposed to be activated day and night, and flanked by late night retail, cafes/restaurants and bars to support this. The MRA anticipate that the space may accommodate fashion shows or food and wine festivals.

It is unclear what if any role the MRA is expecting of the City in terms of place management or activation. Should the City be required to have a role in this, it is likely to need an increase in funding and resources to do so. Additionally, it may be difficult for the City to justify activation of new spaces when there are existing spaces within the city that have no special activation treatment.

## 5. Traffic and Parking Issues

### 5.1 Road Design

A new provision should be incorporated into the draft revised Guidelines 2014 requiring a geometric road design and layout as well as traffic modelling to be provided to demonstrate the adequacy of the proposed road network shown in Schedule 4 of the Guidelines. The modelling should also demonstrate that the proposed internal road layout and design can accommodate heavy service vehicles (including turning circles). It should be noted that a minimum carriageway width of 6.4 metres is required for any proposed internal roads.

### 5.2 Road Safety

A new provision should be incorporated into the draft revised Guidelines 2014 requiring an independent Road Safety Audit to be undertaken in accordance with Austroads – 'Guide to Road Safety Part 6: Road Safety Audit by a MRWA accredited

Senior Road Safety Auditor and submitted to the City of Perth for approval, with any proposed road design within future subdivisions at both the concept stage as well as at the detailed design stage.

## 6. Basement Parking

Both the current Guidelines 2009 and the draft revised Guidelines 2014 indicate basement parking will be provided within a number of sites and extend underneath the road reserve or pedestrian mall. Where this occurs, a minimum depth of 1.5 metres (or as otherwise agreed with the City of Perth) is to be provided between the subterranean lot and the road reserve.

The City would need to be fully indemnified by the leasee's of any subterranean lots for any liability which may arise out of the City's approval, construction, use or maintenance of the road reserve or pedestrian malls. This should be covered by a legal agreement and addressed at the subdivision stage.

It is recommended that the MRA be advised however, that a clearance of greater than 1.5 metres may be required between the top of any basement level and the subsurface road level in order to:

- accommodate services, drainage infrastructure, tree planting; and
- provide for a minimum load bearing capacity for service vehicles.

Other matters to be considered include:

- the need for the City to be consulted in regard to the term of any leases for the subterranean lots and what would occur on expiry of the lease periods;
- any infrastructure which may be handed over to the City as a future asset should be designed to ensure that the proposed clearance is adequate;
- the need to minimise disruption to adjoining landowners, businesses, road and pedestrian mall users during construction of the subterranean lots;

The timing of construction of the subterranean lots will need to be agreed with the City to minimise disruption and costs.

It is noted that KS3 has recently been approved with a basement level which extends under the proposed pedestrian mall.

## 7. Public Open Space – Reduction

Further consideration is required of the proposed reduced amount of public open space thoughout primarily the western portion of the PCL project area as outlined below:

| | Current PCL Design Guidelines 2009 | Proposed PCL Design Guidelines 2014 |
|---|---|---|
| Lot 5 (Channel 7 site ) - Wellington Gardens | minimum area of 1600m$^2$ or 10% of the ground level lot, whichever is the greater for public open space | No minimum area provided |
| Lot 6 | 25% of the lot area or a minimum of 1150m$^2$ of open space | No reference provided |
| Lot 7 | 20% of lot area or a minimum of 1000 m$^2$. | No reference provided |
| Queen's Square | 2,100m$^2$ required under the Link Master Plan | Deleted to accommodate 'City Walk' |

The reduction of public open space is contrary to the City's Policy 5.2 - Protection and Enhancement of Open Space which seeks to maintain and enhance the City's existing public open space, as an important element of the city. The retention of public open space is important as the city continues to grow in resident, worker and visitor population.

It is acknowledged that the subdivision plan for the PCL project area which incorporates the private landholding of the Kings Square site (Premier Capital Developments Pty Ltd aka: Channel 7), including Wellington Gardens (1,312m$^2$) was approved by the WAPC in December 2011.

As such it is recommended that the open space area provisions outlined in the current Guidelines 2009 for the PCL project area be reinstated where possible.

## 8. Environmental Issues

8.1 Acid Sulphate Soils (ASS)

The PCL project area is affected by ASS. The Department of Environment Regulation (DER) has advised that activities that have the potential to disturb ASS, either directly, or by affecting the elevation of the water table, need to be managed appropriately to avoid environmental harm. An Acid Sulfate Soil Management Plan (ASSMP) should be prepared and implemented to effectively manage potential impacts of such activities. It is important that the City is consulted in preparation of this as an owner of the future assets.

The MRA's environmental consultant has advised that a remediation plan has recently been submitted to DER for comment.

The City is also seeking confirmation from the developers for works already commenced of compliance with the Australian Standard for in ground structures in acid sulphate zones.

8.2 Maximum Tree Canopy

it is recommended that a new provision be incorporated into the draft revised Guidelines 2014 requiring 25 per cent tree canopy at 5 year maturity for the precinct. A minimum tree root zone of $5m^3$ is also required.

8.3 Green Star Community Rating

The MRA has advised that the Leighton's Mirvac consortium, who are responsible for developing a portion of the PCL project area intend to pursue a Green Star Community Rating. This presents an opportunity to identify resource efficiency measures across the site, including precinct energy generation solutions to be implemented that support the City's strategic approach to making the City Energy Resilient.

It is noted that the Officers would welcome the opportunity to discuss this further with the MRA and the Leighton Mirvac consortium.

It is also acknowledged that the draft revised Guidelines 2014 require all buildings to achieve a minimum 5 star green building rating which is supported.

## 9. Development, Ownership and Management of Public Infrastructure

The Council, at its meeting held on the 24 June 2014, agreed to enter into a Memorandum of Understanding (MoU) with the MRA to continue to improve the cooperation between the City and the MRA in the delivery of the Redevelopment Projects in the city.

The MoU is intended to be supported by the Site Specific Agreements as well as Agreements for Public Asset Design, Approval, Development and Handover for each Project Area.

The Officers are liaising with the MRA to determine who will own and be responsible for the management of a range of public infrastructure proposed within the PCL project area. The MRA will need to demonstrate to the City the benefit to the public of any proposed facility or infrastructure that it requests the City to take over, as well as the ongoing life cycle cost implication. It is essential that these benefits should outweigh any ongoing financial burden.

These matters, any associated risks, and the staging of the development will be addressed as part of the site specific agreements to be undertaken between the City and the MRA. A future report to Council will be prepared once further details are received.

## 10. Previously Identified Issues

A number of specific design matters relating to Wellington Gardens, Kings Square and the Yagan Square development, as well as the latest subdivision application have already been raised by the City with the MRA in correspondence in 2014.

These should also be taken into consideration by the MRA in reviewing the draft revised Guidelines 2014.

**CONCLUSION:**

The sheer scale of the PCL project area at 13.5 hectares will have a very large impact on the character of a sizable area of the city. As such, it is important that the built form issues outlined above are addressed in order to ensure that the PCL project area will form part of the urban and social fabric of the city, and not be a separate entity.

The draft revised Guidelines 2014 will be able to provide guidance to the majority of the PCL project area with the exception of those lots contained within the Kings Square site where development is well underway.

# ITEM NO: 9

## CITY OF PERTH SUBMISSION – PLANNING AND DEVELOPMENT (LOCAL PLANNING SCHEMES) REGULATIONS 2014

***PLANNING COMMITTEE RECOMMENDATION:*** ***(ADVICE TO EXTERNAL AGENCY)***

***That Council advises the Department of Planning with respect to the draft Planning and Development (Local Planning Schemes) Regulations 2014 that it:***

***1. supports Parts 1 to 9 subject to the following issues being resolved prior to the gazettal of the Regulations, as well as those identified in Schedule 26:***

***1.1 the inclusion of timeframes within the Regulations for the Western Australian Planning Commission to consider local planning schemes, local planning strategies, scheme amendments and local planning scheme reviews;***

***1.2 that local governments, where a scheme is more than five years old at the date of gazettal of the Regulations, be provided 18 months to undertake the first scheme review with reviews thereafter being completed every five years;***

***1.3 the deletion of Clause 61(3) which prevents a local government amending a local planning scheme that is more than five years old;***

***2. supports the Schedule 1 – Model Provisions for Local Planning Schemes subject to the issues identified in Schedule 26 being resolved prior to the gazettal of the Regulations;***

***3. requests that the City of Perth be exempt from the Deemed Provisions for Local Planning Schemes, with the deemed provisions being model provisions, given the unique nature of the city and the operation of City Planning Scheme No. 2;***

***(Cont'd)***

***4. recommends that, should the Department of Planning not support part 3 above, recommends that the Schedule 2 – Deemed Provisions for Local Planning Schemes be amended to address the following issues prior to the gazettal of the Regulations, as well as those identified in Schedule 26:***

***4.1 that the deemed provisions come into operation 12 months after the gazettal of the Regulations to enable the deemed provisions to be included within City Planning Scheme No. 2 via a basic amendment;***

***4.2 that the definition of building height in Clause 1 of the deemed provisions be deleted and included in the model provisions;***

***4.3 that the City of Perth be excluded from Clause 10 Variations to local planning scheme provisions for heritage purposes;***

***4.4 that Clause 35 Requirement for development approval be amended to delete reference to 'land that is zoned or reserved under this scheme' and replaced with 'land that is located with the Scheme Area';***

***4.5 that the following exemptions from the requirement to obtain development approval under Clause 36 Development for which development approval not required be removed:***

- ***a. development that is in accordance with a local development plan;***
- ***b. the erection or extension of a single dwelling, ancillary dwelling, outbuilding, external fixture, patio, pergola, veranda or swimming pool;***
- ***c. the demolition of any building or structure;***

***5. supports the opportunity to discuss the issues with the Department of Planning prior to the Regulations being finalised and gazetted.***

**BACKGROUND:**

| | |
|---|---|
| FILE REFERENCE: | P1023743 |
| REPORTING OFFICER: | Peter Simpson, Senior Strategic Town Planner |
| RESPONSIBLE DIRECTOR: | Martin Mileham, Director City Planning and Development |
| DATE: | 14 January 2015 |
| MAP / SCHEDULE: | Schedule 26 – City of Perth Submission on the *Planning and Development (Local Planning Scheme) Regulations 2014* |

The Committee recommendation to the Council for this report was resolved by the Planning Committee at its meeting held on 27 January 2015.

**The Committee recommendation to the Council is the same as that recommended by the Officers.**

In September 2013 the Department of Planning (DoP) released the Planning Reform Phase Two Discussion Paper, the Review of the *Planning and Development Act 2005* and the Review of the Development Assessment Panels (DAPs). The Phase two reform agenda includes:

- A review of the Metropolitan Region Scheme (MRS);
- Improving the Amendment Process for Regional Planning Schemes;
- Concurrent Amendments of region planning schemes and local planning schemes;
- Improving the local planning scheme review process;
- Improving the local planning scheme amendment process;
- Streamlining the structure plan process;
- Developing a track-based development assessment model;
- Private certification of development applications;
- Standardised delegations of local government development decisions;
- Introducing an electronic application and tracking system;
- Considering design and development;
- Reviewing the role of the Western Australian Planning Commission (WAPC);
- Improving the function of the Infrastructure Coordinating Committee;
- Funding of region planning schemes and initiatives.

At its meeting held on **10 December 2013**, Council resolved to authorise the Chief Executive Officer to finalise the City's submissions to the DoP regarding these documents.

The submission with respect to the Planning Reform Phase Two Discussion Paper provided qualified support for all of the planning reforms with the exception of the proposals for sub regional structure plans to amend region planning schemes, private certification of development applications, standardised delegation of local government development decisions and local government planning accreditation.

Of relevance to the consideration of the *Planning and Development (Local Planning Scheme Regulations) 2014* (the Regulations), the following comments were made.

| Key Issue/Proposal | City of Perth Response |
|---|---|
| As part of Model Scheme Text review, regulations providing a set of standard provisions that will apply automatically to all local government schemes, including standard processes for development applications, structure plans and development contribution plans. | **Supported**<br>• Support standard provisions which are generic and administrative in nature.<br>• Provide flexibility to prepare regional and local provisions to suit specific circumstances.<br>• Further consultation is needed with Local Government in this regard. |
| As part of Model Scheme Text review, there will be a review of what proposals may be exempt from requiring planning approval, such as removing the need for compliant single houses to obtain planning approval. | **Supported**<br>• City recognises the potential for specific developments to be exempt from planning approval but would like more specific details on what classes would be exempt to provide further comment.<br>• A clear and prescriptive code would be essential if development applications are to become exempt from planning approval or be self-assessable to provide certainty for all parties. There are limitations to codification of development as it has the potential to discourage innovative and local variations, and may result in mediocre outcomes. Any codes need to provide scope for design to respond to the local context. Different approaches are likely to be required in different areas.<br>• In the City, single dwellings currently require planning approval under the City Planning Scheme No. 2 (CPS2) however the City receives few such applications with 96% of dwellings in the city being medium to high density. Due to site constraints (small lot sizes and topography) and the built-up urban environment of the city, complex design solutions are often required to address amenity issues and ensure all developments make a positive contribution to the |

| Key Issue/Proposal | City of Perth Response |
|---|---|
| | streetscape. The Residential Design Codes are not considered to adequately address the finer issues affecting inner city living, such as noise attenuation, good design layout, amenity and architectural features.<br>• Clause 37 of the CPS2 exempts certain types of development from needing to gain planning approval. Minor development listed in Schedule 8 of the CPS2 is exempt, subject to the prerequisites and standards identified in the Schedule being met.<br>• Early developer consultation with planning authorities is considered to be more important than codifying development in terms of ensuring reasonable processing timeframes and quality outcomes. |
| As part of the Model Scheme Text review, improving administrative provisions, definitions, language and the general user friendliness of schemes. | **Supported** |
| As part of the Model Scheme Text review, regulations clearly setting out the steps required in the scheme preparation and scheme amendment process, including steps and timeframes to be undertaken by the Department of Planning/WAPC. | **Supported**<br>• Strongly support the introduction of timeframes for the Department of Planning/Western Australian Planning Committee and steps in the Scheme amendment process.<br>• The Administration's experience is that significant delays occur in the processing of scheme amendments once referred to the WAPC rather than the environmental review process. Time limits on the WAPC should be introduced to authorise advertising or provide recommendations to the Minister for final approval of a local planning scheme and scheme amendment. |
| • The number and content of local strategies required as part of a scheme review are | **Supported**<br>• The streamlining of the number and content of local planning strategies is supported |

| Key Issue/Proposal | City of Perth Response |
|---|---|
| to be streamlined.<br>• Major local planning scheme reviews are proposed to be undertaken every ten years and minor reviews every five years or less. | however further detailed consultation is required as the paper lacks any detail beyond this statement. The WAPC's Local Planning Manual (March 2010) which provides guidance on the preparation of local planning strategies should also be reviewed to reflect this.<br>• The proposal that a major review of town planning schemes be undertaken every ten years and minor reviews every five years or less is realistic, appropriate and supported. |
| In addition to the proposals detailed under key issue number three – Local planning schemes (3.1 – Amendment process for local planning schemes) in the Review of the Planning and Development Act 2005 table, a minor local planning scheme amendment process is included which provides for a shorter, less complicated process. This is proposed for occasional use such as correcting minor oversights. | **Supported**<br>• Refer to key issue number three – Local planning schemes in the Review (3.1 – Amendment process for local planning schemes) of the Planning and Development Act 2005 table.<br>• The introduction of a minor local planning scheme amendment process is supported in principle subject to parameters for such amendments and timeframes being defined. The City's experience is that omnibus amendments or amendments to minor town planning schemes may be appropriate to undergo such a minor amendment process. |
| Content of structure plans to be guided by a revised MST<br><br>Local government to prepare and assess then refer to WAPC as determination as the WAPC should be single point of determination for strategic structure plans (sub-regional and district). | **Supported**<br>• Support new general provisions and guidelines although CoP rarely/never involved in structure planning.<br>• The single point of determination for statutory structure plans (eg. local and activity centres) subject to compliance with sub-regional and district structure plans should be Local Government.<br>• WAPC being the single point of determination for statutory structure plans is contradictory to '4.2 Role of the WAPC' which highlighted importance of the WAPC having a more strategic focus. |

**LEGISLATION / STRATEGIC PLAN / POLICY:**

| | |
|---|---|
| **Legislation** | *Planning and Development Act 2005*<br>*Town Planning Regulations 1967*<br>*Heritage of Western Australia Act 1990*<br>*Metropolitan Region Scheme*<br>*Environmental Protection Act 1986*<br>*Land Administration Act 1997*<br>*State Administrative Tribunal Act 2004*<br>*Swan and Canning Rivers Management Act 2006*<br>*Strata Titles Act 1985* |
| **Integrated Planning and Reporting Framework Implications** | **Corporate Business Plan**<br>Council Four Year Priorities: Capable and responsive organisation<br>S18 Strengthen capacity of the organisation |

**DETAILS:**

The DoP has released the following documents for public comment:

- 'Planning makes it happen: Phase two discussion paper – *Planning and Development (Local Planning Schemes) Regulations 2014'*; and
- *Planning and Development (Local Planning Schemes) Regulations 2014*.

The draft Regulations address the improvement of the local planning scheme review process, the improvement of the local planning scheme amendment process, streamlining structure planning and developing a track based development assessment model under the Phase Two reform agenda. The draft Regulations are intended to replace the *Town Planning Regulations 1967* (the existing Regulations).

The Regulations are set out in three sections, being:

- Local Planning Scheme Regulations (Parts 1 to 9):

The Regulations set out how local planning schemes are prepared, amended and reviewed.

- The Model Provisions for Local Planning Schemes (Schedule 1 of the Regulations):

These operate in the same way as the current model scheme text provisions and will apply when a local government next updates its scheme. There is also the ability for a local government to vary the model provisions where such a variation can be justified (section 257A(3) of the Planning Act).

- The Deemed Provisions for Local Planning Schemes (Schedule 2 of the Regulations):

These are a new type of provisions and will automatically apply on gazettal of the Regulations (expected 1 July 2015). If there is inconsistency between a local planning scheme and a deemed provision, the deemed provision prevails. Deemed provisions cannot be varied, however, supplementary provisions can be included where consistent with the Regulations.

The key changes to the Regulations include:

**Local Planning Scheme Regulations**

The Local Planning Scheme Regulations are divided into nine parts, being;

Part 1 – Preliminary
Part 2 – Requirements for local planning scheme
Part 3 – Local planning strategies
Part 4 – Preparation or adoption of local planning scheme
Part 5 – Amending local planning scheme
Part 6 – Review and consolidation of local planning schemes
Part 7 – Development contribution plans
Part 8 – Miscellaneous
Part 9 – Repeal and transitional provisions

Parts 1, 2 and 3 are generally the same as the existing Regulations however, Part 3 enables a local planning strategy and the local planning scheme to be prepared concurrently, where at the moment they are separate processes.

Part 4 includes changes to the preparation and adoption of a local planning scheme. The current process for the initiation of a new scheme requires consent from the Minister before advertising the local government's resolution to initiate a new scheme. The draft Regulations do not require the initiation to be approved by either the WAPC or the Minister.

A resolution to adopt a scheme still requires referral to the WAPC as per the existing arrangements, however, does not require the Minister's consent. The advertising of a new scheme is generally the same, however, the advertising timeframe has been reduced from three to two months.

The consideration of any submissions to a new scheme is generally the same, however, the timeframe to forward the documents to the WAPC after the Council has resolved to either adopt, adopt with modification or refuse to adopt the new scheme has been reduced from 28 days to 21 days.

If the Minister requires changes to the scheme, which are considered significant and require re-advertising, the provisions are generally the same, however, a specified timeframe of 28 days for the advertising is provided. Currently the timeframe is at the discretion of the Minister.

Part 5 includes changes to the scheme amendment process. The current regulations only have one amendment process. The new Regulations have three amendment processes being either basic, standard or complex amendments. It will be at the discretion of the local government to determine the type of amendment, however, the Regulations provide guidance around this.

The basic amendment process is for amendments which correct administration errors and to amend a scheme to be consistent with the model provisions, other Acts and the region scheme (where the amendment will have minimal effect on the scheme or landowners). The process requires a resolution to prepare or adopt a basic amendment. The amendment is then forwarded to the WAPC for consideration and then to the Minister for approval. A basic amendment does not require advertising for public comment.

The standard amendment process is for amendments to a zone or reserve that is consistent with the zone or reserve objectives, an amendment consistent with a local planning strategy, an amendment consistent with a structure plan or local development plan, an amendment consistent with a region scheme (where not a basic amendment), an amendment which has minimal impact on land that is not the subject of the amendment and an amendment that does not have any significant environmental, economic and governance impacts. The process for a standard amendment is a resolution to prepare an amendment, advertising for not less than 21 days and then forwarding to the WAPC for consideration and then to the Minister for approval.

Complex amendments are all other amendments that do not meet the criteria for basic or standard amendments. The complex scheme amendment process is generally the same as the current scheme amendment process.

Part 6 includes changes to the review and consolidation of a local planning scheme. The *Planning and Development Act 2005* currently requires schemes to be consolidated to include all gazetted scheme amendments every five years, unless the local government resolves to prepare a new scheme. The draft Regulations only require a review of the scheme to be carried out every five years. The WAPC is currently amending the consolidation provisions of the Act to provide consistency with the Regulations.

The scheme review must be completed within six months of the five year period. The review makes a recommendation whether the scheme is satisfactory in its existing form, should be amended, is due to be consolidated or should be repealed and a new scheme prepared. The review also makes a recommendation whether a new local planning strategy should be prepared or a review of the existing local planning strategy should be undertaken.

Therefore the main change is that rather than requiring a consolidated or new scheme every five years, the draft Regulations only requires a review every 5 years which may result in no changes to the scheme or only minor changes rather than a full consolidation or a new scheme being prepared.

A scheme that is more than five years old at the time of gazettal of the Regulations is taken to be five years old and therefore will require a review immediately upon gazettal of the Regulations. The provisions also restrict, unless approved by the WAPC, amendments to a scheme that is more than five years old.

Part 7 introduces the provisions for Development Contribution Plans which reflects the requirements under State Planning Policy 3.6 – Development Contributions for Infrastructure.

Part 8 includes miscellaneous provisions relating to recovering expenses for environmental reviews, compensation and transitional arrangements for the continuation of applications and planning instruments from an old to a new scheme.

Part 9 includes the repeal and transitional provisions which provides the repeal of the *Town Planning Regulations* 1967 and the continuation of planning instruments that have been adopted or are currently being prepared (ie new schemes or scheme amendments).

**Model Provisions for Local Planning Schemes**

Model Provisions are scheme provisions that are to be included in local planning schemes when preparing a new local planning scheme. The existing Regulations contain the Model Scheme Text which has been reviewed and divided in the draft Regulations into the model provisions and the deemed provisions.

There is the ability for a local government to vary from the model provisions where such a variation can be justified (section 257A(3) of the Planning Act).

The amendments from the existing Model Scheme Text include:

- Provision for the ability to identify additional uses for local reserves;
- Inclusion of the 'I' incidental land use, which is a use incidental, ancillary or subordinate to the predominate use;
- Provision for a non-conforming use register;
- Provision for restrictive covenants to be extinguished or modified with the approval of the WAPC;
- Clarification of the variations to site and development standards and requirements, largely by excluding the provisions relating to the Residential Design Codes (as the variations exist in the R-Codes);
- Expansion on the Special Control Area provisions, however, does not change the intent;
- Provision of changes to the standard list of definitions; and
- Provision of a standard list of reserves, zones and scheme map colours.

**Deemed Provisions for Local Planning Schemes**

Deemed provisions are scheme provisions which become law upon the gazettal of the Regulations and there is no ability to vary these.

The Officers have been provided with conflicting advice from the DoP as to whether the deemed provisions are intended to be included in the CPS2 through a scheme amendment or whether they are intended to sit separately to the CPS2. In any case, the deemed provisions are not included in CPS2 at the time of gazettal of the Regulations. The City and an applicant will be required to refer to both the Regulations and the CPS2 to determine the appropriate scheme provisions. In the event of any inconsistency, the deemed provisions will prevail.

The deemed provisions are generally administrative in nature, however, include definitions and exemptions from the requirement to obtain development approval.

The deemed provisions include:

- Definitions, most of which are administrative, however, they do include a height definition;
- The process for the preparation of local planning policies;
- Standard heritage provisions which includes a general discretion clause;
- The process for the preparation of structure plans which includes the WAPC as the only determining authority (currently both the local government and the WAPC determine structure plans).
- Exemptions from the requirement for development approval, which include;
    - Development of a region reserve under the MRS;
    - Development that is in accordance with a local development plan;
    - Internal works, excluding heritage places;
    - Single house, ancillary accommodation, outbuildings external fixtures etc where it complies with the deemed to comply provisions of the Residential Design Codes (R-codes);
    - Demolition, excluding heritage places;
    - A home office;
    - Temporary works or use which exists for less than 48 hours;
    - Temporary election signage;
    - Other signage as defined by the scheme ; and
    - Any other development specified in writing by the local government.
- Provisions to amend or revoke a development approval, which are the same as the Development Assessment Panel provisions. The provisions enable amendments and extensions of the timeframe within two years, as well as conditions to be reconsidered and minor changes to plans after the two years.
- Administrative provisions including:
    - Part 7 – Applications for development approval;
    - Part 8 – Procedure for dealing with applications for development approval;

- Part 9 – Bush fire risk management;
- Part 10 – Implementation of development contribution plans;
- Part 11 – Enforcement and administration; and
- Part 12 – Forms referred to in this scheme.

Submissions on the draft Regulations are due 30 January 2015, however, the City has been granted an extension until after the Council meeting on 3 February 2015. Submissions will be considered and given due regard by the Minister before finalising the Regulations for gazettal. The DoP expects gazettal to occur around 1 July 2015.

**FINANCIAL IMPLICATIONS:**

The City's costs to date relate to officer time considering the proposals contained in the discussion paper and the Regulations.

There will be costs associated with undertaking a scheme review and updating CPS2 and associated planning policies to remove any inconsistency with the deemed provisions.

There is likely to be cost savings in the future given the changes to the scheme review process and the scheme amendment process.

**COMMENTS:**

It is clear that the proposed regulations are aimed at streamlining the review and preparation of new town planning schemes, as well as scheme amendments, and providing consistency across local planning schemes through the model and deemed provisions, which is supported.

Comment is made below on the provisions of the draft Regulations which are considered to be of significance to the City. Detailed comments on the specific clauses of the Regulations are included in Schedule 26.

**Local Planning Scheme Regulations**

The City in its submission on the Phase Two planning reform supported the changes to the scheme review, scheme preparation and scheme amendment process, however, strongly supported the introduction of timeframes for the WAPC as part of the process. The Regulations do not include any timeframes for the WAPC.

The City's experience is that significant delays occur in the processing of local planning schemes and scheme amendments once referred to the WAPC. Information collated by the City indicates that it takes on average 6 – 7 months once a scheme amendment has been finally adopted by the Council for the amendment to be considered by the WAPC, approved by the Minister and gazetted.

As the draft Regulations impose timeframes on local governments, the WAPC should also be subject to appropriate timeframes. The inclusion of timeframes for the WAPC should relate to all of the planning processes being local planning strategies, scheme reviews, local planning schemes and scheme amendments. It is considered that a

period of three months be provided for the main processes and two months for the more minor processes. If the timeframes are not imposed then the objective to streamline the planning process will not be equitable and the improvements limited.

The removal of the requirement for the WAPC to be notified of the initiation of a new local planning scheme and the reduced advertising timeframe (three months to two months) is supported.

The introduction of the three scheme amendment processes is a very positive outcome as it will streamline the planning process.

In general, the five year review of a local planning scheme is also a positive outcome as it will reduce the requirements with respect to scheme reviews and only require new schemes to be prepared if existing schemes are not achieving the desired outcomes. The City's Officers do, however, have concerns with respect to the need for the CPS2 to be reviewed within 6 months following gazettal of the Regulations (ie by the end of 2015). The achievability of this is questioned given the likely need for amendments to also be made to local planning schemes to include the deemed provisions. These amendments and scheme reviews may also be required for those parts of adjoining local governments that are likely to form part of the future City of Perth.

WALGA has advised that approximately 115 schemes throughout the State will be more than five years old at the gazettal of the Regulations and therefore require review. The scheme review requirement will have significant resourcing issues for both local governments and the WAPC. Therefore it is considered that a transitional period should be included where local governments are required to complete the first review, if the scheme is more than 5 years old, within 18 months of the gazettal of the Regulations.

The Regulations state that a local government must not, without the approval of the WAPC, take any steps to amend a local planning scheme if a period of 5 years has elapsed since the last review. This includes where schemes are five years old at the time of gazettal of the Regulations. This would prevent any scheme amendments (unless approved by the WAPC) being initiated until the review of the CPS2 has been completed. As the WAPC is not subject to timeframes to consider a scheme review and that there may be more than 115 scheme reviews within the first 6 months of gazettal of the Regulations, the City may not be able to initiate an amendment for a considerable period of time. This would include scheme amendments to create Special Control Areas to respond to complex development sites. Local planning schemes need to be responsive to community needs and limiting the ability to undertake scheme amendments is not considered appropriate.

**Model Provisions for Local Planning Schemes**

The City in its submission on the Phase Two planning reform supported the review of the model provisions subject to the provisions being generic and administrative as well as flexible to provide provisions which suit specific circumstances.

The majority of the model provisions are supported as they are generally consistent with CPS2. There are some differences between the model provisions and CPS2 including additional uses for local reserves, zoning interpretation, variations to site and development standards and general definitions, however, these can be addressed through minor variations to the model provisions when the City next undertakes a new scheme. Detailed comments on the specific clauses of the model provisions are included in Schedule 26.

**Deemed Provisions for Local Planning Schemes**

The deemed provisions will replace any similar provisions in the CPS2 and the City's minor Town Planning Schemes (8 in total). There are a number of issues that need to be addressed so that the provisions do not create confusion for both the City and applicants.

Firstly, it is not clear as DoP has provided conflicting advice, whether the deemed provisions can be included in the CPS2 through a scheme amendment (basic amendment). It is considered that the provisions should be able to be included in CPS2 to avoid the need to refer to multiple documents.

Secondly, and assuming the deemed provisions can be included in the CPS2, there will be a period of time where there will be inconsistencies between the CPS2 and the Regulations.

Thirdly, it is not clear whether other provisions within the CPS2 which are consistent with the deemed provisions but not covered in the deemed provisions continue to have effect. For example the heritage provisions in the CPS2 are replaced by the deemed provisions, however, the City has additional heritage provisions relating to heritage agreements and the transfer of plot ratio. Advice provided by the DoP suggests that the provisions can remain, however, it is not clear which provisions can remain and who makes that decision. It is considered that provisions not included in the deemed provisions should remain as part of the CPS2 and this can be addressed as part of the amendment to include the deemed provisions in the CPS2.

In order to address the issues identified above, it is recommended that the deemed provisions should only come into operation 12 months after gazettal of the Regulations. This will enable a basic amendment to be undertaken to incorporate the deemed provisions into the CPS2, to resolve which other provisions can remain in the CPS2, to reduce confusion referring to multiple documents and to improve the user friendliness of the planning system.

<u>Building height definition</u>

The deemed provisions include a list of definitions. The majority of the definitions are administrative and define terms such as amenity, local government and so forth. There are, however, a couple of definitions that will impact the City as detailed in Schedule 26. The most significant definition is in relation to building height. The deemed provision defines building height as:

*"(a) If the building is used for residential purposes, has the same meaning given in the R-Codes; or*

*(b) If the building is used for purposes other than residential purposes, means the maximum vertical distance between the natural ground level and the finished roof height directly above;"*

In simple terms, the definition in the deemed provisions means that the height of a building follows the slope of the land. The definition in the CPS2, however, specifies that height is to be measured at the footpath level in front of the site (ie does not follow the slope of the land) and provides for minor variations above the height for lift plant or architectural features. The difference in the height definition does not impact flat sites but does become an issue on sites that slope such as in West Perth, Mount Street and Bellevue Terrace as it will result in a different built form outcome to that which currently exists. It is not considered that the deemed provision definition would result in any improved built form or amenity outcome over the CPS2 definition. The definition of height if included in the deemed provisions would require a review of all heights within the CPS2 and all policies to ensure a consistent building height/built form outcome.

For the reasons identified above, the definition of height in the deemed provisions is not supported. It is considered that the height definition should instead be included in the model provisions which would then enable variations to be considered, such as the definition contained in the CPS2.

Variations to local planning scheme provisions for heritage purposes

The regulations include standardised heritage provisions which may have significant impacts on the City.

The deemed heritage provisions include a general variation clause which enables any site or development requirement to be varied to facilitate the conservation of a heritage place or to preserve heritage values in a heritage area. Generally this is a positive provision as it provides flexibility however, there is no limitation to the variation.

The bonus plot ratio provisions in the CPS2 include plot ratio bonuses for residential land uses (up to 20%), special residential land uses (up to 20% or 40%), public facilities and/or heritage (up to 20%) to a maximum of 20% or 50%, depending on the area within the city. The general variation clause would mean discretion to approve plot ratio to encourage the conservation of heritage places in excess of the 20% heritage plot ratio bonus and in excess of the 20% and 50% overall plot ratio bonus. This would undermine the bonus plot ratio provisions within the CPS2 for non-heritage facilities and would also undermine the maximum plot ratio permitted on any one site.

Therefore the general variation provision for heritage places is not supported. The options to address this could include locating the general variation provision in the model provisions or exempting the City of Perth from the deemed provisions.

Requirement for Development Approval

The deemed provisions include the 'Requirement for Development Approval'. The provisions are not dissimilar to the CPS2 provisions, however, the deemed provisions refer to the need for development approval for works on, or use of, land that is zoned or reserved under the scheme. The intent is supported, however, the CPS2 uses Scheme Use Areas rather than zones and therefore this may result in a legal interpretation that is not consistent with the CPS2 and may mean that approval is not required for development in the Scheme Use Areas (which are large parts of the city) under the CPS2. To address the issue, the terms 'zones and reserves' should be deleted and replaced with 'scheme area'.

Development for which development approval not required

The deemed provisions include a number of exemptions from the requirement to obtain development approval. The main concerns are with respect to the following exemptions.

- *"Development in accordance with a Local Development Plan*." Local Development Plans are similar to the City's Special Control Areas, however, generally contain greater detail relating to building envelopes and the like. It is considered that the exemption should be deleted for the following reasons:

    - The review of the Strata Titles Act is seeking to include provisions whereby a Community Development Plan (prepared as part of a strata plan) has the same effect as an approved Local Development Plan. Community Development Plans would, however, be approved by the WAPC and not the City. Therefore the City would not be responsible for any form of approval of development under a Local Development Plan.
    - Local Development Plans, while containing built form provisions, cannot satisfactorily address all of the detailed building design considerations and therefore exempting any development would not achieve the design aspirations of the City. The City's Administration and Design Advisory Committee would not be able to review developments for design quality if they were exempt.
    - The Local Development Plan could include heritage places under either the State Register or CPS2 register and should not be exempt.

- "*The erection of extension of a single house, ancillary accommodation, outbuilding, external fixture, patio, pergola, veranda or swimming pool on a lot if the development satisfies the deemed-to-comply requirements of the R-Codes.*" This exemption is not supported for the following reasons:

    - Whilst the exemption ensures compliance with the R-codes, it lacks reference to the need to comply with CPS2, precincts plans and any local planning policy. The City has limited residential areas which are subject to the R-codes and therefore the other scheme provisions and local planning policies will need to be taken into account;

- The exemption lacks reference to which zones the development would be exempt from. For example a single house exemption in a residential zone is understandable, however, a single house in a commercial zone should not be exempt;
- The provisions exempt single houses even if they are an 'X' 'not permitted' land use. This is contrary to orderly and proper planning;
- The provisions lack reference to where a single house is not exempt such as under the Swan River Trust Management Area and Clause 32 areas under the MRS such as Parliament House. These areas are subject to separate legislation and therefore would not be exempt;
- The exemptions include external fixtures, patios etc, however, the exemption does not specifically state that these are in relation to a single dwelling and therefore may be exempt from other developments. This is not supported as the City has prerequisites which must be met in order for this type of development to be exempt;
- The other concern is the administration of the exemption. If the local government is required to assess the plans to determine whether a single house is exempt, then the whole purpose for the exemption, in terms of streamlining the process is flawed.

- *Demolition unless a heritage place or a place located within a heritage area*. This exemption is not supported for the following reasons:

  - The CPS2 currently has provisions which require a redevelopment application to be submitted and approved prior to demolition and landscaping of the site if the redevelopment does not occur within 6 months of demolition. A general exemption would mean that the city has no knowledge of what type of development is proposed for the site and no ability to require the site to be landscaped. As seen historically in the city, a development site left vacant (such as the former Emu Brewery and Westralia Square sites) can have significant impacts on the amenity of the city.
  - The demolition exemption does not include the type or size of demolition and therefore the demolition of a large building could occur without development approval.
  - The City has listed about one-third of the places on its heritage database in the CPS2 heritage register. The heritage database lists those places in the city that may have heritage significance, however, have not been assessed and therefore not included in the CPS2 register. The City's Officers are currently undertaking a review of the heritage database. The exemption would mean that those places on the heritage database which are not registered in the CPS2 could be demolished even though they may have heritage significance. Furthermore it would appear that places being considered for inclusion or assessment by the State Heritage Office would also not be protected from demolition.

- *Temporary works or use which exists for less than 48 hours.* The intent of this condition is supported as it would enable short term temporary uses to be established, such as pop up shops. It is considered, however, that the clause

needs to be expanded to define what constitutes temporary (that is, how many times a year could the use occur?) and to identify that the use needs to be a 'permitted' or 'discretionary' land use in the particular zone or Scheme Use Area. It is not considered appropriate to enable a not permitted land use to establish even for a temporary period.

The City is unique in terms of its built form and the operation of the CPS2. The city has the highest density of built form within Western Australia and complex design solutions are generally required to address site constraints, adjoining development, amenity as well as ensuring that developments make a positive contribution to the city and the streetscape.

The operation of the CPS2 is also different to all other local planning schemes as CPS2 uses Scheme Use Areas, has sophisticated heritage provisions and incorporates transfer and bonus plot ratio provisions to encourage the market delivery of public amenities and strategic priorities. The CPS2 does not have any structure planning areas, local development plans or development contribution plans which form a significant portion of the deemed provisions.

The State Government has already recognised the unique nature of the city through the creation of a specific DAP as well as the drafting of the Capital City Act.

The DoP will need to give consideration to how the deemed provisions will be applied to the city. Given the above, it is considered that the City and its local planning schemes (the CPS2 and all minor town planning schemes) should be exempt from the deemed provisions and that the deemed provisions should instead be included as model provisions. This would enable the City to include the relevant administrative requirements of the deemed provisions in the next local planning scheme without impacting on the existing CPS2 provisions. It would also mean that the DoP would not need to exempt the City from particular clauses of the deemed provisions which would be difficult to interpret and confusing for both the City and applicants.

**Conclusion**

The proposed *Planning and Development (Local Planning Schemes) Regulations 2014* will provide improved processes for scheme reviews, local planning schemes and scheme amendments. The Regulations (Parts 1 to 9) are supported subject to appropriate timeframes being included for the WAPC, the first scheme review being 18 months following gazettal of the Regulations and the provisions limiting amendments of schemes greater than 5 years old being deleted.

The model provisions are supported as they are generally administrative in nature and minor variations to the provisions can be considered when considering a new local planning scheme.

The deemed provisions will have an impact on the future built form of the city and the existing operation of the CPS2 and therefore the City should be exempt from the deemed provisions. Should the deemed provisions apply to the City, then the issues of the building height definition, variations to local planning scheme provisions for heritage purposes, the requirement for development approval and development for

which development approval is not required will need to be resolved prior to the gazettal of the Regulations.

# ITEM NO: 10

## CITY OF PERTH SUBMISSION – STRATA TITLES ACT REFORM

***PLANNING COMMITTEE RECOMMENDATION:*** ***(ADVICE TO EXTERNAL AGENCY)***

***That Council authorises the Chief Executive Officer to provide a submission to Landgate on the proposed Strata Titles Act Reform as detailed within this report.***

**BACKGROUND:**

| | |
|---|---|
| FILE REFERENCE: | P1013007-2 |
| REPORTING OFFICER: | Freya Symons, Strategic Town Planner |
| RESPONSIBLE DIRECTOR: | Martin Mileham, Director City Planning and Development |
| DATE: | 19 January 2014 |
| MAP / SCHEDULE: | N/A |

The Committee recommendation to the Council for this report was resolved by the Planning Committee at its meeting held on 27 January 2015.

**The Committee recommendation to the Council is the same as that recommended by the Officers.**

**LEGISLATION / STRATEGIC PLAN / POLICY:**

**Legislation** *Strata Titles Act 1985*

**Integrated Planning and Reporting Framework Implications**

**Corporate Business Plan**
Council Four Year Priorities: Perth as a Capital City
S6 Maintain a strong profile and reputation for Perth as a city that is attractive for investment.

**Organisational Development Plan:**
G13 Stakeholder Relations

**Strategic Community Plan**
Council Four Year Priorities: Community Outcome
Perth as a capital city
The City is recognised internationally as a city on the move and for its liveability talented people, and centres of excellence and business opportunities.

The *Strata Titles Act 1985* (the Act) sets out how land and buildings can be subdivided to provide for multiple owners holding individual titles, and co-owning any common property, within an overall strata scheme. The Act also provides for the establishment of a strata company for the management of the scheme and rights and obligations of the owners of the individual lots within the scheme. The plan, titles, strata company and owner's rights and obligations together comprise a 'strata scheme'.

**DETAILS:**

The State Government has set strata reform as a key priority and tasked Landgate to deliver these reforms in 2015. Landgate has recently released the Strata Titles Act reform consultation paper for public comment up until 13 February 2015. The proposed key changes include:

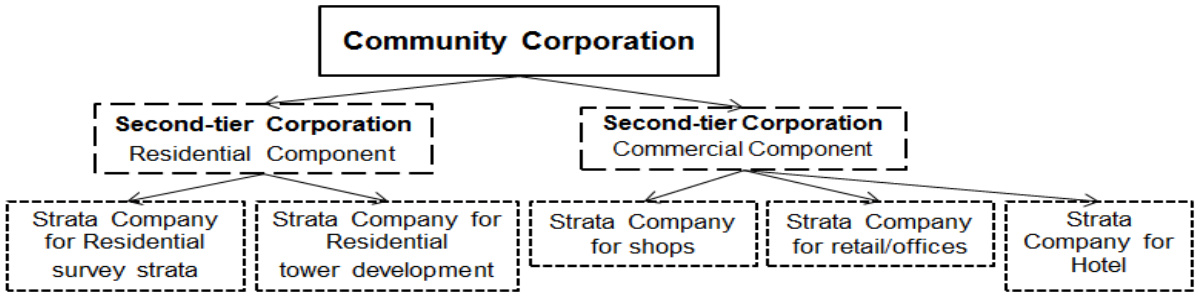
- Introducing new forms of strata title schemes, including community title and leasehold strata;
- Facilitating a more efficient management structure for mixed use developments and introducing greater flexibility to support staged strata developments;
- Improving the quality and accuracy of information provided to buyers of strata titled property;
- Improving the management and process to resolve strata title disputes; and
- Introducing new and simplifying existing mechanisms which can be used in the termination of a strata scheme (including allowing a majority vote to terminate schemes which are older than 15 years and include more than 10 lots).

Further details on these proposals are provided below.

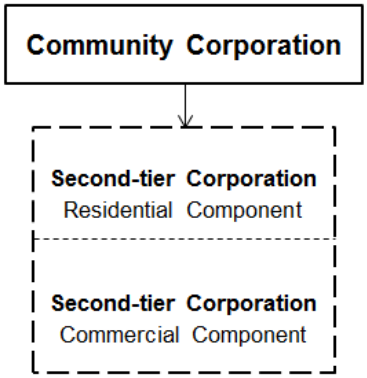
<u>Community Title Schemes (CTS)</u>

A CTS contains more than one strata (relates to building) and or survey-strata (relates to land) scheme within an integrated development, with an overarching management body known as a Community Corporation. A CTS creates two or more community lots which are then further subdivided using a subsidiary strata scheme. A CTS may also create community property which can be used by all subsidiary schemes.

Set out below is an example of a three tier CTS. This structure shows a community lot being divided to create two secondary community lots, in this example for the residential and commercial components. The third tier is created when the secondary community lot is subdivided by a strata plan or survey-strata plan. This structure is considered appropriate for developments containing 500 lots and/or mixed uses.




A two tier CTS may also be developed. This structure can occur within the one building as shown in the example below, where there is a strata scheme for the residential component and one for the commercial component, operating under the Community Corporation.




A CTS is initiated when a Community Plan (showing subdivision layout) is registered with Landgate, accompanied by a Community Development Statement (CDS) and a Community Management Statement (CMS) which are detailed later in this report.

In a layered building scheme, as shown above, an approval from the Western Australian Planning Commission (WAPC) or its delegate to subdivide a community lot into two schemes will only be given once there is an approved CDS, the building has been constructed and a Certificate of Occupancy from Local Government has been issued. Subsequent to the WAPC approval, Landgate will register the strata plan.

The option to amalgamate different management levels or subsidiary schemes has been provided in order to simplify management processes if it is found there are too many.

*Community Development Statement (CDS)*

The CDS sets out the detailed land use and development controls, developer covenants, sequencing of the development and the facilities that will be provided. It forms the basis for ongoing decision-making concerning applications for subdivision and development approval.

The CDS is approved by the WAPC and subsequently registered with Landgate and made available to the public. Upon WAPC approval, the CDS becomes binding for a

period of four years, and once registered with Landgate becomes binding in perpetuity. Changes to the CDS may be approved by the WAPC or Registrar of Titles but major changes will first require unanimous approval from owners.

*Community Management Statement (CMS)*

The CMS contains the rules and by-laws governing the day-to-day management of the scheme, including the use of any common property, building security and access.

*Community Corporations*

The function of Community Corporations will be similar to that of strata companies with the members of the Community Corporation being the owners of the community lots within the plan. For example, a strata company would be represented at meetings of any higher scheme by the chairman of the Council of Owners of the subsidiary scheme.

*Communal Property*

Communal property may be created at a community level (i.e. community property - everyone can use it) or at a strata level (that is, common property that is only for use by people within the strata scheme). Where there is community property this will be owned jointly by the owners of the community lots. Where a community lot has been subdivided by a strata plan, owners of strata lots will co-own a share of any common property in the strata scheme and a share of any community property. The owner of a lot in one strata scheme at a tertiary level is not permitted to use any common property that may exist in another strata scheme at a tertiary level.

<u>Local Government Rates and Unit Entitlement</u>

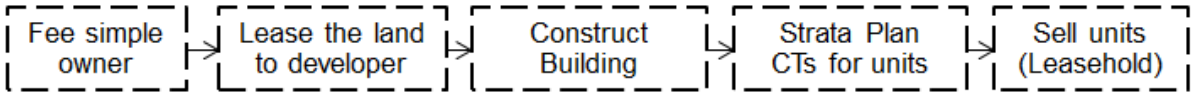
Community developments are being developed on the east coast of Australia that include extensive community property such as access roads, open space and recreational facilities. In such instances, it is proposed that local governments apply a rating differential to reduce rates for owners of property in the CTS as they are paying for the maintenance of community property.

It is also proposed to allow for the restructuring of unit entitlements (value of a lot as a percentage of the value of the whole scheme) due to the possibility of community lots being subdivided in stages. The potential restructuring of unit entitlements is aimed at providing a more appropriate and equitable basis at the completion of all stages although the concern is that this adds uncertainty for owners and financiers. It has been suggested that the Valuer General or a private valuer could undertake this restructuring.

Leasehold strata

Leasehold strata provides landowners with the ability to enter into a long-term lease agreement with a developer who is authorised to create a leasehold strata scheme over their leasehold interest in the land. Leasehold tenure provides for the exclusive holding of land or a building (or part of a building) by a lessee for a fixed or periodic term up to a maximum of 99 years.

For example, a developer may construct a building on leasehold land, register a strata plan, and sell the leasehold titled apartments, divesting themselves of any management responsibility. This provides a good option for private landowners who may wish to retain the long term ownership of their land but in the meantime can permit a developer to construct a building and to sell leasehold interests, without being actively involved. The proposed process would operate in the following sequence:




It has been suggested that leasehold strata may encourage development of additional land and potentially facilitate more affordable housing. State agencies may be able to use this to develop Crown land around existing infrastructure, such as above rail stations.

Vendor disclosure

Changes are proposed to the content, format and timing of vendor disclosure for strata properties. This is the information which the seller of a property needs to provide to a potential buyer, so that the buyer knows what they are buying.

Management of Strata Schemes

Several changes are also proposed relating to the management of strata schemes. These include a Code of Conduct for Strata Managers and standards on how they hold funds on behalf of a strata company. The potential to introduce a registration scheme for Strata Managers is also being investigated.

Dispute resolution

Currently, strata disputes are heard in four different forums (State Administrative Tribunal (SAT) and three different courts) which generates confusion for parties about which forum they can resolve their dispute in. Furthermore dealing with strata disputes through the courts is time consuming, expensive and inefficient. It is proposed that the jurisdiction of the SAT be broadened to effectively make it the sole forum for strata disputes. This is intended to streamline the dispute resolution process.

Termination of Strata Schemes

Strata schemes in practice have a finite life determined by the age of the building, its capacity for refurbishment and the owners' capacity to pay for that refurbishment. Currently, only a unanimous resolution by all owners or an order from the District Court can terminate a scheme. There is also no guidance on what factors the District Court should consider when dealing with an application and the process is costly. The cost and uncertainty of outcome means the Court option is rarely used.

It is proposed that strata schemes with less than ten lots or strata schemes with more than ten lots that are under 15 years old, may be terminated by the unanimous resolution of all owners or an order of SAT. Strata schemes with more than ten lots which are over 15 years old, may be terminated by a majority resolution of owners or an order of SAT, with the majority resolution required being based on a sliding scale dependent on the age of the scheme. These percentage are as follows:

- 95% for a scheme aged 15 or more years but less than 20 years;
- 90% for a scheme aged 20 or more years but less than 30 years; or
- 80% for a scheme aged 30 or more years.

It is proposed to provide standard principles to guide SAT on factors to take into account when considering whether to order the termination of a scheme. This should result in greater transparency and certainty in decision making. These principles are proposed to ensure there is equity for owners, objections are considered and the adverse consequences of terminating or not terminating the scheme are taken into account.

**FINANCIAL IMPLICATIONS:**

There are no financial implications related to this report.

**COMMENTS:**

Community Title Schemes

CTS may provide a more effective management system for larger developments which have multiple land uses by enabling several strata schemes to operate under an umbrella Community Corporation. This tenure type will also simplify the ownership, maintenance and use of common facilities and has potential cost savings as owners will only be paying for maintenance of common property which they have ownership of.

A CTS on a precinct scale may also provide the opportunity for the use of localised production and delivery of services such as a trigeneration energy plant, owned and managed by the Community Corporation.

A CTS may however make it more difficult to upgrade/retrofit a building as it ages. Conflicts may arise when strata schemes have different priorities and one strata scheme may refuse to be a part of an overall building upgrade which the other scheme regards as necessary.

Community Development Statements (CDS)

CDS are proposed to be kept by Landgate, with local governments being required to retrieve any relevant CDS to undertake a development or subdivision application assessment and ensure the proposed development or subdivision aligns. The placement of development controls in two separate locations is not supported as it will reduce their accessibility. The appropriate location for local development controls is within the City Planning Scheme, not tied to the title of the land.

CDS have been likened to Local Development Plans which, under the proposed *Planning and Development Regulations (Local Planning Schemes) 2014* are approved by the local government although CDS are proposed to be approved by the WAPC. This inconsistency needs to be rectified with local governments being the approval body for both. If it is considered necessary for the WAPC to approve the CDS then referrals to the relevant local government must occur and the timeframe for determination should be set out. It is also uncertain whether the WAPC has the resources available to efficiently process CDS.

*Development Approval Exemption and Design Outcomes*

The proposed Planning and Development Regulations also allow for development in accordance with a Local Development Plan to be exempt from development approval. This is not supported as a LDP, or in this case a CDS, cannot adequately address the detailed design considerations required within a city environment. If a large scale development with multiple towers is proposed, it is unlikely that the level of detailed design and attention to the architectural merit of each building and interface with the public realm would be afforded appropriate consideration.

Exemption from development approval will also eliminate the assessment of development proposals by the City's Officers, Design Advisory Committee, Planning Committee and Council which add considerable expertise. These assessments are guided by the CPS2 which provides guidance for decision making through performance based standards which may be varied (except plot ratio) to achieve the best possible design outcome. Part of this process is negotiation between the City's Officers and developers which enables the City to influence development and encourage design excellence. The exemption will limit the ability for this iterative development of the design to occur.

CDS areas may also include places listed under the State or the City Planning Scheme No. 2 (CPS2) heritage registers. The interaction of these places and new development needs to be appropriately considered.

*Reduction in Flexibility and Design Outcomes*

CDS will provide greater certainty for owners buying into a scheme, as once approved by the WAPC they are binding for four years, and once registered with Landgate are binding in perpetuity. The binding nature of the CDS however eliminates the ability to allow modifications to the use, scale and design of buildings which are sometimes crucial due to changing market demands, external influences

and the evolution of the design as engineering and materials costings are worked through.

Although it is stated that “minor variations” to the CDS may be approved by the WAPC and Registrar of Titles without unanimous agreement from all existing owners, in the City’s experience there are often multiple major variations or completely new development concepts proposed on a site prior to the design being finalised and constructed. Binding a proposed development in the initial stage is a risk for the developer if they are unable to secure tenants or buyers and are therefore unable to complete a development.

Local Government Rates and Unit Entitlements

The proposal for owners of lots within large scale CTS incorporating extensive community property such as roads and open space to receive reduced Local Government rates is not supported. The discussion paper suggests that the only service Local Government would be providing in such an instance would be waste. This is a very limited view of the services that Local Governments provide. It assumes owners within such a CTS will not be utilising the local library, community facilities, or enjoying City run events.

It is also possible that CTS, particularly in higher density multiple unit developments, may demand a higher level of particular City services than other developments. For example, they may generate an increased number of noise complaints which are then managed by the City.

The strata levies that owners of CTS lots will be paying are for the upkeep of their own private property within the scheme they have chosen to buy into. These levies should be considered completely separate to Local Government rates as they are in effect a fee for the maintenance of private facilities and amenities.

The City calculates rates using differentials, a rating in the dollar based on land use, as an equitable way of charging for the services different land uses are provided with. The rating in the dollar is applied to the Gross Rental Value (GRV) of the property which is determined by Landgate. If the costs involved in CTS outweighs the benefits then this should be factored into Landgate’s GRV valuations.

The restructuring of unit entitlements could cause significant uncertainty and potential conflict for property owners although it is recognised that in some cases, it will be necessary. Any restructuring of unit entitlements should be carried out by the Valuer-General and not private valuers.

Leasehold Strata Schemes

The advantages of the proposed leasehold strata title tenure include providing long term leases for developments, such as apartments, as an alternative more affordable tenure is supported.

Management of Strata Schemes

The proposed changes relating to the management of strata schemes are supported as well as the potential to regulate strata managers through a licensing scheme.

Dispute resolution

The recommendation that the jurisdiction of the SAT be broadened to make the SAT the one stop shop for strata disputes is supported as it will provide greater clarity and a more efficient process.

The City often deals with matters that have been through the SAT resolution process although are not being enforced by the managing strata company. The reform needs to provide the power and the resources to the SAT to enforce its decisions so that Local Governments are not requested to do so.

For example, the City has experienced situations where a private building surveyor issues a Building Compliance Certificate (BCC) certifying that a building has been completed in line with plans and conditions of approval and that the proper execution and safety of works has occurred. Subsequent to the BCC being issued, the City issues an Occupancy Permit Strata and Landgate is able to register the Strata Plan. At this stage the building is assumed to be complete and ready for habitation.

There have been cases in the City however, where owners of new strata lots try to occupy their dwellings but as works are still occurring, they are prevented from doing so. At this point, the owners have approached the City to seek assistance with resolving the issue.

This issue is thought to arise due to developers putting pressure on private building surveyors to issue the BCC prior to completion so they are able to sell off strata apartments and recoup their costs as early as possible. The Building Commission should tighten the relevant legislation to ensure that building surveyors are not able to issue a BCC until all works are complete.

Termination of Strata Schemes

The proposed reforms will make it easier to terminate strata schemes which will be beneficial in terms of unlocking some sites with older strata schemes which are appropriate for higher density development. Newer apartments however, will generally be at a higher cost and therefore the loss of older apartments will result in an overall reduction in the diversity and affordability of the city's housing stock.

The principle of allowing a majority vote on a sliding scale to terminate schemes which are older than fifteen years is supported.

# ITEM NO: 11

## PERTH LOCAL DEVELOPMENT ASSESSMENT PANEL 2015 – 2017 MEMBERSHIP NOMINATIONS

***PLANNING COMMITTEE RECOMMENDATION:*** ***(NOMINATION)***

***That Council nominates for consideration by the Minister for Planning for appointment to the Perth Local Development Assessment Panel for a term expiring 26 April 2017:***

1. ***Lord Mayor Scaffidi and Deputy Lord Mayor Cr Butler as the City's local government members; and***

2. ***Cr Limnios and Cr Adamos as the City's local government alternate members.***

**BACKGROUND:**

| | |
|---|---|
| FILE REFERENCE: | P1027201 |
| REPORTING OFFICER: | Yvonne Honmon, Governance Officer |
| RESPONSIBLE DIRECTOR: | Robert Mianich, Director Corporate Services |
| DATE: | 14 January 2015 |
| MAP / SCHEDULE: | N/A |

At the Planning Committee meeting held on 27 January 2015 the Committee agreed to amend the Officer Recommendation as follows:

"That Council nominates for consideration by the Minister for Planning for appointment to the Perth Local Development Assessment Panel for a term expiring 26 April 2017:

1. *Lord Mayor Scaffidi* and *Deputy Lord Mayor Cr Butler* as the City's local government members; and

2. *Cr Limnios* and *Cr Adamos* as the City's local government alternate members."

**Reason:** The Planning Committee agreed to nominate for consideration by the Minister for Planning the existing City of Perth Local Government members of the Perth Local Development Assessment Panel.

In accordance with the *Planning and Development Act 2005*, Development Assessment Panels were established by the State Government during 2011 to be responsible for the assessment of development applications where the development has an estimated value above defined thresholds.

The *Planning and Development (Development Assessment Panels) Regulations 2011* require that a Local Development Assessment Panel (LDAP) is to be convened specifically to determine development applications for the district of the City of Perth.

The Perth LDAP determines:

- development applications where the estimated value of the development is more than $15 million and;
- at the request of the applicant, development applications where the estimated value of the development is between $10 – $15 million.

The membership of a Development Assessment Panel is to consist of:

- Three persons appointed as specialist members (plus two specialist alternate members); and
- Two persons appointed as local government members (plus two local government alternate members).

The Minister for Planning is responsible for appointing the membership as well as appointing specialist members as the Presiding and Deputy Presiding Members.

The current Local Government members and alternate members appointed to the Perth LDAP were nominated by Council at its meeting held on **19 February 2013** and were appointed by the Minister for Planning, Culture and the Arts for a term expiring on 26 April 2015. They are:

| **Perth LDAP Local Government Members** | **Perth LDAP Local Government Alternate Members** |
|---|---|
| • Lord Mayor Scaffidi<br>• Deputy Lord Mayor Cr Butler | • Cr Limnios<br>• Cr Adamos |

Expressions of Interest for the LDAP Specialist Members were advertised by the Department of Planning in The West Australian newspaper on Saturday, 6 December 2014. The City has received a request from the Minister for Planning for Local Government member nominations to be submitted no later than 27 February 2015.

**LDAP Governance and Sitting Fees**

The Department of Planning is responsible for the administration of Development Assessment Panels (DAP) including convening meetings and the preparation of agenda and minutes.

The City is responsible for providing the Perth LDAP with a meeting venue and minute taking services (preparation of draft minutes). As a "Responsible Authority" the City is also required to prepare and submit to the Department of Planning reports on development applications, inclusive of recommendations for the Perth LDAP's consideration.

DAP meetings are conducted in accordance with the Development Assessment Panel Practice notes: DAP Standing Orders 2012. The meetings are held at Council House and are open to members of the public.
DAP members are also required to comply with the Development Assessment Panel Code of Conduct 2011.

DAP members are paid sitting fees and are entitled to reimbursement of travel expenses in accordance with Regulations, with the exception of DAP members who are either Federal, State or local government employees, active or retired judicial officers or employees of public institutions, although exceptions to this can be approved through the Minister and Cabinet.

It is mandatory for a person appointed as a DAP member to satisfactorily complete DAP member training provided by the Department of Planning before acting in the role. A local government representative who has previously completed this training is not required to attend further training.

**LEGISLATION / STRATEGIC PLAN / POLICY:**

**Legislation** *Planning and Development Act 2005*
*Planning and Development (Development Assessment Panels) Regulations 2011*

**DETAILS:**

**Nominations for Perth LDAP Membership 2015 – 2017**

In accordance with the *Planning and Development (Development Assessment Panels) Regulations 2011*, Council is required to provide nominations for the two positions of local government members and two positions of local government alternate members for the Perth LDAP for a two-year term commencing on 27 April 2015 and expiring 26 April 2017.

Nominations are required to be submitted to the Minister for Planning by no later than 27 February 2015.

If the local government fails to nominate a person for appointment within 40 days, the Minister may appoint a member who is an eligible voter for that local government district and is someone that the Minister considers *"has relevant knowledge or experience that will enable that person to represent the interests of the local community of that district".*

**Local Government Elections October 2015**

Local Government elections are scheduled to be held in October 2015. This may result in a change to the LDAP membership if any Elected Members, who are LDAP members, are not re-elected. In this case, the City will be required to provide new nominations to the Minister for determination.

**FINANCIAL IMPLICATIONS:**

There are no financial implications related to this report.

# MARKETING, SPONSORSHIP AND INTERNATIONAL RELATIONS COMMITTEE REPORTS

# ITEM NO: 12

## EAT DRINK PERTH SPONSORSHIP 2015

***MARKETING, SPONSORSHIP AND INTERNATIONAL RELATIONS COMMITTEE RECOMMENDATION:*** ***(APPROVAL)***

***That Council:***

1. ***approves sponsorship of $24,000 for Eat Drink Perth 2015 to the following applicants:***

   ***1.1 The Big N ($9,000);***
   ***1.2 The Trustee Bar and Bistro ($5,000);***
   ***1.3 Food Truck Rumble ($10,000);***

2. ***approves the applicants listed in part 1 above being required to provide the benefits to the City of Perth as outlined in the Assessment Report attached as Schedule 27;***

3. ***declines sponsorship to the following applicants:***

   ***3.1 DYO Events;***
   ***3.2 Perth Symphony Orchestra.***

**BACKGROUND:**

| | |
|---|---|
| FILE REFERENCE: | P1010627-24 |
| REPORTING OFFICER: | Peta Galloway, Sponsorship Officer<br>Melissa Forbes, Assistant Manager - Marketing |
| RESPONSIBLE DIRECTOR: | Garry Dunne, Director City Service |
| DATE: | 9 January 2015 |
| MAP/SCHEDULE: | Schedule 27 – Assessment Report |

The Committee recommendation to the Council for this report was resolved by the Marketing, Sponsorship and International Relations Committee at its meeting held on 20 January 2015.

**The Committee recommendation to the Council is the same as that recommended by the Officers.**

Eat Drink Perth is the principal annual marketing campaign supporting the food and beverage business sector in the City of Perth. It provides numerous opportunities for individual businesses to participate and aims to raise the profile of the industry over the month-long period.

Eat Drink Perth aims to:

- Increase the general public's awareness of the variety of food and beverage outlets in the City.
- Increase visitation to the City's food and beverage venues and extended stays by city workers.
- Create vibrancy and activity in the City.

The City of Perth has been supporting or coordinating a food-related festival over the March period since 2002, initially in the form of a donation to the AIDS Council Food Fair. Then in 2005, this support increased by programming events in the weeks either side of the Fair and creating a stand-alone, month-long program of food-related activities under the title of "City Food and Wine Month".

City-based restaurants, cafes, specialty stores and food outlets were invited to participate free-of-charge by introducing an offer or activity as part of the program. The City of Perth sourced sponsors and media involvement to assist with the funding and promotion. In 2010, this event was rebranded as Eat Drink Perth.

Today, Eat Drink Perth has become a significant program that appeals to the local community and tourism sector. In 2014, the event was moved to April to allow for a new partnership with the Taste Festival.

The City of Perth's financial contribution to Eat Drink Perth in 2014 was $205,000 (excluding GST). This included advertising and media costs and event coordination. During the 2015 budget process, $50,000 of Eat Drink Perth expenditure was allocated as event sponsorship funding to encourage the growth of existing events and new events, that met the objectives of Eat Drink Perth, to form part of the festival and encourage City businesses to develop event concepts that would add to program.

Objectives as they relate to the City of Perth Vision 2029:

Perth as a Capital City:

- Place activation;

- Creating a strong profile as a 'visitor destination';
- Achieving support for private sector business; and
- Assisting to make Perth City an attractive investment for food and beverage business.

Perth at Night:

- Attracting a new and diverse range of visitors to Perth City for evening activities; and
- Promoting businesses and events with an evening focus.

Healthy and Active Perth:

- Coordinating and profiling a range of community activities and events that celebrate the diversity of Perth's food and beverage businesses; and
- Encouraging participation in activities across indoor/outdoor venues by families and other groups.

This report details the assessment of applications for Eat Drink Perth Event Sponsorship for the 2014/15 financial year.

Each application was assessed according to the criteria outlined in Policy 18.8 and within the program guidelines. The amount of funding requested was considered in relation to the benefits to be received in return for sponsorship.

Schedule 27 provides a detailed analysis of each application with reasons for the recommendation of support or refusal.

**LEGISLATION / STRATEGIC PLAN / POLICY:**

| | |
|---|---|
| **Integrated Planning and Reporting Framework Implications** | **Corporate Business Plan**<br>Council Four Year Priorities: Healthy and Active in Perth<br>S15 Reflect and celebrate the diversity of Perth<br>15.1 Support and celebrate events that reflect and celebrate cultural diversity<br>Council Four Year Priorities: Perth at Night<br>S13 Development of a Healthy Night-time economy<br>13.1 Investigate ways to expand safe and healthy options for night-time activity in Perth city in collaboration with the business community and other stakeholders |
| **Policy** | |
| Policy No and Name: | 18.8 – Provision of Sponsorship and Donations |

**DETAILS:**

The tables below outline the events recommended for approval and the applications recommended for refusal.

**APPLICATIONS RECOMMENDED FOR APPROVAL**

| Eat Drink Perth Sponsorship – Budget | | | $50,000 |
|---|---|---|---|
| **Applicant** | **Event** | **Sponsorship** | |
| | | **Requested** | **Recommended** |
| The Big N | Northbridge Food and Wine – Then and Now: A Panel Discussion and Tasting | $9,000 | **$9,000** |
| The Trustee Bar and Bistro | Bar Wars | $10,000 | **$5,000** |
| Food Truck Rumble | Food Truck Rumble | $10,000 | **$10,000** |
| | | **Proposed Sponsorship – Eat Drink Perth** | **$ 24,000** |
| | | **Total Event Sponsorship Budget Remaining** | **$26,000** |

**APPLICATIONS RECOMMENDED FOR REFUSAL**

| Applicant | Event | Requested / Refused |
|---|---|---|
| DYO Events | Pops Boxx @ The Yellow Door | $10,000 |
| Perth Symphony Orchestra | Perth Chamber Orchestra presents Lights Out: Earth Hour by Candlelight | $7,000 |

**FINANCIAL IMPLICATIONS:**

| | |
|---|---|
| ACCOUNT NO: | 1486 9000 7901 |
| BUDGET ITEM: | Recreation and Culture – Other Culture – Other Cultural Activities |
| BUDGET PAGE NUMBER: | 39 |
| BUDGETED AMOUNT: | $50,000 |
| AMOUNT SPENT TO DATE: | $ 0 |
| PROPOSED COST: | $24,000 |
| BALANCE: | $26,000 |

All figures in this report are exclusive of GST.

**COMMENTS:**

The City received a good response for the Eat Drink Perth event sponsorship applications. All applications have been assessed against the Event Sponsorship Criteria with the objectives of Eat Drink Perth taken into account and recommendations for funding have been provided for Council's consideration.

Those events that do not receive funding, will still receive promotional support via the City of Perth's Eat Drink Perth media partnerships and advertising program, which include a printed program, press advertising and a dedicated website.

# ITEM NO: 13

## EVENT SPONSORSHIP (PARTNERSHIP) – NIGHT NOODLE MARKET

***MARKETING, SPONSORSHIP AND INTERNATIONAL RELATIONS COMMITTEE RECOMMENDATION:*** ***(APPROVAL)***

***That Council:***

1. ***approves Event Sponsorship of $50,000 (excluding GST) to Fairfax Events to present the Night Noodle Market in the Perth Cultural Centre, as part of Eat Drink Perth, from Wednesday, 18 March 2015 until Sunday, 29 March 2015;***

2. ***notes that the event organisers will provide the following sponsorship benefits to the City:***

   ***2.1 City of Perth crest and Eat Drink Perth logo to be displayed on all promotional material including print and online advertising;***

   ***2.2 City of Perth crest and Eat Drink Perth logo to feature in on-site signage at the event in prominent locations;***

   ***2.3 VIP invitations to be extended to the Lord Mayor and Elected Members to attend the event;***

   ***2.4 the Lord Mayor or a City representative to be invited to speak at the opening of the event;***

   ***2.5 Eat Drink Perth programs to be distributed at the event, promoting other city-based food events over the month;***

   ***2.6 Fairfax Events to present a one-off collaboration event, featuring an internationally recognised chef to take place at an iconic Perth restaurant as part of Eat Drink Perth;***

***(Cont'd)***

***2.7 Fairfax Events to deliver a unique pop-up activation event to feature as part of Eat Drink Perth;***

***2.8 Fairfax Events to host interstate food writers from the East Coast during Eat Drink Perth;***

***2.9 Fairfax Events to partner with local businesses to present a series of small events and offers that will feature within the Eat Drink Perth program;***

***2.10 a detailed acquittal report, including all media coverage obtained, by 31 August 2015.***

**BACKGROUND:**

| | |
|---|---|
| FILE REFERENCE: | P1010627-23 |
| REPORTING OFFICER: | Melissa Forbes, Assistant Manager Marketing |
| RESPONSIBLE DIRECTOR: | Garry Dunne, Director City Services |
| DATE: | 6 January 2015 |
| MAP / SCHEDULE: | N/A |

The Committee recommendation to the Council for this report was resolved by the Marketing, Sponsorship and International Relations Committee at its meeting held on 20 January 2015.

**The Committee recommendation to the Council is the same as that recommended by the Officers.**

Fairfax Media is a multi-platform, national media company comprising metro and regional print mastheads, websites and apps. As a branch of Fairfax Media, Fairfax Events produces a portfolio of major events across the genres of food, wine, entertainment, culture and sport. Their core food event brand, Good Food Month, is currently delivered in Sydney, Brisbane, Canberra and Melbourne. It is a month-long food event that celebrates all things food and drink, in partnership with Australia's best restaurants, food businesses and world-class chefs.

Fairfax Events partners with key stakeholders to deliver a diverse calendar of community events around the nation. Previous events include the Sydney Morning Herald Fun Run, Crave Sydney International Food Festival, Brisbane Times City2South and the NSW Wine Festival.

The Night Noodle Markets will be the first event that Fairfax Events has managed in Western Australia. Fairfax Events currently present the Night Noodle Market event as part of Good Food Month in Sydney, Brisbane and Melbourne.

The Fairfax food events team has up to 10 staff at any one time, covering operations, logistics, administration, sponsorship and business management. The majority of staff members hold degrees within their specified field.

**Summary of Event:**

The Night Noodle Market will take place for 12 nights in the Perth Cultural Centre between Wednesday, 18 March 2015 and Sunday, 29 March 2015, from 5.00pm to 11.00pm. Other city venues including the Supreme Court Gardens were considered but are unavailable on this occasion due to existing bookings. It is anticipated that in the future the event could be located within a City of Perth location given longer lead times to book.

Fairfax Events describes the event as *"an authentic yet contemporary hawker-style market – fun, family-friendly and free"*. The space will be set up as an outdoor meeting place for locals and visitors of all ages. It will feature 20-25 of the city's best Asian restaurants, themed bars and chill-out areas, plus live entertainment. There will be no entry fee into the space. Food and drink will be available for purchase.

It is expected that the vast majority (85-90%) of the stall holders will be local Perth businesses. Fairfax Events will charge stall holders a site rental fee of $500 per night and a commission of 20% on their nightly turnover.

Based on similar events in other capital cities, Fairfax Events estimates that attendance will be approximately 4,000 per night, or 48,000 over the duration of the event. They also predict that the event will have positive ramifications for nearby food businesses, cafes, pubs and bars. Based on research from the Sydney and Melbourne events, an average spend of $29 per attendee is expected to be made at surrounding local businesses.

The target market for the Night Noodle Market is a broad cross section of the population:

Core Target Market:

- Metro skew, with a broad cross section of visitors from regional areas.
- 30+ years.
- Interested in food and food events.
- Culturally aware and eager to explore diversities in cuisine.
- When eating out they will walk further for a good coffee and wait longer to go to a good restaurant.

Secondary Target Market:

- 18-29 years.
- Progressive and active people looking for inspirational food experiences that stimulate their desire to socialize and share a meal

**Publicity and Promotion**

The Night Noodle Market will be promoted predominately through local Fairfax Media channels of 6PR and 96FM, along with online sites watoday.com and

goodfoodmonth.com. Fairfax Events will also promote via several WA regional papers and will also aim to establish local TV and press partnerships to promote the event.

**Add on Events**

Fairfax Events have indicated it plans to present a series of add-on events to form part of the City's Eat Drink Perth program, as outlined in the benefits section of this report.

**Funding**

The total cost of the event is $1,151,505 (excluding GST). Organisers have requested cash sponsorship of $50,000 (4.5% of the total cost of the event). The event has also applied for $20,000 cash and in-kind funding from the MRA. Organisers have approached other corporate sponsors for support. The event will still go ahead as planned without the City of Perth's support.

**LEGISLATION / STRATEGIC PLAN / POLICY:**

| | |
|---|---|
| **Integrated Planning and Reporting Framework Implications** | **Corporate Business Plan**<br>Council Four Year Priorities: Healthy and Active in Perth<br>S15 Reflect and celebrate the diversity of Perth<br>15.1 Support and celebrate events that reflect and celebrate cultural diversity.<br>Council Four Year Priorities: Perth at Night<br>S13 Development of a healthy night time economy<br>13.1 Investigate ways to expand safe and healthy options for night-time activity in Perth city in collaboration with the business community and other stakeholders. |

**Policy**
Policy No and Name: 18.8 – Provision of Sponsorship and Donations

**DETAILS:**

**Eligibility for Sponsorship:**

| Criterion | Satisfied |
|---|---|
| The total value of the event exceeds the sponsorship requested. | Yes |
| The event takes place within a public space in the City. | Yes |

**Assessment of Application (Partnership):**

**1. Contribution of the event to the economy of the city.**

Based on previous events in other capital cities, Fairfax Events is estimating an overall attendance of 48,000 visitors to the event. Fairfax Events are predicting

this attendance will have positive economic benefit for surrounding businesses and have previous research that shows an average spend of $29 per attendee.

**2. Has a significant national or international profile or the potential to develop it.**

The event and the organisation have strong interstate media ties that will provide a platform to showcase Perth, the Night Noodle Market and Eat Drink Perth. It is likely this will have a positive impact on the local food and beverage industry.

**3. Contributes towards the achievement of one or more of the City's marketing objectives:**

- *to position the city as a city of regional and international significance;*
- *to increase visitation to the city;*
- *to increase economic investment in the city;*
- *to create a vibrant, energetic 24 hour city.*

The event is likely to position Perth as a city of regional significance in interstate markets using established media relationships and leveraging off the strong Good Food Month brand. The event will increase visitation to the City over a 12-day period, with an estimated attendance of 48,000.

**4. Preference will be given to events which provide free attendance.**

The event is free to attend. Food and beverage are available for purchase.

**5. Preference will be given to events which will be held exclusively in the city.**

The event is held in other capital cities in Australia. This will be the only Night Noodle Market held in Western Australia.

**6. Benefits to be provided to the City**

The benefits provided to the City are detailed in the recommendation section of this report.

**Event Sponsorship Category:**

- *Major Civic Partnership – Three to five years funding commitment, $50,000, plus CPI;*
- *State and National – Three years funding commitment, less than $50,000, plus CPI;*
- *Annual – Annual or historic funding, less than $20,000;*
- *Start-Up/One-Off – Once only funding, less than $15,000.*

The applicant is considered eligible for event sponsorship under the Major Civic Partnership category, in accordance with Policy 18.8 – Provision of Sponsorship and Donations.

Classifications are indicative only and subject to annual consideration.

**FINANCIAL IMPLICATIONS:**

| | |
|---|---|
| ACCOUNT NO: | CL 1486 9000 7901 ($17,803) Budgeted $50,000 |
| BUDGET ITEM: | Recreation and Culture – Other Culture – Other Cultural Activities |
| BUDGET PAGE NUMBER: | 39 |
| | **BUDGET ITEM** |
| BUDGETED AMOUNT: | $50,000 |
| AMOUNT SPENT TO DATE: | $25,000 |
| PROPOSED COST: | $25,000 |
| BALANCE: | $ 0 |

| | |
|---|---|
| ACCOUNT NO: | CL 1486 5000 7901 |
| BUDGET ITEM: | Recreation and Culture – Other Culture – Other Cultural Activities |
| BUDGET PAGE NUMBER: | 39 |
| | **BUDGET ITEM** |
| BUDGETED AMOUNT: | $423,900 |
| AMOUNT SPENT TO DATE: | $391,703 |
| PROPOSED COST: | $ 25,000 |
| BALANCE: | $ 7,197 |

All figures quoted in this report are exclusive of GST.

**COMMENTS:**

The Night Noodle Markets will provide a large scale city activation over a 12 day period and is likely to be a major draw card to the Eat Drink Perth festival. With free entry to the event and a comprehensive marketing plan, organisers are expecting 48,000 attendees to the event.

Fairfax Events will work closely with the City of Perth to ensure collaboration and cross promotion of the Forrest Place Twilight Hawkers Market, Yum Cha in the Park and other food-related activity that occurs within the same period.

The event will be positioned as an opening event for the Eat Drink Perth festival and assist in heightening the profile of the event to the advantage of the 80+ City of Perth businesses that feature within it.

The City will also work with Fairfax to ensues the presentation of the event, before during and after meet the high standards the City sets for our own activities.

It is recommended that Council approves a partnership with Fairfax Events of $50,000 (excluding GST) funded from the Eat Drink Perth project budget.

# FINANCE AND ADMINISTRATION COMMITTEE REPORTS

# ITEM NO: 14

## PAYMENTS FROM MUNICIPAL AND TRUST FUNDS – NOVEMBER 2014

***FINANCE AND ADMINISTRATION COMMITTEE RECOMMENDATION:*** ***(APPROVAL)***

***That in accordance with Regulation 13(1) of the Local Government (Financial Management) Regulations 1996, the list of payments made under delegated authority for the month ended 30 November 2014 be received and recorded in the Minutes of the Council, the summary of which is as follows:***

| ***FUND*** | ***PAID*** |
|---|---|
| ***Municipal Fund*** | ***$ 17,456,033.75*** |
| ***Trust Fund*** | ***$ 319,047.01*** |
| ***TOTAL:*** | ***$ 17,775,080.76*** |

**BACKGROUND:**

| | |
|---|---|
| FILE REFERENCE: | P1030070-11 |
| REPORTING OFFICER: | Con White, Chief Accountant |
| RESPONSIBLE DIRECTOR: | Robert Mianich, Director Corporate Services |
| DATE: | 28 November 2014 |
| MAP / SCHEDULE: | TRIM ref. 328867/14 |

The Committee recommendation to the Council for this report was resolved by the Finance and Administration Committee at its meeting held on 27 January 2015.

**The Committee recommendation to the Council is the same as that recommended by the Officers.**

**LEGISLATION / STRATEGIC PLAN / POLICY:**

| | |
|---|---|
| **Legislation** | Regulation 13(1) of the *Local Government (Financial Management) Regulations 1996* |
| **Integrated Planning and Reporting Framework Implications** | **Strategic Community Plan**<br>Council Four Year Priorities: Community Outcome<br>Capable and Responsive Organisation<br>A capable, flexible and sustainable organisation with a strong and effective governance system to provide leadership as a capital city and deliver efficient and effective community centred services. |

**COMMENTS:**

Payments for November 2014 included the following significant items:

- $4,836,580.55 to Doric Contractors Pty Ltd for the October 2014 progress claim in relation to the Perth City Library and Public Plaza project;

- $558,743.57 to Bos Surveying Pty Ltd for the provision of civil construction services for the two-way conversion of Mounts Bay Road.

- $393,899.47 to Seven Network (Operations) Limited for 2014 Christmas Pageant Grant.

# ITEM NO: 15

## PAYMENTS FROM MUNICIPAL AND TRUST FUNDS – DECEMBER 2014

***FINANCE AND ADMINISTRATION COMMITTEE RECOMMENDATION:*** ***(APPROVAL)***

***That in accordance with Regulation 13(1) of the Local Government (Financial Management) Regulations 1996, the list of payments made under delegated authority for the month ended 31 December 2014, be received and recorded in the Minutes of the Council, the summary of which is as follows:***

| ***FUND*** | ***PAID*** |
|---|---|
| ***Municipal Fund*** | ***$ 25,500,243.97*** |
| ***Trust Fund*** | ***$ 306,802.25*** |
| ***TOTAL:*** | ***$ 25,807,046.22*** |

**BACKGROUND:**

| | |
|---|---|
| FILE REFERENCE: | P1030070-12 |
| REPORTING OFFICER: | Con White, Chief Accountant |
| RESPONSIBLE DIRECTOR: | Robert Mianich, Director Corporate Services |
| DATE: | 2 January 2015 |
| MAP / SCHEDULE: | TRIM ref. 00182/15 |

The Committee recommendation to the Council for this report was resolved by the Finance and Administration Committee at its meeting held on 27 January 2015.

**The Committee recommendation to the Council is the same as that recommended by the Officers.**

**LEGISLATION / STRATEGIC PLAN / POLICY:**

**Legislation** Regulation 13(1) of the *Local Government (Financial Management) Regulations 1996*

| | |
|---|---|
| **Integrated Planning and Reporting Framework Implications** | **Strategic Community Plan**<br>Council Four Year Priorities: Capable and Responsive Organisation<br>A capable, flexible and sustainable organisation with a strong and effective governance system to provide leadership as a capital city and deliver efficient and effective community centred services. |

**COMMENTS:**

Payments for the month of December 2014 included the following significant items:

- $6,429,747.53 to the Department of Fire and Emergency Services for the emergency service levy second quarter contribution for 2014/15.

- $1,868,669.73 to Doric Contractors Pty Ltd for the December 2014 progress claim in relation to the Perth City Library and Public Plaza project.

- $821,941.65 to the Western Australian Treasury Corporation for loan payments of $543,456.28 for the Elder Street Carpark, $32,922.21 for the Goderich Street Carpark and $245,563.16 for the construction of the new Perth City Library and Public Plaza.

# ITEM NO: 16

## FINANCIAL STATEMENTS AND FINANCIAL ACTIVITY STATEMENT FOR THE PERIOD ENDED 30 NOVEMBER 2014

***FINANCE AND ADMINISTRATION COMMITTEE RECOMMENDATION:*** ***(APPROVAL)***

***That Council approves the Financial Statements and the Financial Activity Statement for the period ended 30 November 2014 as detailed in Schedule 28.***

**BACKGROUND:**

| | |
|---|---|
| FILE REFERENCE: | P1014149-25 |
| REPORTING OFFICER: | William Mulcahy, Senior Management Accountant |
| RESPONSIBLE DIRECTOR: | Robert Mianich, Director Corporate Services |
| DATE: | 7 January 2015 |
| MAP / SCHEDULE: | Schedule 28 – Financial Statements and Financial Activity Statement for the period ended 30 November 2014 |

The Committee recommendation to the Council for this report was resolved by the Finance and Administration Committee at its meeting held on 27 January 2015.

**The Committee recommendation to the Council is the same as that recommended by the Officers.**

**LEGISLATION / STRATEGIC PLAN / POLICY:**

| | |
|---|---|
| **Legislation** | Section 6.4(1) and (2) of the *Local Government Act 1995*<br>Regulation 34(1) of the *Local Government (Financial Management) Regulations 1996* |
| **Integrated Planning and Reporting Framework Implications** | **Strategic Community Plan**<br>Council Four Year Priorities: Capable and Responsive Organisation<br>A capable, flexible and sustainable organisation with a strong and effective governance system to provide leadership as a capital city and deliver efficient and effective community centred services. |

**DETAILS:**

The Financial Activity Statement is presented together with a commentary on variances from the revised budget.

**FINANCIAL IMPLICATIONS:**

There are no direct financial implications arising from this report.

**COMMENTS:**

The Financial Activity Statement commentary compares the actual results for the five months to 30 November 2014 with the revised budget approved by Council.

# ITEM NO: 17

## FINANCIAL STATEMENTS AND FINANCIAL ACTIVITY STATEMENT FOR THE PERIOD ENDED 31 DECEMBER 2014

***FINANCE AND ADMINISTRATION COMMITTEE RECOMMENDATION:*** ***(APPROVAL)***

***That Council approves the Financial Statements and the Financial Activity Statement for the period ended 31 December 2014 as detailed in Schedule 29.***

**BACKGROUND:**

| | |
|---|---|
| FILE REFERENCE: | P1014149-25 |
| REPORTING OFFICER: | Ian Berry, Manager Financial Services |
| RESPONSIBLE DIRECTOR: | Robert Mianich, Director Corporate Services |
| DATE: | 16 January 2015 |
| MAP / SCHEDULE: | Schedule 29 – Financial Statements and Financial Activity Statement for the period ended 31 December, 2014 |

The Committee recommendation to the Council for this report was resolved by the Finance and Administration Committee at its meeting held on 27 January 2015.

**The Committee recommendation to the Council is the same as that recommended by the Officers.**

**LEGISLATION / STRATEGIC PLAN / POLICY:**

| | |
|---|---|
| **Legislation** | Section 6.4(1) and (2) of the *Local Government Act 1995*<br>Regulation 34(1) of the *Local Government (Financial Management) Regulations 1996* |
| **Integrated Planning and Reporting Framework Implications** | **Strategic Community Plan**<br>Council Four Year Priorities: Capable and Responsive Organisation<br>A capable, flexible and sustainable organisation with a strong and effective governance system to provide leadership as a capital city and deliver efficient and effective community centred services. |

**DETAILS:**

The Financial Activity Statement is presented together with a commentary on variances from the revised budget.

**FINANCIAL IMPLICATIONS:**

There are no direct financial implications arising from this report.

**COMMENTS:**

The Financial Activity Statement commentary compares the actual results for the six months to 31 December 2014 with the revised budget approved by Council.

# ITEM NO: 18

## REVIEW OF COUNCIL POLICY CP9.9 – OVERDUE RATES

***FINANCE AND ADMINISTRATION COMMITTEE RECOMMENDATION:*** ***(APPROVAL)***

***That Council approves the amended Council Policy 9.9 – Overdue Rates as detailed in Schedule 30.***

**BACKGROUND:**

| | |
|---|---|
| FILE REFERENCE: | P1022727-11 |
| REPORTING OFFICER: | Amanda Bentley, Senior Rates Coordinator |
| RESPONSIBLE DIRECTOR: | Robert Mianich, Director Corporate Services |
| DATE: | 14 January 2015 |
| MAP / SCHEDULE: | Schedule 30 – Proposed Amended Policy CP9.9 – Overdue Rates |

The Committee recommendation to the Council for this report was resolved by the Finance and Administration Committee at its meeting held on 27 January 2015.

**The Committee recommendation to the Council is the same as that recommended by the Officers.**

Policy CP9.9 – Overdue Rates has had some minor amendments to bring the terminology and processes for legal processes up to date.

**LEGISLATION / STRATEGIC PLAN / POLICY:**

| | |
|---|---|
| **Legislation** | Section 6.56 of *Local Government Act 1995* |
| **Integrated Planning and Reporting Framework Implications** | **Corporate Business Plan 2013/14 to 2017/18**<br>Council Four Year Priorities: Capable and responsive organisation<br>S19 Improve the customer focus of the organisation<br><br>**Organisational Development Plan:**<br>G3 Strategic Financial Management – Critically revise relevant policies<br><br>**Strategic Community Plan:**<br>Capable and Responsive Organisation |

**Policy**
Policy No and Name: CP9.9 – Overdue Rates

**DETAILS:**

The City has previously employed the services of a Debt Collection Agency to collect all outstanding and overdue rates and charges on its behalf.

The purpose of amending this policy is to reflect the following changes:

| |
|---|
| • Council bringing the debt collection process 'in-house', as opposed to referring overdue debts to a Debt Collection Agency. |
| • It also provides for changes to the terminology used for different legal processes in order to recover an outstanding rates debt. |
| • Include the relevant sections of the *Local Government Act 1995* when referring to particular recovery actions that can be taken. |

**FINANCIAL IMPLICATIONS:**

| | |
|---|---|
| ACCOUNT NO: | 52A21000-7212 |
| BUDGET ITEM: | Rates Administration |
| BUDGET PAGE NUMBER: | 11 |
| BUDGETED AMOUNT: | $2,000 |
| AMOUNT SPENT TO DATE: | $ 191 |
| PROPOSED COST: | $2,000 |
| BALANCE: | $1,809 |

All figures quoted in this report are exclusive of GST.

**COMMENTS:**

The City previously used the services of a debt collection agency for normal collections of overdue ratepayer debts. A review of rates administration procedures indicated that the introduction of 'in-house' recovery of debts has resulted in additional efficiencies both in terms of timing and collection processes. Importantly it also provides for more interaction between the ratepayers and staff, and therefore not involving third party agents.

Where rates or charges remain outstanding after their due date, and no election has been made to pay the amounts by instalments, legal action will be taken for their recovery. All legal costs associated with recovery action are added to the ratepayers account as permitted under the law, in addition to interest on unpaid rates.

Provision is made for ratepayers experiencing difficulties in paying their rate accounts to make alternative payment arrangements by contacting the Rates Department and submitting a written application. Payment arrangements attract a nominal administration fee and overdue interest charges on all outstanding amounts.

Failure to make a suitable arrangement will result in recovery action being taken as described in the Council Policy CP9.9 – Overdue Rates.

Outstanding rates, ESL and other charges are ultimately secured against the property and are, in most cases, recoverable on the sale of the property.

# ITEM NO: 19

## ANNUAL OPERATING SUBSIDY 2013/14 – PERTH THEATRE TRUST (PERTH CONCERT HALL)

***FINANCE AND ADMINISTRATION COMMITTEE RECOMMENDATION:*** ***(APPROVAL)***

***That Council authorises the Chief Executive Officer to release the 2013/14 operating subsidy of $220,747.70 to the Perth Theatre Trust for the Perth Concert Hall.***

**BACKGROUND:**

| | |
|---|---|
| FILE REFERENCE: | P1000263-6 |
| REPORTING OFFICER: | Bill Clohesy, Senior Property Officer |
| RESPONSIBLE DIRECTOR: | Garry Dunne, Director City Services |
| DATE: | 25 November 2014 |
| MAP / SCHEDULE: | Schedule 31 – Perth Concert Hall – Annual Report 2013/14 |

The Committee recommendation to the Council for this report was resolved by the Finance and Administration Committee at its meeting held on 27 January 2015.

**The Committee recommendation to the Council is the same as that recommended by the Officers.**

In accordance with Clause 25 of the lease between the City of Perth and the Perth Theatre Trust (the Trust), the Trust is to provide the City with a report by 1 August each year on the performances, functions, receptions and events, held on the premises for the 12 month period from 1 July of the previous year up to and including, 30 June of the current year. The report is required to include details on each of the following Key Result Areas:

1. Variety of events hosted, detailing the category (WASO concerts, Musica Viva concerts, school graduation ceremonies, jazz concerts) and the number of events in each category.

2. Public attendance numbers for each category of event.

3. Gross revenue obtained and total expenditure incurred by the tenant from each area of business conducted on the premises.

4. Expenditure incurred by the tenant in maintaining the premises in accordance with the obligations under the lease.

At its meeting held on **20 February 2007**, Council endorsed a series of annual increases to the Perth Concert Hall operating subsidy to be paid by the City ending in 2010/11 with a subsidy of $200,000 and thereafter to be increased by the movement in CPI.

The funds are conditional upon the subsidy being spent only on maintenance by the Lessee of the Perth Concert Hall and not to reduce the State Government financial contribution.

The Trust has confirmed in writing that the additional subsidy from the City would be used in future to increase their maintenance expenditure and not to decrease the support that they receive from the State Government.

**LEGISLATION / STRATEGIC PLAN / POLICY:**

| | | |
|---|---|---|
| **Integrated Planning and Reporting Framework Implications** | **Corporate Business Plan**<br>Council Four Year Priorities: Capable and responsive organisation | |
| | S20 | Meaningful and contemporary community engagement and communications |
| | IP35 | Enhance community engagement |

**DETAILS:**

In its annual report for 2013/14 (refer to Schedule 31), the Trust advised that major performances held in the venue included:-

**Key Result Areas 1 and 2 – Variety of Events Hosted and Public Attendances**

| Category | Number of Performances | | | Attendances | | |
|---|---|---|---|---|---|---|
| | **2011/12** | **2012/13** | **2013/14** | **2011/12** | **2012/13** | **2013/14** |
| Classical Music | 80 | 72 | 85 | 100,103 | 89,027 | 104,894 |
| Rock, Pop, Jazz | 28 | 27 | 27 | 33,331 | 35,341 | 31,619 |
| Speech / Graduation nights | 11 | 11 | 13 | 14,815 | 13,287 | 17,941 |
| Schools Performances | 10 | 4 | 10 | 9,950 | 4,738 | 12,754 |
| Dance Schools | 3 | 1 | 0 | 2,980 | 1,100 | 0 |
| Ballet | 2 | 4 | 6 | 1,450 | 4,492 | 4,312 |
| Comedy / Music Comedy | 1 | 2 | 5 | 1,020 | 2,160 | 7,372 |
| Musicals | 0 | 0 | 0 | 0 | 0 | 0 |
| Opera | 0 | 2 | 1 | 0 | 1,992 | 1,612 |
| Drama (Plays) | 0 | 1 | | 0 | 455 | |

| Category | Number of Performances | | | Attendances | | |
|---|---|---|---|---|---|---|
| Conference / Meetings | 0 | 0 | 0 | 0 | 0 | 0 |
| Religious Meetings | 0 | 0 | 1 | 0 | 0 | 1,200 |
| Children's Performances | 3 | 1 | 4 | 2,975 | 1,200 | 6,318 |
| Variety of Other Events | 6 | 7 | 6 | 1,100 | 5,279 | 6,395 |
| **Total** | **144** | **132** | **158** | **167,724** | **159,071** | **194,417** |

**Key Result Area 3 – Gross Revenue**

| | 2011/12 | 2012/13 | 2013/14 |
|---|---|---|---|
| Venue and Equipment Hire | $585,046 | $656,863 | $638,770 |
| Other Revenue | $30,477 | $27,922 | $67,758 |
| Programs and Merchandise | $18,505 | $13,253 | $22,017 |
| Catering | $1,438,589 | $1,466,240 | $1,653,587 |
| **Total Income** | **$2,072,617** | **$2,164,278** | **$2,382,132** |

**Key Result Area 4 – Maintenance Expenditure**

| | 2011/12 | 2012/13 | 2013/14 |
|---|---|---|---|
| Operational items | $311,441 | $294,247 | $398,371 |
| Capital Works (Excluding office equipment and furniture) | $778,868 | $113,022 | $390,000 |
| **Total Expenditure** | **$1,090,309** | **$407,269** | **$788,371** |

**FINANCIAL IMPLICATIONS:**

ACCOUNT NO:
BUDGET ITEM: Other Culture
BUDGET PAGE NUMBER: 11
BUDGETED AMOUNT: $225,000.00
AMOUNT SPENT TO DATE: $NIL
PROPOSED COST: $220,747.70
BALANCE: $ 4,252.30

The Perth Theatre Trust request for $220,747.70 represents a 2.3% increase on the 2012/13 contribution compared to the CPI increase for the Financial Year ending June 2014 of 3%.

All figures quoted in this report are exclusive of GST.

**COMMENTS:**

It is recommended that authorisation be given to the Chief Executive Officer to release the subsidy of $220,747.70 for 2013/14 to the Perth Theatre Trust as it has met the undertaking given in 2007 to expend funds on maintenance of the venue.

# ITEM NO: 20

## TENDER 121-13/14 – SUPPLY & PRODUCT SUPPORT OF PARKING METERS

***FINANCE AND ADMINISTRATION COMMITTEE RECOMMENDATION:*** ***(APPROVAL)***

***That Council accepts the most suitable tender, being that submitted by Reino International Pty Ltd, for the supply and product support of parking Meters (Tender 121-13/14) for a period of five years, in accordance with the Schedule of Rates detailed in Confidential Schedule 32 for the first year, and with each subsequent year subject to CPI increases.***

**BACKGROUND:**

| | |
|---|---|
| FILE REFERENCE: | P1030509 |
| REPORTING OFFICER: | Tavengwa Madangure, Contracts Officer |
| RESPONSIBLE DIRECTOR: | Douglas Forster, Director City Infrastructure & Enterprises |
| DATE: | 13 January 2015 |
| MAP / SCHEDULE: | Confidential Schedule 32 – Schedule of Rates<br>Confidential Schedule 33 – Tender evaluation matrix |

The Committee recommendation to the Council for this report was resolved by the Finance and Administration Committee at its meeting held on 27 January 2015.

**The Committee recommendation to the Council is the same as that recommended by the Officers.**

Tender 121-13/14 – Supply and Product Support of Parking Meters was advertised in the West Australian newspaper on Wednesday, 21 May 2014. Tenders closed at Thursday, 26 June 2014 with the following tender submissions received:

- Coalglow Pty Ltd (Coalglow).
- Global Integrated Solutions Ltd (GIS).
- Reino International Pty Ltd T/A Duncan Solutions (Reino).

The scope of the services is for the replacement of single head Duncan parking meters which have reached the end of their life span and are technologically obsolete. The parking meters are situated throughout the city and serve single and

double bay parking spaces. The new parking meters are to cater for single and multi-bay parking spaces for vehicles and motorcycles. The capabilities of the parking meters shall include the following:

- Contactless pay wave, pay pass and Tap & Go functionalities.
- Multi – Payment options: coins, credit / debit cards and CPP parking card.
- Real-time – online reporting and diagnostics capabilities.
- Solar power.
- Paperless – no tickets required, enforcement undertaken at the meter.
- Pay by phone capabilities.
- Integration with ground sensors to improve enforcement efficiencies.

**LEGISLATION / STRATEGIC PLAN / POLICY:**

| | |
|---|---|
| **Legislation** | Section 3.57 of the *Local Government Act 1995*<br>Part 4 of the *Local Government (Functions and General) Regulations 1996* |
| **Integrated Planning and Reporting Framework Implications** | **Corporate Business Plan**<br>Council Four Year Priorities: Capable and Responsive Organisation<br>S19 Improved organisational customer focus |

**Policy**
Policy No and Name: 9.7 – Purchasing

**DETAILS:**

The tender evaluation comprised of a four stage process as follows:

1. Compliance assessment
2. Qualitative evaluation
3. Pricing evaluation & shortlisting
4. Field testing

**Compliance Assessment:**

All tender submissions were evaluated for compliance. The tender evaluation panel found that the submissions from GIS and Reino had met the compliance requirements for the tender. The submission from Coalglow however, failed to meet compliance requirements for the following reasons:

- Coalglow did not offer product support after the warranty period, and the warranty offered was for 1 year against the 2 years requested in the tender.
- Coalglow did not provide pricing for an EMV & PCI compliant parking meter.
- No past performance details and references were provided.
- A number of areas in the schedules were not completed or had the annotation ‘TBC’, and no details of insurance were provided.

The tender evaluation panel agreed that the tender submission by Coalglow lacked detail, was incomplete and should be excluded from further evaluation.

**Qualitative Assessment against Selection Criteria:**

The tenders were assessed against the following qualitative criteria:

- Organisational and Resource Capacity.
- Product Offer and Field Performance.
- Quality Assurance and Methodology.
- Product Support and Software Development.
- Past Performance and Referees.

The tender submissions from Reino and GIS were progressed for qualitative and pricing evaluation. The results of the qualitative criteria were however, subject to revision after shortlisting and field testing. Both companies were able to demonstrate good organisational and resource capacity, and past performance in supplying and supporting parking equipment to other local governments in Australia. The tender evaluation panel found the offer by GIS had addressed the requirements of the City however; the meter offered was not yet developed, and could not be tested until January 2015.

The tender evaluation panel found the offer from Reino satisfactory and had met the selection criteria for the tender.

The offer from GIS was scored slightly higher than that of Reino on product offer as the design provided better aesthetics and size proposals. Other aspects of both tender submissions were found to be very similar.

**Pricing Evaluation**

A pricing comparison was undertaken before the tenderers could be shortlisted for field testing. It was found that the unit costs for the GIS parking meter were substantially higher for small batch orders than that of Reino, and GIS initial software costs made their parking meters exceedingly expensive and outside the City's budget.

Due to the unavailability of the GIS parking meter for field testing within the City's required timeframes and the higher pricing, the tender evaluation panel agreed not to progress further with the offer from GIS.

Reino's pricing was found to be competitive and was able to avail the offered parking meter for field testing at two weeks' notice. It was agreed to shortlist Reino's proposed meter for the field testing.

**Field Testing**

The field testing period occurred from 11 September 2014 to 26 November 2014. After the field testing, the panel was in agreement that Reino's proposed parking meter had met the specification requirements of the tender.

Concern as raised over some of the reporting features of the software that had been used with the trial meter. A presentation was made by Reino in which it made an undertaking to carry out the requested software improvements before the delivery of the parking meters. The tender evaluation panel considered that the commitment provided by Reino to make the suggested improvements before delivery to be satisfactory.

The tender evaluation panel concluded that Reino had demonstrated and met the qualitative and field testing selection criteria requirements of the tender and had offered a competitive price that represents best value for money for the City.

**FINANCIAL IMPLICATIONS:**

| | |
|---|---|
| ACCOUNT NO: | CW0576000 |
| BUDGET ITEM: | Capital Item |
| BUDGET PAGE NUMBER: | 21 |
| BUDGETED AMOUNT: | $461,250 |
| AMOUNT SPENT TO DATE: | NIL |
| PROPOSED COST: | $323,850 |
| BALANCE: | $137,400 |
| | |
| ANNUAL MAINTENANCE: | $ 12,000 |
| ESTIMATED WHOLE OF LIFE COST: | $450,000 |

All figures quoted in this report are exclusive of GST.

The budgeted amount of $461,250 is based on existing requirements, the contract is for a five year period based on a schedule of rates and allows for purchasing of additional parking meters if the need arises and funds are available.

**COMMENTS:**

Based on the results of the qualitative selection criteria, pricing and field testing the panel found the tender submission from Reino International Pty Ltd to be the most advantageous for the City and recommends acceptance of its tender submission.

# WORKS AND URBAN DEVELOPMENT COMMITTEE REPORTS

# ITEM NO: 21

## MURRAY STREET WEST – CONCEPT PLAN FOR TWO WAY CONVERSION – STAGES 2 AND 3 (THOMAS STREET TO ELDER STREET )

***WORKS AND URBAN DEVELOPMENT COMMITTEE RECOMMENDATION:*** ***(APPROVAL)***

***That Council:***

1. ***approves the draft Concept Plan for the two way conversion of Murray Street West – Stages 2 and 3 (Thomas Street to Elder Street), as detailed in Schedule 34;***

2. ***notes that the plan has been developed to address the following:***

   ***2.1 improved permeability and legibility of the city with the reintroduction of two way traffic;***

   ***2.2 extension of the completed two way section of Murray Street West (William Street to Elder Street);***

   ***2.3 extension of on-road cycle lane infrastructure increasing connectivity of the cycling network across the city;***

   ***2.4 retention of most kerbside parking and servicing with adjustments surrounding intersections where necessary;***

3. ***approves the release the draft Concept Plan for community and stakeholder consultation and notes that the plan is subject to change following consideration of any feedback received;***

***(Cont'd)***

***4. notes that the results of consultation together with a final Concept Plan and detailed cost estimate will be presented to Council at a future meeting;***

***5. notes that the implementation of the project will comprise two stages of construction, Stage 2 (Thomas Street to Havelock Street) within the 2015/16 financial year, and Stage 3 (Havelock Street to Elder Street) within the 2016/17 financial year.***

**BACKGROUND:**

| | |
|---|---|
| FILE REFERENCE: | P1030832 |
| REPORTING OFFICER: | Richard Spencer – Senior Engineer, Traffic and Transport |
| RESPONSIBLE DIRECTOR: | Steven McDougall – Acting Director Planning and Development |
| DATE: | 7 January 2015 |
| MAP / SCHEDULE: | Schedule 34 – Two Way Street Draft Concept Plan<br>Schedule 35 – Two Way Streets Brochure – Changing the Culture of Movement |

The Committee recommendation to the Council for this report was resolved by the Works and Urban Development Committee at its meeting held on 20 January 2015.

**The Committee recommendation to the Council is the same as that recommended by the Officers.**

**Two Way Traffic**

At the Council meeting held on **10 March 2009**, Council approved the proposed staging for two-way traffic conversion in the city.

Subsequently Council reiterated its commitment to the two-way streets program at its meeting on **27 January 2010** with the adoption of the City's Urban Design Framework. At its meeting on **24 August 2010**, Council endorsed the 'Perth City Streets – Transport Plan Strategic Agreement'. The program is also underpinned with a "to, not through" access philosophy to city streets – further defining the centre of the city as a destination for people.

In accordance with the staging program, two-way traffic has so far been reintroduced in the following streets:

- William Street – between Wellington Street and Mounts Bay Road;
- The Esplanade – between William Street and Barrack Street;
- Barrack Street – between The Esplanade and St Georges Terrace;
- Horseshoe Bridge – between Roe Street and Wellington Street;
- Beaufort Street – between Roe Street and Newcastle Street;

- William Street – between Roe Street and Newcastle Street;
- Murray Street – between William Street and Elder Street;
- Murray Street – between Barrack Street and Pier Street; and
- Mounts Bay Road – between William Street and Mill Street.

The section of Murray Street between William Street and Elder Street, was opened to two way traffic on Sunday 1 December 2013 which completed the first stage of the overall intention to convert the entire western section of Murray Street up to Thomas Street. This report presents a draft Concept Plan for the subsequent stages for consideration and seeks approval for release of the plan for community and stakeholder consultation.

**City Cycle Plan**

At its meeting of **9 October 2012**, Council endorsed the Cycle Plan 2029 and the associated Implementation Plan 2012-2017. A key element of the Cycle Plan is the installation of dedicated on-road cycle lanes in Murray Street to provide an east-west connection between the central core of the city and West Perth including integration with the north-south shared path connection on George Street.

A draft concept plan has been developed based on these fundamental commitments, the details of which are the subject of this report. Information on the project programme and budget are also provided.

**LEGISLATION / STRATEGIC PLAN / POLICY:**

| | |
|---|---|
| **Legislation** | Section 3.53 of the *Local Government Act 1995* |
| **Integrated Planning and Reporting Framework Implications** | **Corporate Business Plan**<br>Council Four Year Priorities: Living in Perth<br>S4 Enhanced accessibility in and around the City including parking<br>4.1 Advocate and work in partnership with others to provide safe and convenient ways to get around Perth, including cycling, light rail and CAT buses.<br>4.2 Continue two-way street conversion program<br>Promote and facilitate CBD living<br>Council Four Year Priorities: Getting Around Perth<br>9.3 Enhance and maintain public spaces and streets to high standards to ensure the city centre is an attractive place for people. |
| **Policy**<br>Policy No and Name: | 9.7 – Purchasing Policy |

**DETAILS:**

As part of its 'Urban Design Framework – A Vision for Perth 2029', the City is progressively changing its one-way streets to two-way with the aim of improving the legibility and permeability of the road network.

The program is also underpinned with a "to, not through" access philosophy to city streets, further defining the centre of the city as a destination for people.

**Existing Situation**

Murray Street has a mix of residential and commercial development, with the residential development focused at the western end and the commercial development extended at street level over much of the length of Murray Street.

The City of Perth Cycle Plan 2029 identifies the section of Murray Street from Thomas Street to Elder Street (Stages 2 and 3) as a 'City Cycle Route' which is typified by dedicated on-road cycle lanes and will complete a much needed cycle connection to regional routes and major destinations.

The current general layout of Murray Street, between Thomas Street and Elder Street, provides two one way lanes and parking for most of its length. This one-way movement pattern restricts permeability, contributes to relatively high vehicle speeds, increased journey distances, and lacks legibility to road users. It also provides very little amenity and safety for pedestrians and cyclists.

Stages 2 and 3 of this two way conversion will continue on from the successful completion of Stage 1 (William Street to Elder Street) and will finalise the connection of the central city core to West Perth in both directions. Stages 2 and 3 of the project need to continue to provide a safe, efficient and attractive two way street that fits into the urban fabric to ensure greater connectivity between West Perth and the shopping and business centre of Perth.

The combined length of Stages 2 and 3 has facilitated the need to split the project into two construction stages, with Stage 2 being from Thomas Street to Havelock Street, and Stage 3 being from Havelock Street to Elder Street.

**Stage 2 – Thomas Street to Havelock Street**

This section of Murray Street comprises approximately half of the entire 1.2 kilometre section intended to be converted to two way traffic operation.

The draft Concept Plan for Murray Street addresses the above issues with the overall aim of significantly improving its function and role within the City's street network. The plan proposes:

- Creation of a safer and more cycle-friendly environment with the introduction of on-road cycle lanes.
- Conversion to two-way traffic to allow more choice of movement and greater street legibility within the city.

Key elements of the plan include:

*Footpath Upgrade and Pedestrian Facilities*

- Creation of a new two metre wide footpath on the northern side of Murray Street between the intersection with Colin Street and Havelock Street increasing pedestrian safety and amenity.

- Upgrade of existing signal controlled intersections to parallel walk pedestrian crossing phases with head start protection, in line with the State Government's conversion of the majority of intersections within the City of Perth.

*Cycle Infrastructure:*

- Extension of the on road east/west cycle route with one cycle lane in each direction with incorporation of head start boxes at intersections, signal modifications, signage, road markings and also green surface treatment to increase the prominence of cycle infrastructure in potentially hazardous areas.

- Widening of Murray Street by some 1.5 metres, between the intersections of Outram Street and Colin Street, along the designated 'Road Widening Reserve' to accommodate the required width for traffic and cycle lanes in each direction.

*Two-way Traffic:*

- One lane of traffic in each direction and the widening out at intersections where necessary; with an emphasis on retention of existing kerb lines, as far as possible.

- A reduced speed limit in this section is being considered to further improve the environment for cyclists and pedestrians.

- Retention of most kerbside parking and services, as far as possible. The current proposed changes to the road layout require the relocation of some kerbside services and the likely loss of 19 out of 84 on street parking bays.

- Access to Thomas Street from Murray Street will be left turn only (i.e. there will not be a right turn permissible from Murray Street into Thomas Street). This is because of the extensive queuing in Thomas Street from the Wellington Street/Roberts Road traffic signals across Murray Street. There is also no scope for traffic signals at Murray Street/Thomas Street as discussions with Main Roads WA has concluded that these would not be supported by Main Roads WA. This is also a movement which does not currently exist, and there are alternative route options to access Thomas Street via Wellington Street from Murray Street, prior to the Thomas Street intersection.

**Stage 3 – Havelock Street to Elder Street**

This section of Murray Street makes up the remainder of the 1.2 kilometre section yet to be converted to two way operation. It includes the interface with the Mitchell Freeway comprising the southbound on ramp adjacent to Elder Street. The operation of the George Street and Elder Street intersections are likely to be closely scrutinised by Main Roads Western Australia (MRWA), the custodians of the Freeway Bridge and the authority responsible for Freeway operations including regulatory signage, line marking and traffic signal operation.

Key elements of the plan include:

*Footpath Upgrade and Pedestrian Facilities:*

- Pedestrian improvements at the intersections with Coolgardie Street and also Gordon Street through the building out of the corner kerb radii to reduce the crossing distance, which is currently very wide. This also has the effect of embaying the on street parking on these side roads.

- Installation of new traffic signals at the intersection with Harvest Terrace to improve pedestrian crossing facilities on this busy desire line.

*Cycle Infrastructure:*

- Extension of the on road east/west cycle route with one cycle lane in each direction. Incorporation of head start boxes at intersections, signal modifications, signage, road markings and also green surface treatment to increase the prominence of cycle infrastructure in potentially hazardous areas.

*Two-way Traffic:*

- One lane of traffic in each direction and the widening out at intersections where necessary, with an emphasis on retention of most kerbside parking and servicing in this area.

- Significant modifications to the section of Murray Street beneath the Mitchell Freeway bridge including changes to the southbound on ramp access, lane allocations and alterations to signal phasing.

- Introduction of a westbound right turn from Murray Street to George Street providing an important connection to Wellington Street and an alternative access to the Freeway northbound helping to alleviate congestion on the current one way system. This new link is considered important given the lack of a right turn in the westbound direction at the intersection of Murray Street/Milligan Street.

- A reduced speed limit in this section is being considered to further improve the environment for cyclists and pedestrians.

- The current proposed changes to the road layout require the relocation of some kerbside services and the likely loss of 8 out of 47 on street parking bays.

**Strategic Importance of Project**

The implementation of two-way traffic in this section of Murray Street has strategic transport benefits. As well as generally improving permeability by enabling alternative routes through the West End, the two-way conversion will:

- Provide alternative access to the Mitchell Freeway North, via George Street;
- Relieve pressure on Wellington Street by enabling alternative east/west traffic movements across the city;
- Relieve afternoon peak time pressure on streets in the West End by providing an alternative route for vehicles exiting the city; and
- Greatly assist east-west city traffic movements during periods of construction activity on the surrounding road network by providing alternative diversion routes not previously possible through the use of traffic management.

The existing Murray Street intersections surrounding the Mitchell Freeway currently operate at capacity during peak periods. Traffic modelling predicts that with the changes to two way configuration including redistribution of traffic flows and alterations to signal phasing to accommodate the new westbound movements, these intersections surrounding the freeway continue to operate at capacity with a similar overall level of service as experienced today. This is with the added benefits of the new westbound movement providing greater accessibility and permeability across the city road network. With the additional access to Freeway North via Murray Street, this is predicted to relieve pressure on Wellington Street for Freeway bound movements.

The intersections in West Perth currently operate with some spare capacity during peak periods. The modelling shows that some of this spare capacity will be taken up by the new westbound traffic demand and with changes to signal phasing to operate the most efficient sequence it is predicted that these intersections will operate close to capacity under the current conceptual two way layout. It is also seen that the new westbound direction on Murray Street shall relieve Hay Street in this area.

At this moment in time, the traffic modelling is subject to change in tandem with changes to the street design as a result of consultation, road safety audit and detailed design work yet to be undertaken.

Further modelling work will be undertaken and greater detail will be reported on at a subsequent meeting of Committee and Council in order to give an accurate picture of the predicted operation of the final recommended two way street layout. It is intended that this information shall help inform decisions on whether to ultimately proceed to construction at that time.

**Stages 2 and 3 Consultation and Program**

Following Council approval for the public release of the Stage 2 and 3 draft Concept Plan, community and stakeholder consultation will commence. This is currently anticipated to be in mid-February for a period of one month. The feedback received during consultation will be reviewed, consolidated and, if appropriate, design changes will be incorporated into the detailed design.

Internal consultation feedback on the concept design has been received from Parks and Landscape Services, Approval Services, Compliance Services and Contract and Asset Management Services. All feedback received will inform the evolution of the detailed design drawings, to be presented to Council at a later date.

At the concept design stage the project will be the subject of an independent road safety audit and again will be subject to change following the findings and recommendations of the audit.

The Concept Plan shall then be finalised and, together with the feedback from stakeholder consultation, be submitted to Council for final approval at a later date.

At present, it is intended that design and documentation of Stages 2 and 3 will be completed by the end of the current financial year. Following this, it is expected that construction of Stage 2, between Thomas Street and Havelock Street shall commence within the 2015/16 financial year. The timing for construction to implement the project will be considered in conjunction with an inter-agency transport working group with a view to minimising traffic congestion taking into account other works scheduled in the area.

Funding for construction of Stage 3 (between Havelock Street and Elder Street) is available within 2016/17 financial year. Again construction timing will be subject to discussion with an inter-agency transport working group.

Following any changes to the design resultant from community and stakeholder consultation, road safety audits and development of detailed design drawings, a detailed cost estimate shall be prepared for each stage and reported to Council.

**FINANCIAL IMPLICATIONS:**

| | |
|---|---|
| ACCOUNT NO: | CW1637 |
| BUDGET ITEM: | Transport, Streets, Roads, Bridges, Depot: 2-Way Street Conversion Programme – Murray Street |
| BUDGET PAGE NUMBER: | 19 |
| BUDGETED AMOUNT 2014/15: | $100,000 |
| AMOUNT SPENT TO DATE: | $ 8,996 |
| PROPOSED COST (DESIGN AND DOCUMENTATION): | $100,000 |
| BALANCE: | $ 0 |

There is currently listed a further $400,000 in 2015/16 and $1,000,000 in 2016/17 of the Four Year Financial Plan to complete construction of the project.

*On-Street Park – Probable Loss of Revenue*

It is estimated that the approximate total loss of 27 out of 131 short-term on-street parking bays across the entire 1.2 kilometre section of Murray Street will generate a net loss of some $3,000 per parking bay per annum. This totals an estimated $81,000 per annum, to the City of Perth. It is noted that this figure is subject to change, as development of the street design changes through feedback received from the consultation process, findings of an independent road safety audit and subsequent detailed design evolution. A more accurate figure shall therefore be calculated with consideration of data collected on bay utilisation in the West Perth area. The final figure shall be presented to Council at a future meeting.

It is noted that the majority of parking bays lost are surrounding intersections, the removal of which is made necessary to facilitate the accommodation of cycle lanes in both directions. It is noted that the design has prioritised sustainable modes of transport in cycling and public transport – above private car parking when reallocating road space as a result of the changes. This is in accordance with the hierarchy of road users in Council's On-Street Parking Policy and the Urban Design Framework 2029.

**COMMENTS:**

The introduction of two-way traffic in Murray Street between Thomas Street and Elder Street furthers the aims of the City's 'Urban Design Framework – A vision for Perth 2029' which aspires to prioritise two-way traffic systems that make streets easier to navigate, safer and that discourage higher traffic speeds. The proposed changes complement the wider strategy of restoring two-way traffic to existing one-way streets in the city and involve an integrated cycling route as part of the City of Perth Cycle Plan 2029.

A commitment to complete Stages 2 and 3 of the project will finish the 'link' between the West End of the city and the central core, providing much needed connectivity not only for motorised vehicles but more importantly for the growing numbers of cyclists accessing and travelling within the city.

These changes are also critical to providing alternative east/west movement of traffic to compliment Wellington Street. The two-way conversion proposed under Stage 3 will also improve alternative access to the northbound side of the Mitchell Freeway via George Street. Once complete, the changes should significantly improve the legibility and permeability of the street for all road users.

The timing for construction for both stages of this project will be critical. Full consultation will be conducted with other relevant government agencies to establish the best time to build. This will also be reported on at a future meeting of Council.

# ITEM NO: 22

## TENDER 045-14/15 – MANUFACTURE AND DELIVERY OF LITTER BIN ENCLOSURES

***WORKS AND URBAN DEVELOPMENT COMMITTEE RECOMMENDATION:*** ***(APPROVAL)***

***That Council accepts the most suitable tender, being that submitted by Boyd Metal Industries, for the manufacture and delivery of litter bin enclosures (Tender 045-14/15) for a period of four years commencing 15 February 2015, in accordance with the Schedule of Rates detailed in Schedule 36 for the first year, and with each subsequent year subject to CPI increases.***

**BACKGROUND:**

| | |
|---|---|
| FILE REFERENCE: | P1030914 |
| REPORTING OFFICER: | Mel Wilson, Project Officer Works and Services |
| RESPONSIBLE DIRECTOR: | Doug Forster, Director City Infrastructure and Enterprises |
| DATE: | 17 December 2014 |
| MAP / SCHEDULE: | Schedule 36 – Schedule of Rates<br>Schedule 37 – Litter Bin Enclosures – Photographs<br>Confidential Schedule 38 – Tender Evaluation Matrix – Distributed to Elected Member under separate cover |

The Committee recommendation to the Council for this report was resolved by the Works and Urban Development Committee at its meeting held on 20 January 2015.

**The Committee recommendation to the Council is the same as that recommended by the Officers.**

Tender 045-14/15 – Manufacture and Delivery of Litter Bin Enclosures was advertised in The West Australian on Wednesday, 29 October 2014. Tenders closed at 2.00pm on Tuesday, 18 November 2014, and the following tenders received:

- Rivierra Pty Ltd trading as Australian General Engineering;
- EP Draffin Manufacturing Pty Ltd trading as Draffin Street Furniture;
- Boyd Metal Industries;
- Altiform Pty Ltd; and
- The Terrain Trust trading as Terrain Group Pty Ltd.

In late 2013 and the first half of 2014 the City undertook trials of higher capacity bins and public place recycling in William Street and the Hay and Murray Street Malls in order to ascertain the effects on service and the viability of recycling in the public domain. Operational systems did not allow a full audit of waste diverted from landfill, however anecdotal evidence indicates public place recycling is well utilised and is in the public interest. Overall, the results of the trial were positive and as such a design consultant was engaged to design suitable, bespoke enclosures for the larger capacity bins.

Following consultation and revision of designs, prototype stainless steel enclosures were manufactured and installed in William Street to test durability, maintenance requirements and usage. Results were again favourable and tenders were called for the manufacture and delivery of enclosures for the next four years.

The City requested two enclosure sizes, capable of taking either a 120 litre mobile garbage bin (wheelie bin) or a 240 litre mobile garbage bin with each size having four different design elements, those being:

- Waste bin enclosure with hood;
- Waste bin enclosure with incorporated ashtray and no hood;
- Waste bin enclosure with no ashtray or hood; and
- Recycle bin enclosure.

Enclosures are to be manufactured utilising stainless steel, polished to a satin finish.

**LEGISLATION / STRATEGIC PLAN / POLICY:**

| | |
|---|---|
| **Legislation** | 3.57 of the *Local Government Act 1995*<br>Part 4 of the *Local Government (Functions and General) Regulations 1996* |
| **Integrated Planning and Reporting Framework Implications** | **Corporate Business Plan**<br>Council Four Year Priorities: Living in Perth<br>S9 Promote and facilitate CBD living.<br>9.3 Enhance and maintain public spaces and streets to high standards to ensure the city centre is an attractive place for people. |

**Policy**
Policy No and Name: 9.7 – Purchasing Policy

**DETAILS:**

Tenderers were required to address the selection criteria in the specification in detail to demonstrate both their experience and ability to manufacture and deliver the bin enclosures and to submit a Form of Tender that included a Schedule of Rates.

The criteria included:

- Experience;
- Support Resources;
- Program of Works; and
- Quality Control.

The five submissions were assessed and ranked according to the criteria with particular emphasis on relevant experience and resources, predominantly in respect to plant, facilities and trained labour. Each submission was assessed individually and ranked in order of merit against the qualitative criteria.

Submissions were ranked as follows:

**1. Draffin Street Furniture**

Draffin provided a very thorough and informative submission. The company has substantial experience in providing street furniture for the public domain particularly utilising stainless steel. Draffin Street Furniture designed the enclosures relevant to this tender and manufactured the associated prototypes. Draffin provided the second cheapest pricing for all items.

**2. Boyd Metal Industries**

Based in Western Australia, Boyd submitted a reasonable offer thoroughly addressing most criteria. Whilst experienced in manufacturing various stainless steel items the submission provided only limited detail on works undertaken relating to street furniture. However, Boyd provided the cheapest pricing for all items and thus warranted further investigation of capabilities.

City representatives visited Boyd's Welshpool factory on Wednesday, 17 December 2014. The visit confirmed Boyd as being more than capable of providing the City with a quality product in accordance with the specifications. The company is currently supplying stainless steel furniture for both the Perth City Link and Elizabeth Quay projects together with specialised artwork for Barrack Square.

**3. Altiform Pty Ltd**

Altiform provided a fair submission with few deficiencies. The company is based in Western Australia and provides street furniture to numerous local governments including the City of Perth. Altiform's offer was the most expensive overall.

**4. Australian General Engineering**

This company provided a fair offer with few deficiencies. Whilst having adequate experience and support resources the offer failed to satisfactorily address criteria relating to works programing and quality control.

**5. Terrain Group Pty Ltd**

Whilst this company is experienced in providing street furniture for the public domain the submission failed to adequately address the remaining criteria, particularly in respect to program of works and quality control.

**FINANCIAL IMPLICATIONS:**

| | |
|---|---|
| ACCOUNT NO: | CW1652 |
| BUDGET ITEM: | Transport - Streets, Roads, Bridges, Depots – Litter Bin Enclosures |
| BUDGET PAGE NUMBER: | 20 |
| BUDGETED AMOUNT: | $350,000 |
| AMOUNT SPENT TO DATE: | $ 0 |
| PROPOSED COST: | $322,000 |
| BALANCE: | $ 28,000 |
| | |
| ANNUAL MAINTENANCE: | $ 32,000 |
| ESTIMATED WHOLE OF LIFE COST: | $574,000 |

All figures quoted in this report are exclusive of GST.

This tender is for bespoke items not previously supplied to the City therefore no price comparison is available at this time.

**COMMENTS:**

Following evaluation of all submissions both Draffin Street Furniture and Boyd Metal Industries were both considered as being capable of providing the required services. However, Boyd are able to provide a local service and provided an offer that was substantially cheaper than all other submissions. It is therefore recommended that the offer from Boyd Metal Industries be accepted effective from 15 February 2015.

# ITEM NO: 23

## TENDER 053-14/15 – STREETSCAPE ENHANCEMENT – HAY STREET (BARRACK STREET TO PIER STREET)

***WORKS AND URBAN DEVELOPMENT COMMITTEE RECOMMENDATION:*** ***(APPROVAL)***

***That Council:***

1. ***accepts the most suitable tender, being that submitted by Civcon civil and project management, for the Streetscape Enhancement – Hay Street (Barrack Street to Pier Street)(Tender 053-14/15) at a Lump Sum price of $763,468 (excluding GST) based on a maximum contract period of nine weeks;***

2. ***notes that commencement on site is anticipated to be end of February / early March 2015 to coordinate with the completion of the City of Perth library and before the Barrack Street two way conversion and Street enhancement work.***

**BACKGROUND:**

| | |
|---|---|
| FILE REFERENCE: | P1030271 |
| REPORTING OFFICER: | Hugh Wong, Senior Design Engineer |
| RESPONSIBLE DIRECTOR: | Steven McDougall, Acting Director City Planning and Development |
| DATE: | 12 January 2015 |
| MAP / SCHEDULE | Confidential Schedule 39 – Tender Evaluation Matrix – Distributed to Elected Members under separate cover |

The Committee recommendation to the Council for this report was resolved by the Works and Urban Development Committee at its meeting held on 20 January 2015.

**The Committee recommendation to the Council is the same as that recommended by the Officers.**

At its meeting of **26 August 2014**, Council received a report containing the results of the community consultation on the proposed streetscape enhancement to Hay Street. Council resolved to:-

*"1. receive the results of the community consultation on the proposed improvements to Hay Street, between Barrack and Pier Streets, noting an overall high level of support for the project;*

*2. notes that:*

*2.1 the preliminary estimate for the total project (including granite kerbs on the south side) exceeds the initial budget allocation by $382,000 based on general enhancement works to the street;*

*2.2 detailed plans, together with any proposed budget adjustments, will be presented back to Council prior to the next Budget Review;*

*2.3 the documentation of the project will proceed with the intention of seeking contractor prices in November 2014;*

*2.4 the contract for construction should be awarded in December 2014, to allow sufficient lead time for materials; and*

*2.5 the timing for project completion has been coordinated to coincide with the opening of the new Perth City Library and Public Plaza and ahead of enhancement works to Barrack Street."*

This report provides recommendations following an assessment of tenders for the construction works for the project.

**LEGISLATION / STRATEGIC PLAN / POLICY:**

| | |
|---|---|
| **Legislation** | 3.57 of the *Local Government Act 1995*<br>Part 4 of the *Local Government (Functions and General) Regulations 1996* |
| **Integrated Planning and Reporting Framework Implications** | **Corporate Business Plan**<br>Council Four Year Priorities: Getting Around Perth<br>S4 Enhanced accessibility in and around the City including parking.<br>4.2 Continue two-way street conversion program.<br>Council Four Year Priorities: Living in Perth<br>S9 Promote and facilitate CBD living.<br>9.3 Enhance and maintain public spaces and streets to high standards to ensure the city centre is an attractive place for people. |

**Policy**
Policy No and Name: 9.7 – Purchasing Policy

**DETAILS:**

A public invitation to tender for the streetscape enhancement was advertised in The West Australian on 5 November 2014. At the close of tender on 4 December 2014, four submissions were received with lump sum prices and status from the following:

- BCL Group Pty Ltd – $909,807;
- BOS Surveying Pty Ltd (disqualified due to late submission);
- Civcon Civil & Project Management – $763,468; and
- Curnow Group Pty Ltd – $709,617.

The three valid submissions were evaluated against the following qualitative criteria:

- Management and Personnel;
- Project Appreciation and Methodology;
- Relevant Experience;
- Safety and Risk Management;
- Ability to meet the City's Timeframe; and
- Quality Control Procedures

Particular emphasis was placed on proven experience of construction of projects of a similar scale and complexity and also demonstrating an understanding of the requirements of the project.

**Qualitative Rating**

Following assessment of the qualitative criteria, the tenders were rated as follows:

1. Civcon Civil & Project Management;
2. Curnow Group Pty Ltd; and
3. BCL Group Pty Ltd.

**Pre-Tender Estimate**

The pre-tender estimate by Quantity Surveyor (QS), Ralph Beattie Bosworth Pty Ltd (RBB) was $779,900. Conforming tenders were therefore anticipated to be within a variance of +/- 10% of the estimate and thus within a range of $702,000-$857,000. Both the tenders from Curnow Group Pty Ltd and Civcon Civil & Project Management were within this range.

**Value for Money Assessment**

**Civcon Civil & Project Management**

Civcon has submitted comprehensive tender documentation that clearly demonstrated the company's ability and expertise to successfully implement this

project. The qualified management and construction team nominated has the extensive experience working on road projects in the Central Business District (CBD). Civcon's methodology provided a good understanding of the stakeholder requirements and the scope of works within the constraints of the City's environment. The company has extensive experience in complex civil works in CBD and managing risks associated with utility services. It has proven track record to complete projects within agreed time frame.

**Curnow Group Pty Ltd**

The tender has proposed a construction team that lacks relevant experience for projects in the CBD environment. The company's methodology demonstrated a good understanding of the stages of work required with the constraints (pedestrians and traffic) encountered. A good appreciation of the importance of communication, management of stakeholders and traffic was shown. The company has good experience in managing construction projects with similar budgets, but not necessarily with a focus on civil construction in the CBD with complexity associated with utility services and business activities. In regards to the timeframe, a work program was provided. The Curnow Group operate a quality management system that is third party certified to CCF civil construction management code issue 9.

Northbridge Piazza resurfacing is the only project completed by the Curnow Group on behalf of the City of Perth.

The submission from Curnow had fourteen conditions specified which give rise to financial risk to the project. Thus the potential outturn cost should Curnow be awarded the project could be significantly higher than its tender sum.

**BCL Group Pty Ltd**

BCL Group provided relevant information on its management and personnel but the company has little relevant experience to road projects within CBD. BCL Group's methodology presented is closely related to rural road construction. It has limited details regarding a communication plan with stakeholders. The submitted tender provided little information concerning risk factors and mitigation measures required. BCL Group demonstrated no relevant experience in city road construction.

In view of the fact that BCL Group Pty Ltd has a higher tender price than the QS and it is not preferred as a contractor for this project, BCL is excluded from the further evaluation process as tabulated below:

| Items | Civcon | Curnow |
|---|---|---|
| Laying of granite kerb | Its subcontractor, Lightning Brick Pavers, has extensive experience with granite work | No known granite work experience for the nominated subcontractor, Challenge Brick Paving |
| Inclusions and exclusions in submission | None mentioned | There are 14 conditions specified with some that may give rise to variations at construction stage |

| Items | Civcon | Curnow |
|---|---|---|
| Wi-Fi infrastructure and its management | Included in the tender | The cost of re-alignment of Wi-Fi infrastructure is not included in the tender |
| Requirements of ATCO Gas or Western Power | Accounted for in the tender | No allowance is made in the tender. The company suggested a provisional sum be allocated to it Assessment panel suspected the tenderer is unfamiliar with services utility in the CBD |
| Second mobilisation and de-mobilisation | Will consider without cost | Will consider with cost for additional works |
| Current/future project commitment | Two projects committed for March 2015 to July 2015 period. Have the extra capacity and resources to deliver Hay Street | No projects committed for March 2015 to July 2015 period |
| Tender sum | Tender sum is 2% below the QS estimates | Tender sum is 9% below the QS estimates |

**FINANCIAL IMPLICATIONS:**

| | |
|---|---|
| ACCOUNT NO: | CW-1643 |
| BUDGET ITEM: | Streetscape Enhancement – Hay Street (Barrack St to Pier St) |
| BUDGET PAGE NUMBER: | 19 |
| BUDGETED AMOUNT: | $985,000 |
| AMOUNT SPENT TO DATE: | $ 31,665 |
| COMMITMENTS: | $ 8,961 |
| PROPOSED COST: | $763,468 (this tender) |
| CONTINGENCY, FEES, INT. COSTS: | $114,520 |
| BALANCE: | $ 66,384 |

All figures quoted in this report are exclusive of GST.

**COMMENTS:**

**Budget adjustments**

Due to the high level of support by the stakeholders and the public for the project, the tender documents were prepared during September and October 2014 to include granite kerbing at the southern footpath. As a result, the initial project budget of $500,000 became insufficient for the amended scope of works.

In the October Budget Review, there was an additional fund of $485,000 transferred to the project. Therefore the adjusted project budget is currently at $985,000.

**Preferred Tenderer**

The following table ranks the qualified tenderers in terms of assessed value for money together with comments:

| Rank | Tenderer | Lump sum (excl GST) | Comments |
|---|---|---|---|
| 1 | Civcon Civil | $763,468 | Good price, highly experienced contractor ranked highest on qualitative criteria. Presents as lowest risk. |
| 2 | Curnow Group | $709,617 | Good price, experienced builder (although not civil) demonstrating a capability to manage this contract. |
| 3 | BCL Group | $909,807 | High price, various deficiencies in tender submission, and little experience in city road construction. |

In consideration of the qualitative ranking and the value of money assessment, it is recommended that the Civcon Civil & Project Management be awarded the contract for the streetscape enhancement of Hay Street. Although it is in the second placing where price is concerned, it is the opinion of the tender assessment panel that the company has costed based on the company's familiarity and understanding of the city environment. Unlike Curnow, Civcon has not declared any inclusions and exclusions in its submission with potential to become variations during the construction period.

**Commencement of Construction**

The project is anticipated to be awarded in mid-February 2015 following Council's approval of the recommendation. Commencement of construction is expected to be by the end of February / early March 2015. The exact date will be negotiated with the successful tenderer and in consideration of other building developments such as the New Annex Building by Mirvac and the official opening of the Perth City Library.

## OTHER REPORTS

# CONFIDENTIAL ITEM NO: 24

## APPOINTMENT OF SENIOR EMPLOYEE - MANAGER FINANCE

***RECOMMENDATION:*** ***(APPROVAL)***

***That Council:***

1. ***in accordance with Section 5.37(2) of the Local Government Act 1995, accepts the Chief Executive Officer's recommendation to appoint Mr Dan Richards to the position of Manager Finance for a period of five years;***

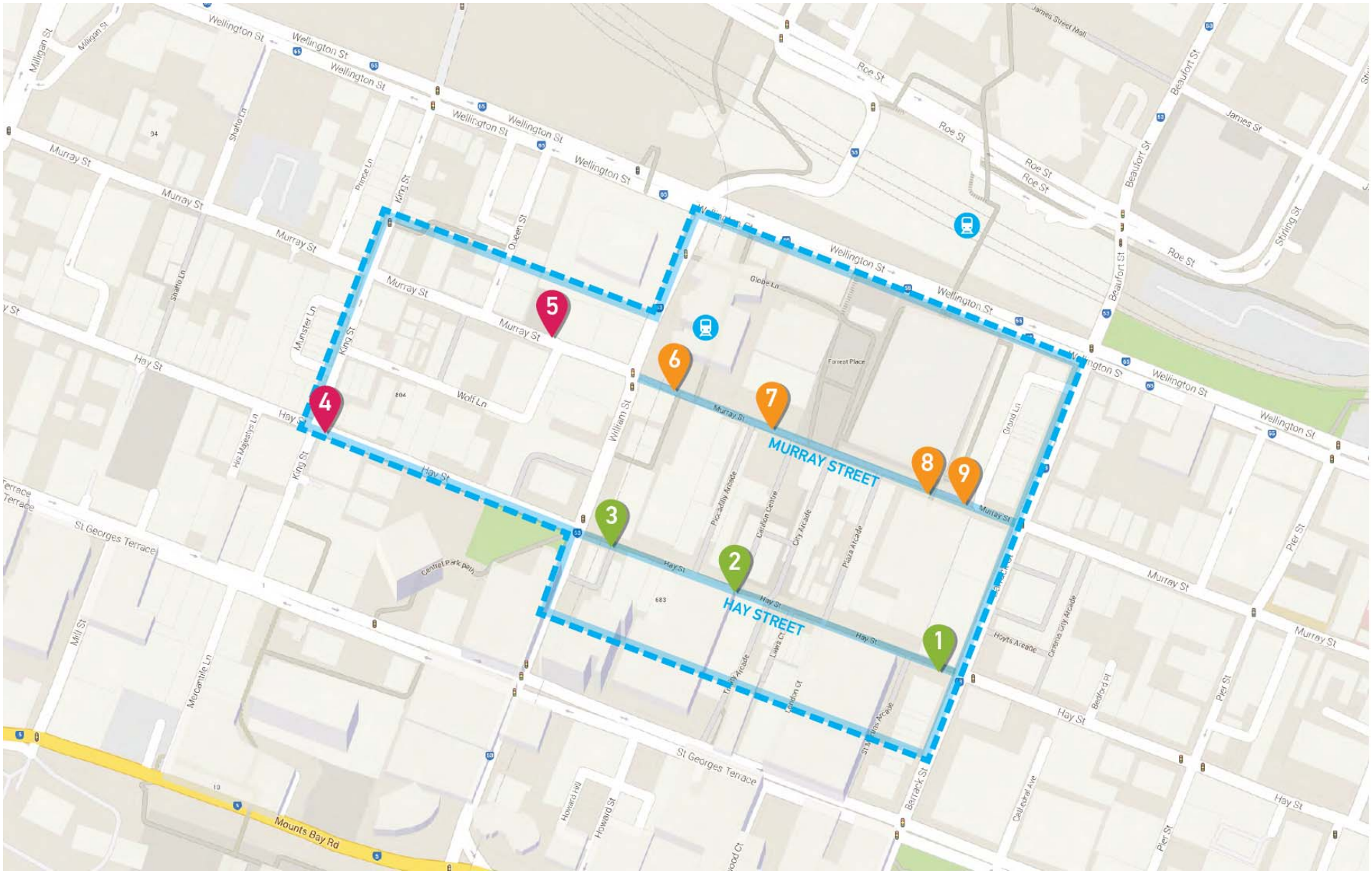
2. ***amends Council Policy 12.6 - Staff – Local Government Employees – Senior Employees as detailed in Schedule 41.***

**BACKGROUND:**

| | |
|---|---|
| FILE REFERENCE: | P1013558-10 |
| REPORTING OFFICER: | Mark Ridgwell - Manager Governance |
| RESPONSIBLE DIRECTOR: | Robert Mianich - Director Corporate Services |
| DATE: | 28 January 2015 |
| MAP / SCHEDULE: | Confidential Schedule 40 – Mr Dan Richards Curriculum Vitae<br>Schedule 41 – Amended Council Policy CP12.6 |

**In accordance with Section 5.23(2)(a) of the *Local Government Act 1995*, this item and Schedule 40 are confidential and have been distributed to the Elected Members under separate cover.**

# SCHEDULES FOR THE NOTICE PAPER FOR THE COUNCIL MEETING TO BE HELD ON 3 FEBRUARY 2015




SCHEDULE 1

# 14/5404; HAY AND MURRAY STREET MALLS AND THE ROAD RESERVE IN FRONT OF 815 HAY STREET AND 300 MURRAY STREET, PERTH




SCHEDULE 2

**14/5404; HAY AND MURRAY STREET MALLS AND THE ROAD RESERVE IN FRONT OF 815 HAY STREET AND 300 MURRAY STREET, PERTH**



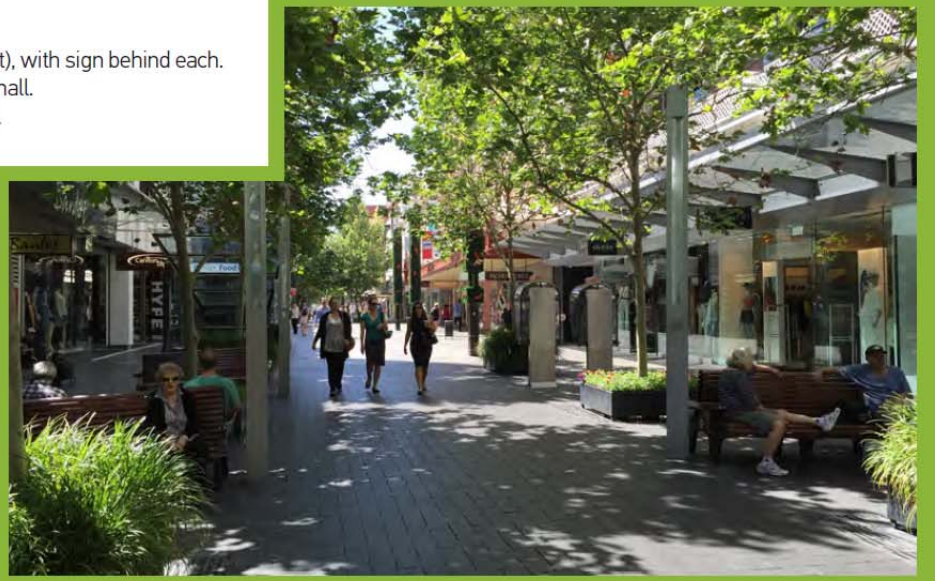


## 2 LOCATION 2

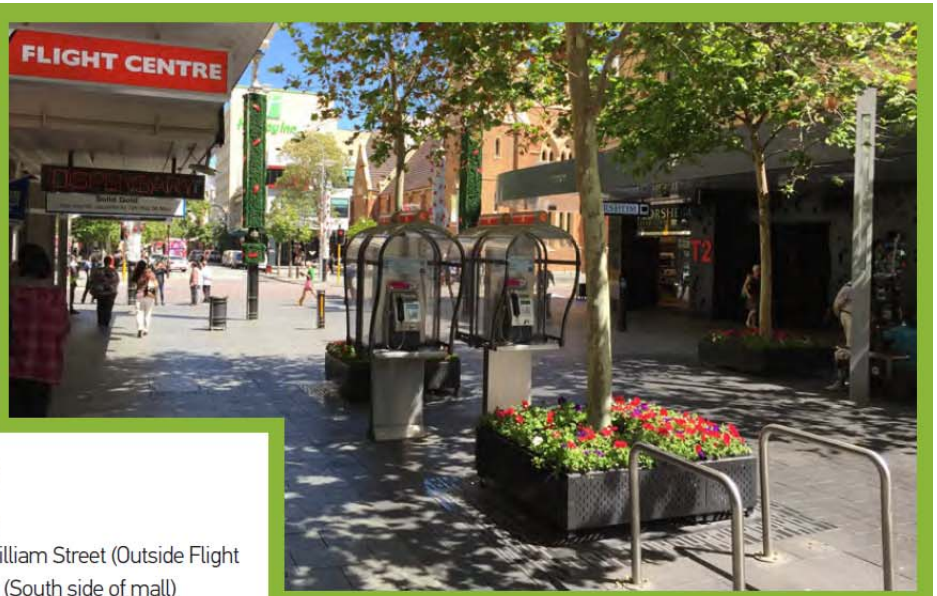
**Location Description:**
701 Hay St Mall (Outside Witchery Enex 100, opposite Carillon City) (South side of mall)

**Proposed Signage:**
2 payphones (1 east, 1 west), with sign behind each.
Westbound sign closer to mall.
Eastbound sign to footpath.







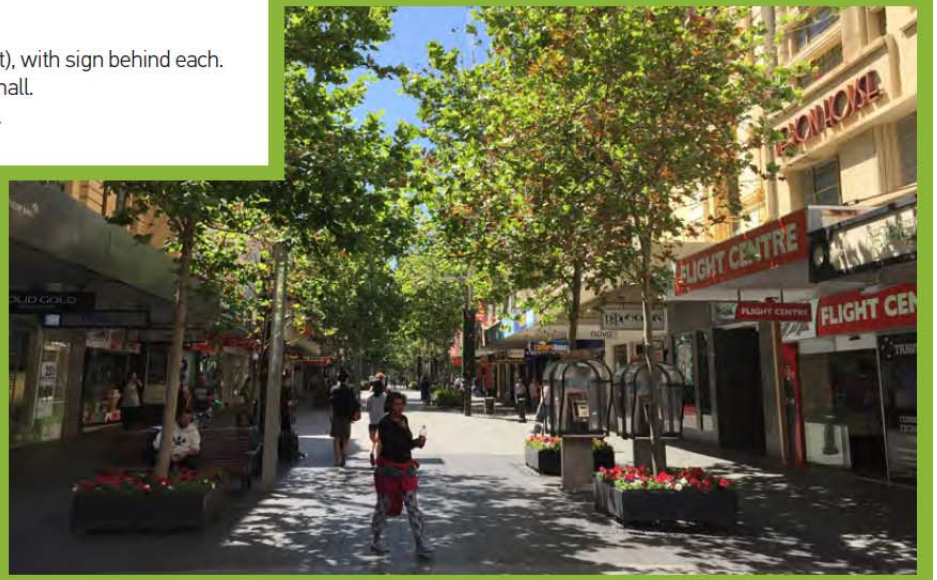




## 3 LOCATION 3

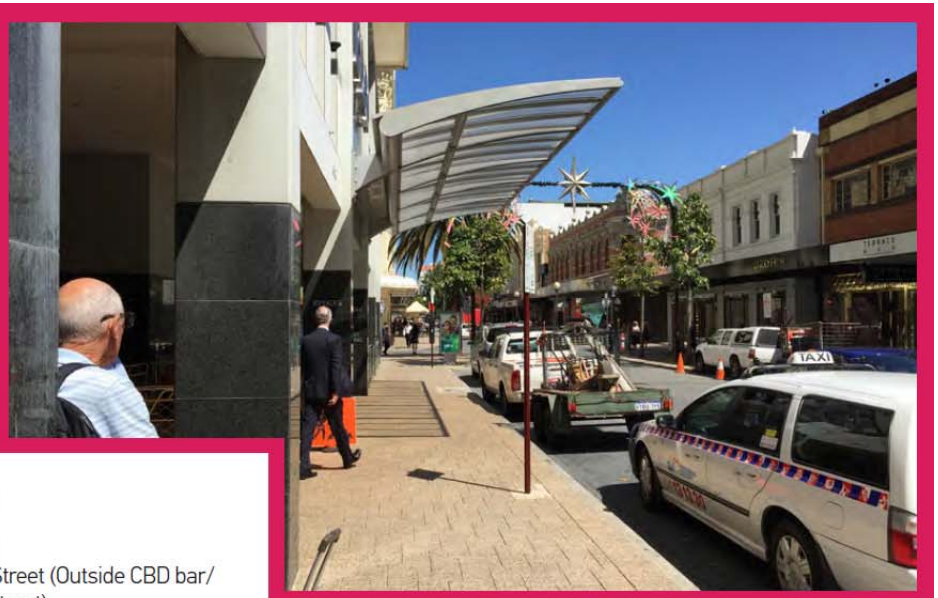
**Location Description:**
729 Hay Street Mall, near William Street (Outside Flight Centre, Opposite Solid Gold) (South side of mall)

**Proposed Signage:**
2 payphones (1 west, 1 east), with sign behind each.
Westbound sign closer to mall.
Eastbound sign to footpath.







## 4 LOCATION 4

**Location Description:**
815 Hay Street, near King Street (Outside CBD bar/ restaurant) (South side of street)

**Proposed Signage:**
As per existing, and replace existing static sign with scrolling sign.











## 5 LOCATION 5

**Location Description:**
300 Murray Street, near William Street (Outside Moon and Sixpence) (North side of street)

**Proposed Signage:**
As per existing, affix scrolling sign (to face west)












## 6 LOCATION 6

**Location Description:**
246 Murray Street Mall, near William Street (Outside Forever New, near Perth Underground) (North side of mall)

**Proposed Signage:**
2 payphones, facing east.
2 signs, facing west (oriented toward Perth Underground)










## 7 LOCATION 7

**Location Description:**
223 Murray Street Mall, near Forrest Place (Outside Zara)
(South side of mall)

**Proposed Signage:**
2 payphones, facing west.
2 signs, facing east











## 8 LOCATION 8

**Location Description:**
183 Murray Street Mall (Outside David Jones, western side) (South side of mall)

**Proposed Signage:**
2 payphones (1 west, 1 east), with sign behind each.
Westbound sign closer to footpath.
Eastbound sign to mall.










## LOCATION 9

**Location Description:**
177 Murray Street Mall (Outside David Jones, eastern)
(South side of mall)

**Proposed Signage:**
2 payphones (1 west, 1 east), with sign behind each.
Westbound sign closer to footpath.
Eastbound sign to mall.








SCHEDULE 3

**14/5404; HAY AND MURRAY STREET MALLS AND THE ROAD RESERVE IN FRONT OF 815 HAY STREET AND 300 MURRAY STREET, PERTH**
**(ATTACHMENT 4)**

## 7 LOCATION 7

**Location Description:**
223 Murray Street Mall, near Forrest Place (Outside Zara)
(South side of mall)

**Proposed Signage:**
2 payphones, facing west.
2 signs, facing east






SCHEDULE 4

**14/5404; HAY AND MURRAY STREET MALLS AND THE ROAD RESERVE IN FRONT OF 815 HAY STREET AND 300 MURRAY STREET, PERTH**

**Example of Existing Asset**








**Example of Existing Asset**

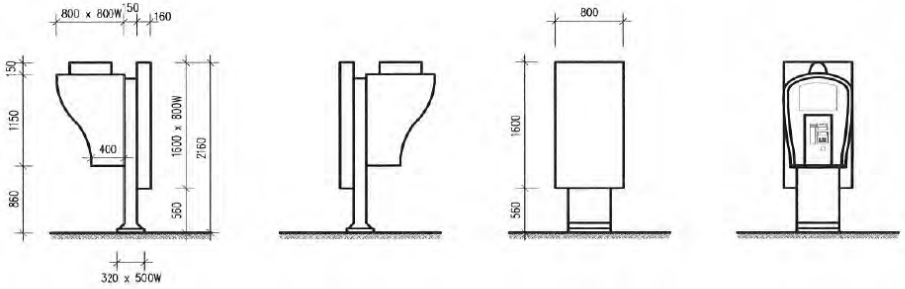






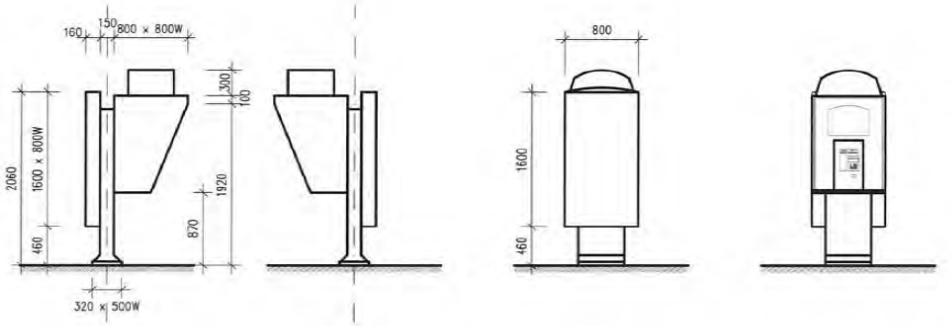


**Elevations of existing site**




Right Left Back Front

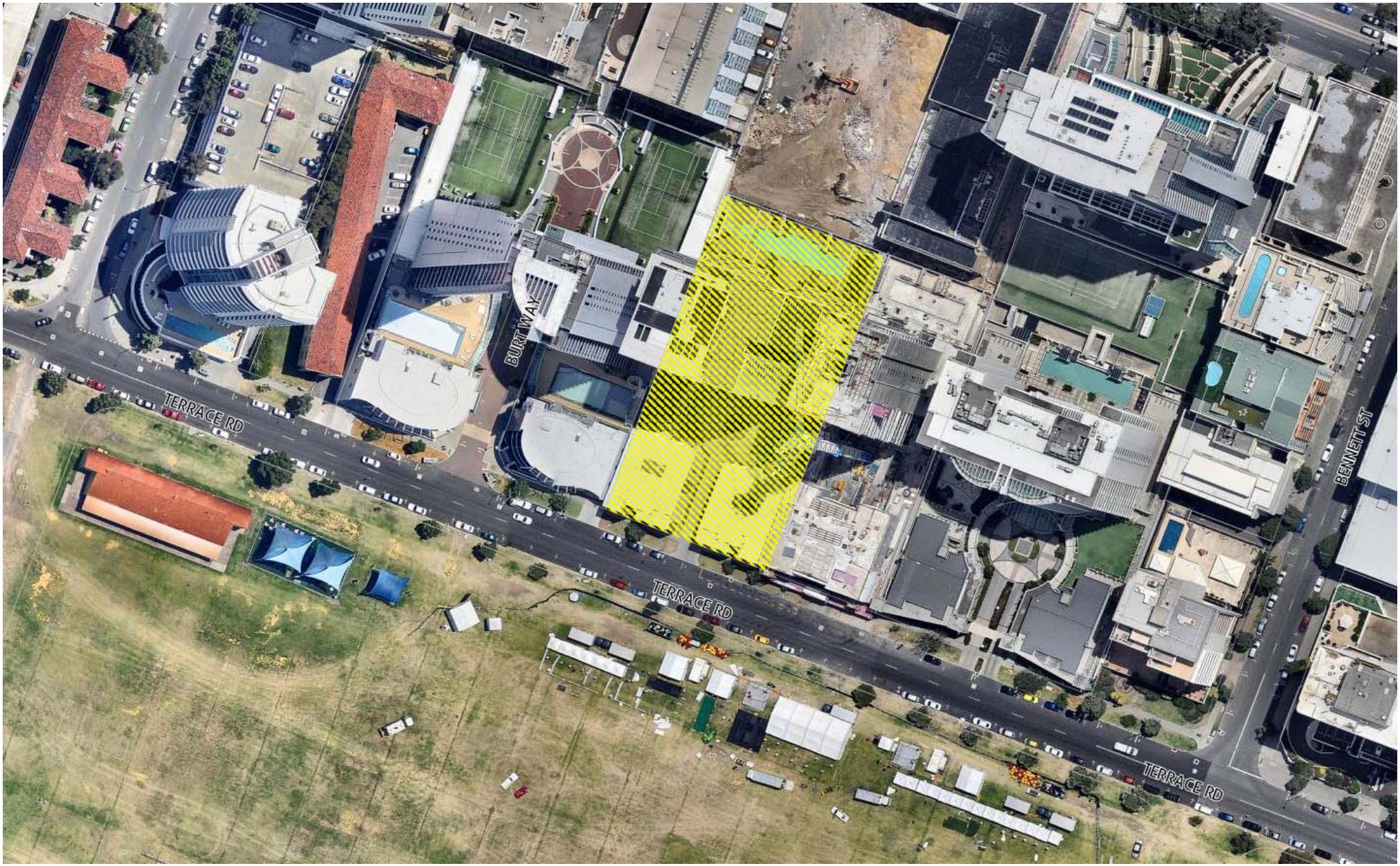
**Elevations of existing site**




Left Right Back Front

SCHEDULE 5

# 14/5404; HAY AND MURRAY STREET MALLS AND THE ROAD RESERVE IN FRONT OF 815 HAY STREET AND 300 MURRAY STREET, PERTH




SCHEDULE 6

## 2014/5395; 8/90 TERRACE ROAD, EAST PERTH



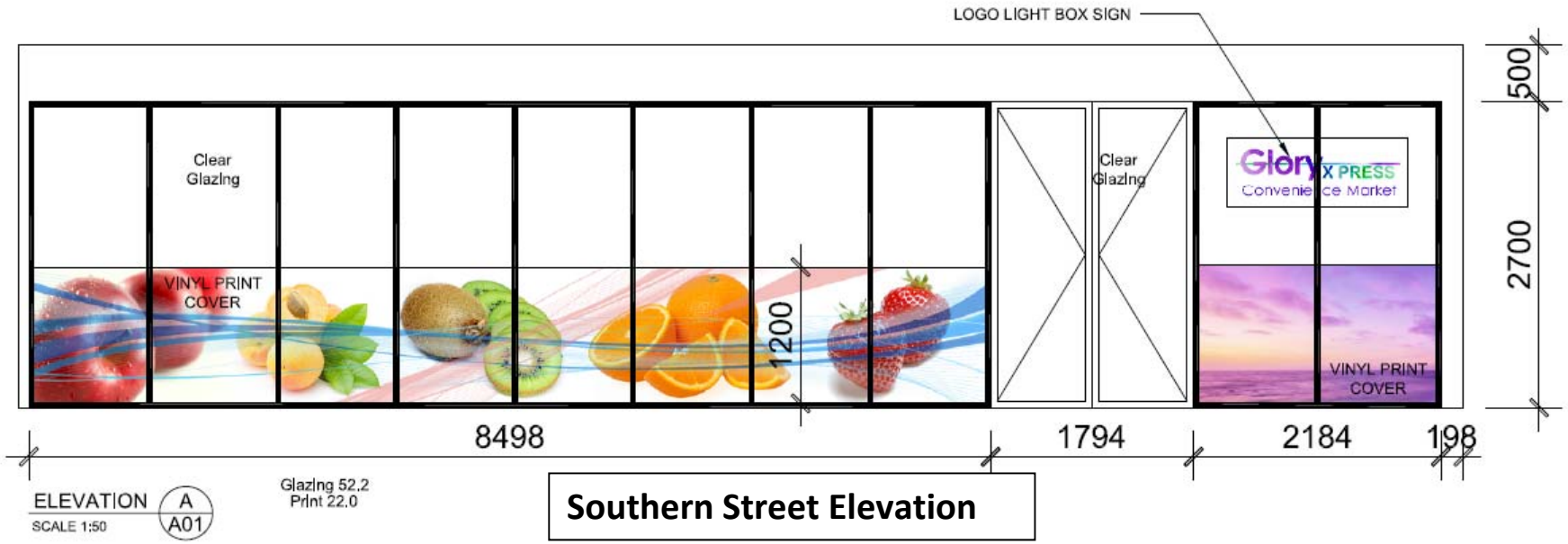

**PERSPECTIVE 1 – 90 TERRACE ROAD, EAST PERTH – 2014/5395**

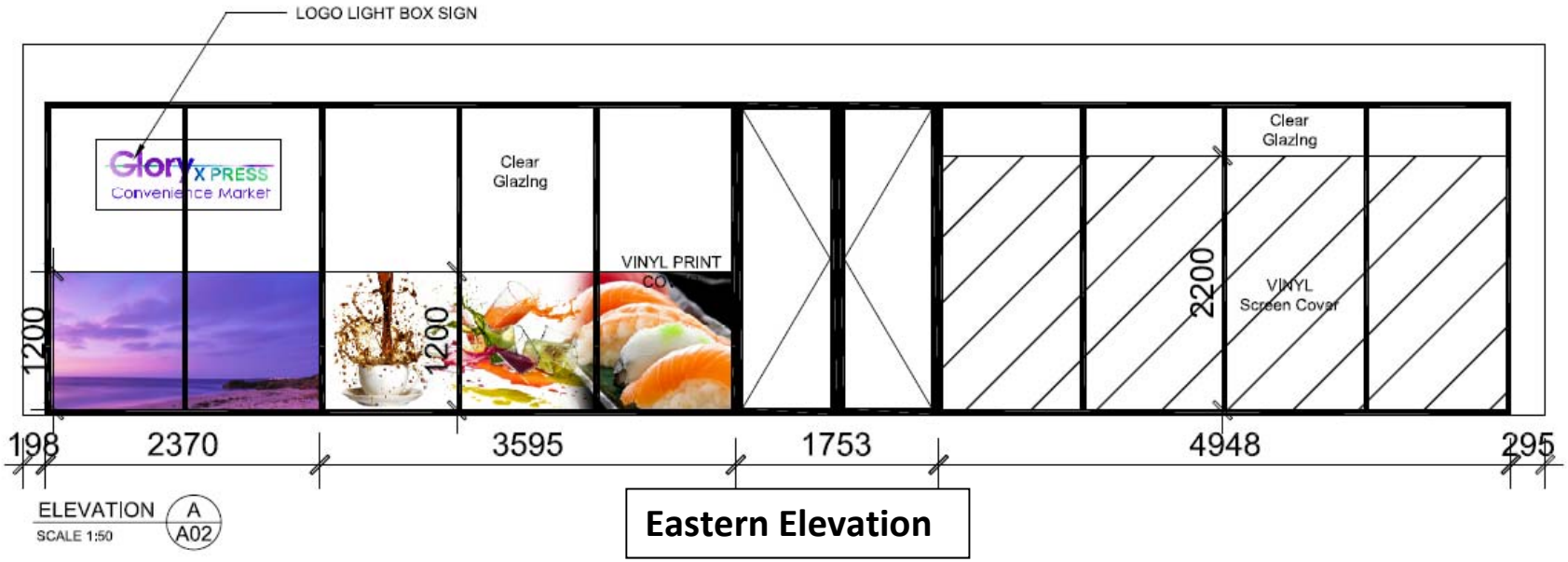



**PERSPECTIVE 2 – 90 TERRACE ROAD, EAST PERTH – 2014/5395**




**PERSPECTIVE 3 – 90 TERRACE ROAD, EAST PERTH – 2014/5395**




SCHEDULE 7

**2014/5395; 8/90 TERRACE ROAD, EAST PERTH – PROPOSED SIGNAGE**

**Summary of Issues and Applicant's Responses –**
**Advertising for 90 Terrace Road**

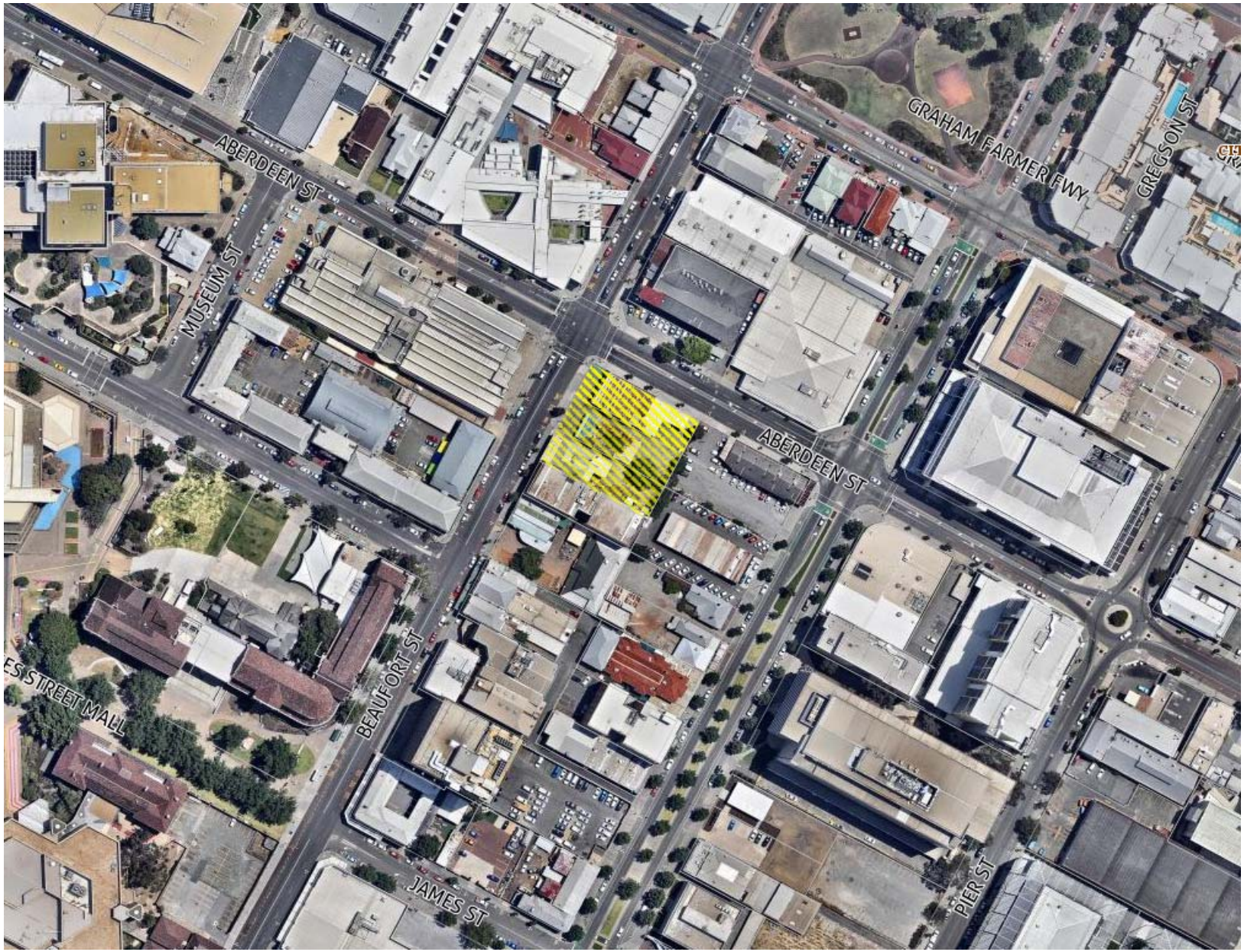
| Issue | Applicant Response |
|---|---|
| **Access, Traffic and Parking Issues** | |
| There is no allocated area for delivery of produce. It is unlikely that most deliveries can and will occur at the rear of the property based on the size and limited access of the area indicated | The point to be noted here is that the store is very small in size. The quantity of produce that will be sold and hence delivered is very minimal considering the size of the store. The delivery will be done in a small van and hence an allocated area for delivery of produce would not be required. |
| Delivery and customer vehicles are likely to be parked in the driveway, reducing access to the residential car parking area. | The likeliness of vehicles being parked in the driveway is little as everyone working on the premises and also the delivery guys will be notified about not parking in the driveway and to park only in the allocated area. The store management will also take full responsibility to ensure that there is no parking of the delivery or customer vehicles in the driveway and hence the access to the residential car parking area is not compromised in any way. |
| There is no provision at this stage for short term bays within the street to accommodate customer and delivery parking. Current parking restrictions relate to past residential uses and may now need to respond to this proposed change of use | The target consumers for the store will be the local residents who will be walking to the store. Short term parking if required will be catered by the current paid parking off the street. |
| Potential for customers to park on verges and damage reticulation and grass.- | Bold 'No parking' boards will be put up to discourage customers from parking on the verge. |
| Restricted visibility out of Adagio Apartments from bus bay and potential loading of trucks. | The above said visibility issue is an existing one and is not caused by any design proposals. |
| Customers will use the Adagio driveway to turn around, preventing legitimate access and posing safety risks. | As mentioned above, everyone concerned including the customers will be notified about not using the driveway. Also the store management will take full responsibility to ensure that the Adagio driveway will not be used by the customers of the store to turn around or park and hence the access or safety is not compromised in any way. |

| Issue | Applicant Response |
|---|---|
| a) Line of sight from the Adagio property is already compromised when small vehicles are parked in the street parking bay closest to the driveway.<br>b) On-street parking is already extremely busy along Terrace Road. | No response provided. |
| On street parking cannot be used to satisfy the parking requirements of a commercial or residential development unless the Council is satisfied the parking demand can be met – therefore a traffic impact study should be conducted. | As mentioned above, the small size of the store caters mainly the residents in the vicinity of the store who will walk for their shopping needs. The visibility of the shop is also limited to the residents only. Hence, the existing on street parking will more than satisfy the parking demand of the store. |
| There is an absence of motorcycle parking at the site and poor layout of existing bays on street. | Since the target audience are people who will be walking to the store, motorcycle parking will not be used. |
| Illegal use of Adagio driveway will need to be monitored. Fines will need to be issued by the City of Perth. Unfair and onerous for residents to be placed into a position of having to monitor any unauthorised parking or be placed at risk from increased traffic when traffic issue could have been reasonably foreseen. - | As mentioned above, management of the store will take necessary precautions and also full responsibility to ensure that there is no illegal use of the Adagio driveway. Also, the use of the driveway will be monitored by the management so that there are no traffic issues. The management of the store is fully in support of the idea of fines for the erroneous. |
| **Noise and Safety** | |
| Deliveries occurring in the driveway may create noise issues with reversing vehicles and potential safety issues with pedestrians. | Delivery in the driveway will be unacceptable. Alternate arrangements will be made at the time of delivery to reduce the inconvenience caused due to delivery. |
| The second side entry to the shop may result in customers loitering, cause noise and disturbance | The second side entry to the shop will be open only for short hours during the day. The Front entry will still remain the main entry to the store. |
| Other nearby convenience stores attract undesirables and if the local shop goes ahead safety may be an issue. | Security cameras will be installed to monitor the movement of people in and around the store so that safety is not an issue. |
| No music or amplified noise of any kind should be permitted. | This is acceptable. |
| 24 hour operation of the shop will attract noise and undesirable activity. | The shop will close at 9:00pm. Hence 24 hour operation of the store will be unnecessary. |

| Issue | Applicant Response |
|---|---|
| **Waste Disposal** | |
| Increase in litter left by customers will occur in and around the premises. | Rubbish bins will be provided in store for the customers to use. The area around the store will be cleaned by the management so that it is litter free. |
| Waste management must be appropriate to ensure no vermin infestations. | Covered bins will be provided in the cool area where the produce is disposed. This will be cleared once every day and proper waste management methods will be used to ensure there is no vermin infestation. |
| If four wheeled bins are to be used, where will they be located? | No response provided. |
| **Signage** | |
| a) Signage is visually overbearing and not in keeping with the surrounds.<br>b) Signage needs to be of a high standard and designed by professionals.<br>c) Signage will lower property values. | The signage is being redesigned by professionals to account for the high end market the store caters to now. |
| **Trading Hours** | |
| a) Concern about late night and 24 hour trading disrupting the 'peaceful/quiet enjoyment' of the area.<br>b) Trading hours to be restricted 7am-10pm.<br>c) Closing time to be restricted to 9pm.<br><br>Adagio is a residential property and opening hours of 0600-2400 are not compatible with residential living. | The store will close at 9:00 pm. Hence 24 hour operation of the store will be unnecessary. |
| **General** | |
| Property would be devalued by an IGA. | The store is no longer an IGA. It has been re-branded in order to cater to a high end market in accordance with the location of the store. The property would hence not be devalued. |
| Loss of privacy will occur from increased activity created by the shop. | The store aims to cater only to the existing residents. Hence there wouldn't be any more of a footfall than there is already thereby not resulting in any increased activity or loss of privacy. |
| Apartment owners were not advised that an IGA could operate from the premises | No response provided. |

| Issue | Applicant Response |
|---|---|
| – only commercial office or restaurant. | |
| Tenants of overseas investors are likely to be supportive because it is not their investment being affected | The investments would not be affected as the new upmarket branding which is in accordance with the location would not take away the value of the property but only increase it. |
| Proper application process was not followed and works commenced before approval was granted. | No response provided. |
| The proposal does not fit with the 'aesthetic disposition' of 90 Terrace Road as many of the properties are worth in excess of $1,000,000. | The current proposal is very much in line with the 'aesthetic disposition' of 90 Terrace Road. Every care has been taken to ensure that the proposal complies with the design language used on the road and also ensure that the store creates an experience while shopping. |
| There are no other similar luxury apartment buildings on Terrace Rd that incorporate a 'local shop'. | No response provided. |
| A planning use that is more congruent with the current available parking should be considered. | No response provided. |
| Considering street category, frequency and location of public transport and pedestrian volume, Adelaide Terrace would be a more suitable location for a local shop. | No response provided. |
| The area is already well serviced by local shops for the purchase of convenience goods. | No response provided. |
| Using a prime river view location for an IGA shop is inappropriate | The shop is no longer an IGA. It is now an upmarket store. Prime river view for a shopping experience that is going to be provided by the proposed store would justify the river view location of the store. |
| The use of the premises as a local shop denies the opportunity for another use that would make better use of the view. | No response provided. |
| The proposed use is not in keeping with the residential area along Terrace Road. | The design of the store is in total compliance with the residential and commercial code. |

| Issue | Applicant Response |
|---|---|
| The advertising period was not long enough to prepare a cogent case for/against. | No response provided. |
| Ensuring compliance with restrictions/conditions of approval will require vigilant monitoring. | The management will be completely vigilant and will take full responsibility to ensure that the conditions of approval are met. |
| **Structural** | |
| Damage to the Adagio driveway is likely to result from unnecessary vehicle movements and deliveries. | The management will ensure that the Adagio driveway will not be misused/ damaged due to vehicle movements and deliveries to the store. In the unlikely event, the store is covered with insurance to the tune of $20,000,000.00 public liability and $5,000,000.00 damages cover. |
| Based on the appearance of 'The Rise' convenience store in Adelaide Terrace, the pavements will need to be steam cleaned and patrons will sit on steps/walls to consume products leaving their scraps and detracting from the pristine appearance of the Adagio development. | No response provided. |




SCHEDULE 9

**14/5309; 108, 114 and 120 BEAUFORT STREET, PERTH**




**14/5309; 108-120 BEAUFORT STREET, PERTH**
**(PHOTOS OF EXISTING BUILDINGS)**




**14/5309; 108-120 BEAUFORT STREET, PERTH**
**(PHOTOS OF EXISTING BUILDINGS)**




**14/5309; 108-120 BEAUFORT STREET, PERTH**
**(PHOTOS OF EXISTING BUILDINGS)**

# Aerial view of Yagan Square



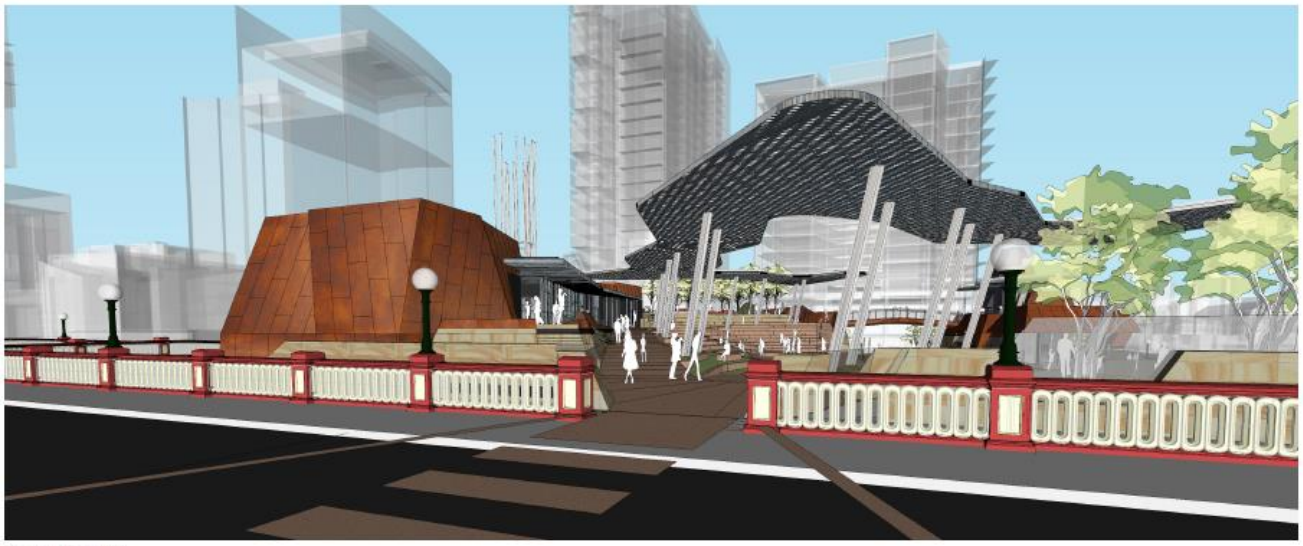
*Aerial View*

# Yagan Square Precinct Plan – Perth City Link




*Yagan Square Precinct Plan – Perth City Link*

## Horseshoe Bridge Link



Horseshoe Bridge Link

## Railway Station Link South



Railway Station Link South

## William Street Mall



William Street Mall

## Market Plaza view from Station



Market Plaza - View from Station

## The track



The 'Track'

## North Lane



North Lane

## Yagan Square South East Aerial View – Perth City Link



*Yagan Square South East Aerial View - Perth City Link*

## William Street Mall and the Terraces Steps



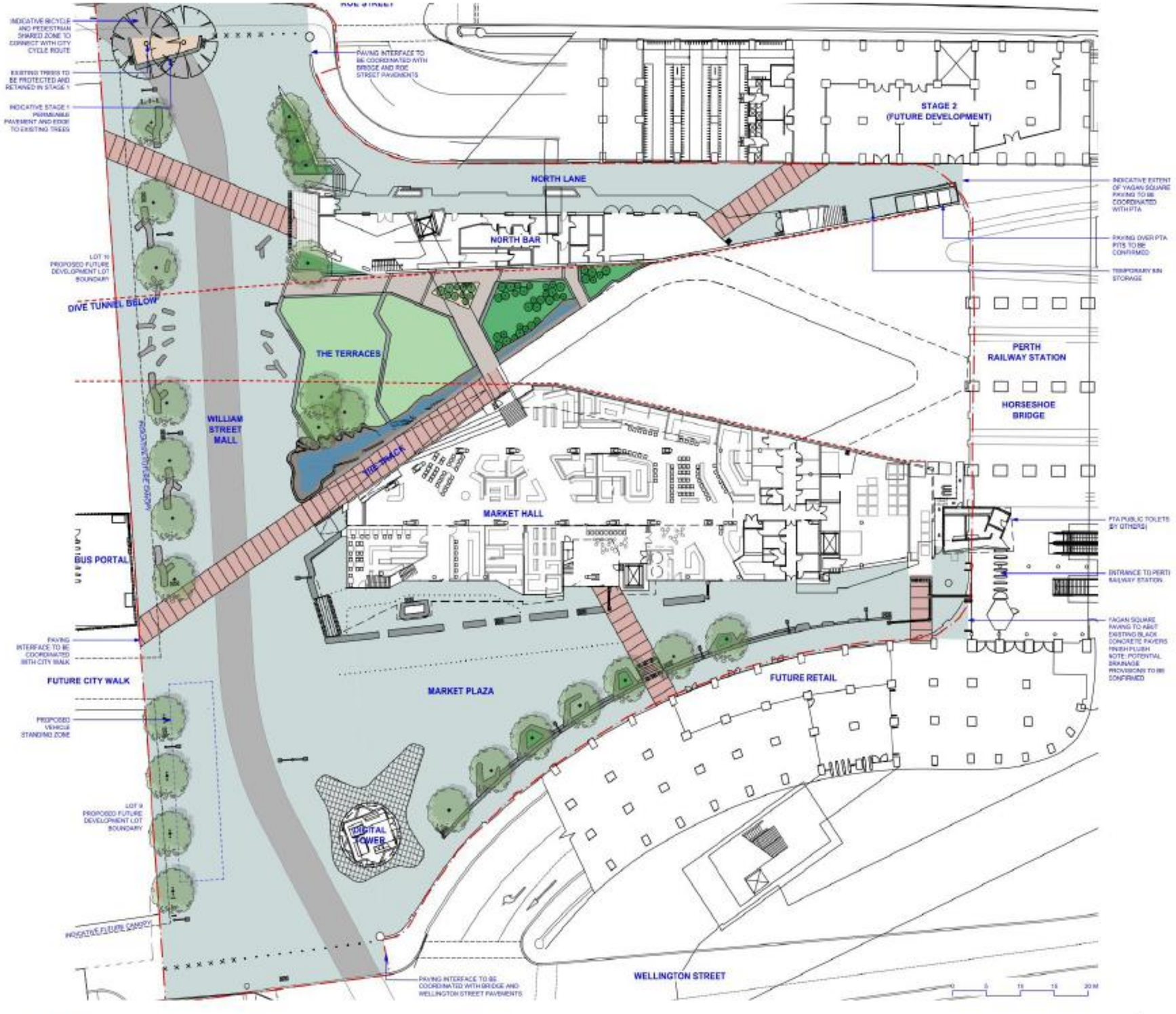
*William Street Mall and the Terraced Steps*

# William Street Mall and the market plaza



William Street Mall and the Market Plaza

# Public Realm – Ground Level Plan



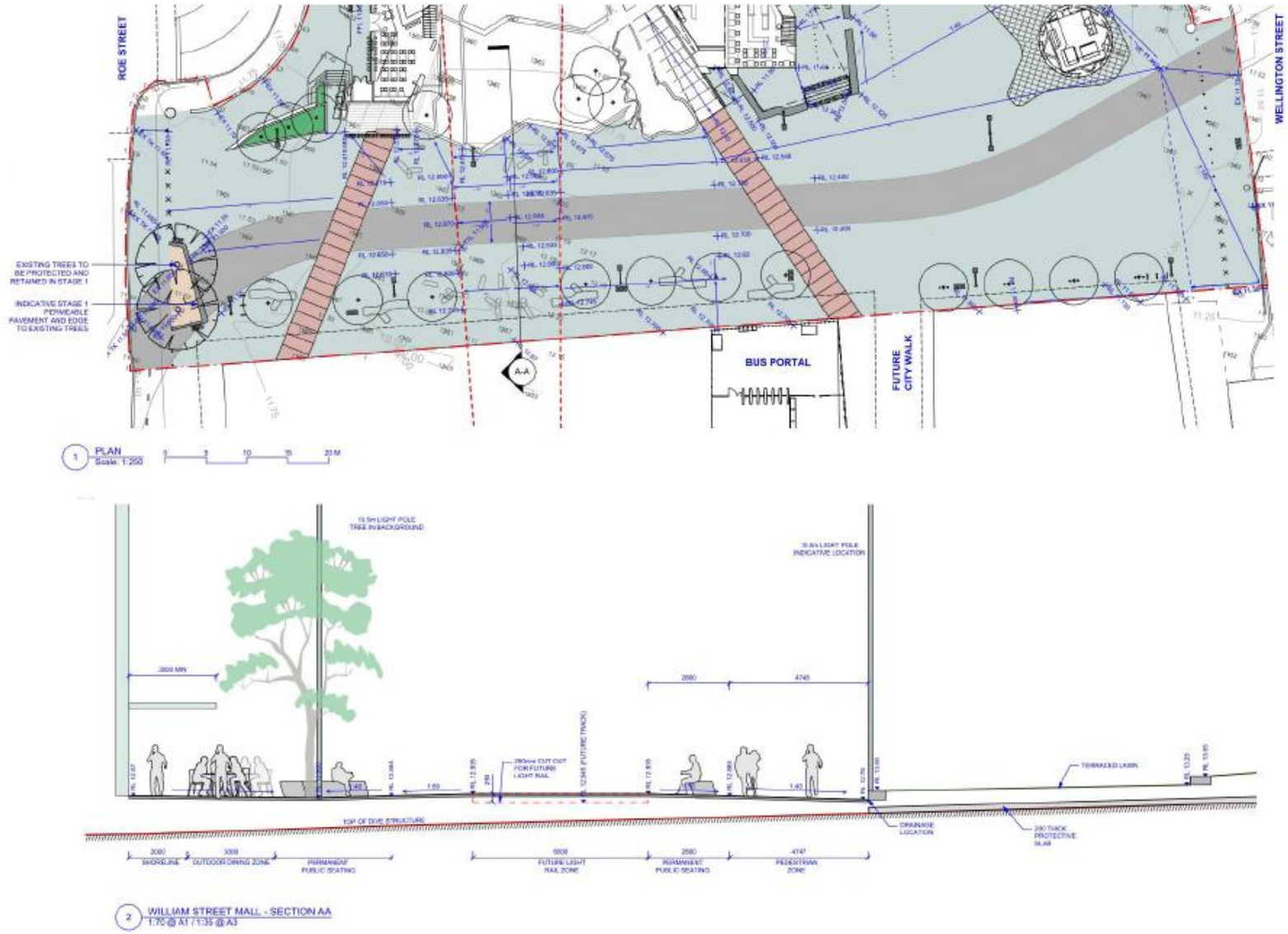

*Ground Level Plan*

## Public Realm – Upper Level Plan




*Upper Level Plan*

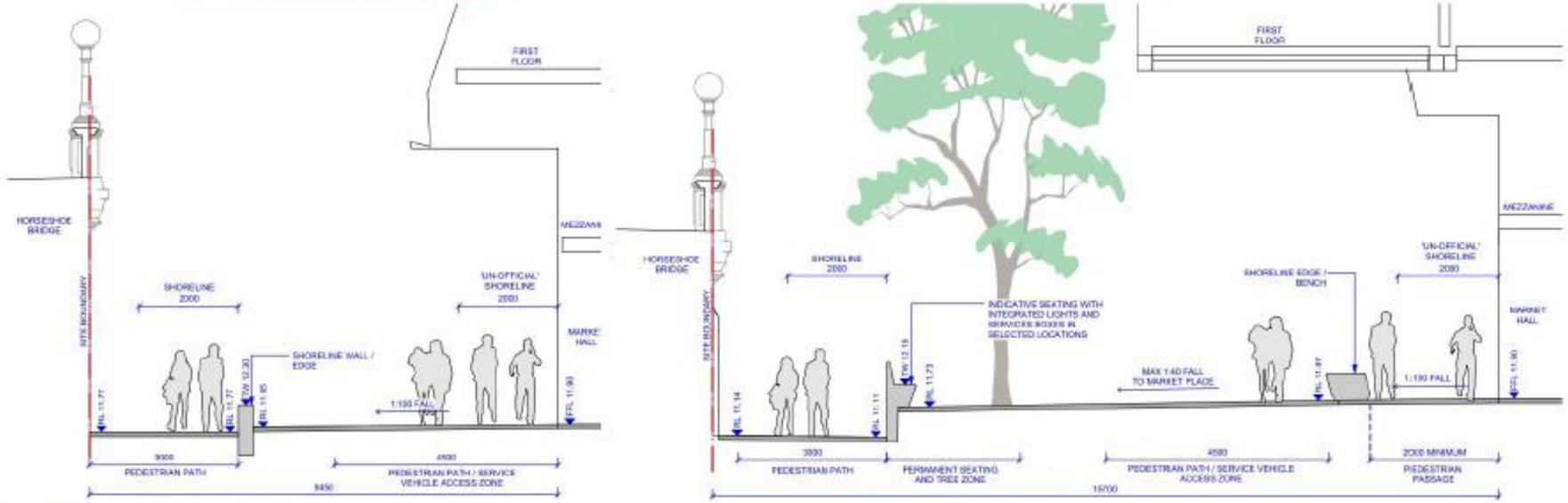
# Public Realm – William Street Mall Plan & Section




*William Street Mall Plan & Section*

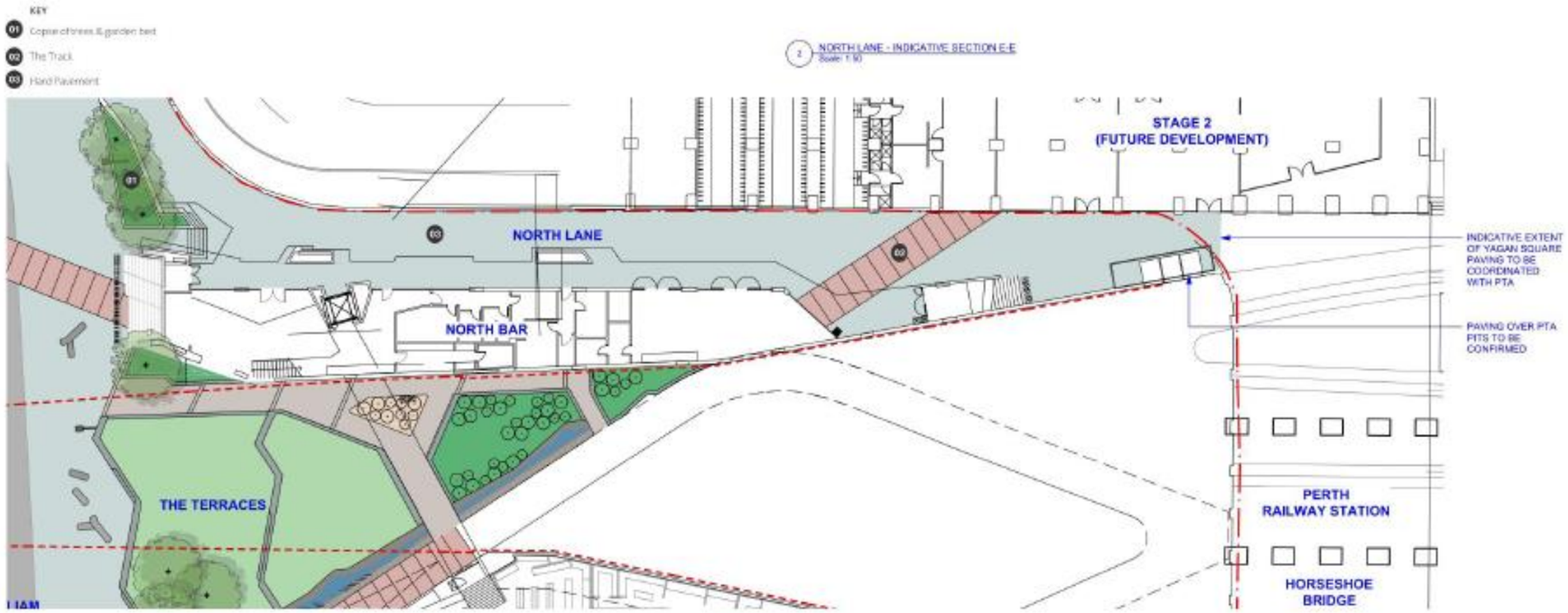
# Public Realm - Market Plaza Plan & Section






*Market Plaza Plan & Section*

# Public Realm – North Lane Plan & Section




*North Lane Plan & Section*

# Upper Landscape & Meeting Place – Yagan Square Canopy over the 'Track' and Meeting Place



*Yagan Sqaure Canopy over the 'Track' and Meeting Place*

# Upper Landscape & Meeting Place – Digital Tower and William Street Mall



*Digital Tower and William Street Mall*

# Upper Landscape & Meeting Place – North east garden meeting place



*North east garden to meeting place*

# Upper Landscape & Meeting Place views



*Meeting Place - View from Bridge*



*Meeting Place View*




*Meeting Place Concept Diagram*




*Meeting Place Plan*

# Landscape view



*Landscape Illustrative Schematic Design Plan*

# Landscape View



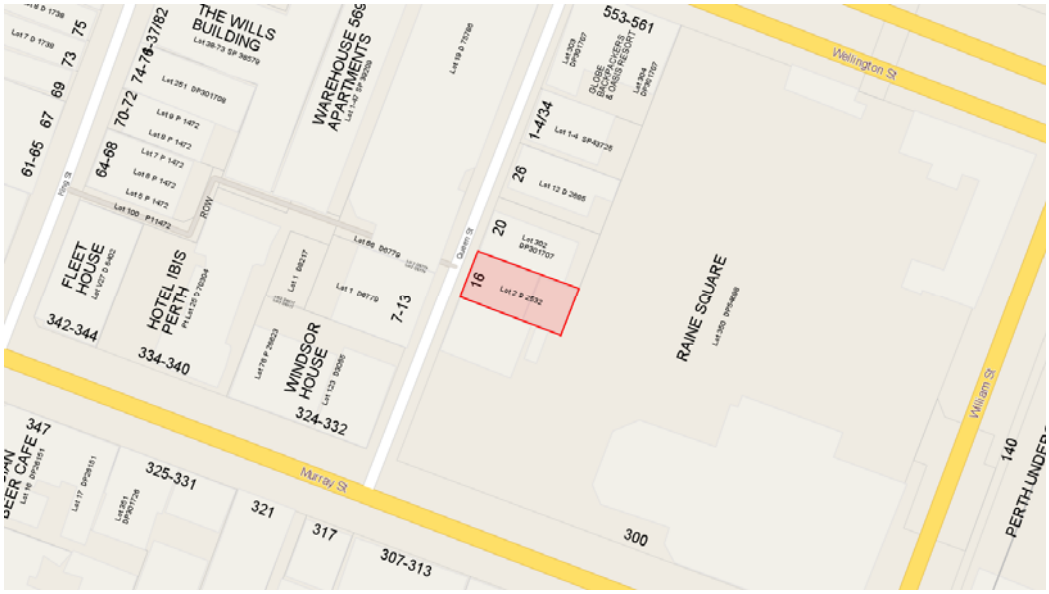
*Meeting Place amphitheatre, shade canopy and stage*

CITY of PERTH

# City of Perth - Heritage Place Report

## 16 Queen Street, Perth WA 6000






**Names:** Shop
**Authority:** City of Perth

## *State Heritage Office Register of Heritage Places*

The place is not included on the State Register.

## *City of Perth Town Planning Scheme No.2 Register of Places of Heritage Places*

The place is not included in the CPS2 Register individually or as part of a Conservation Area.

## *City of Perth Municipal Heritage Inventory*

The place was included in the draft Municipal Heritage Inventory 2000 with Level 2 protection category with the following Management Category Description:

The draft MHI recommended the following:

*The place be included in the Heritage Register attached to the City of Perth's Town Planning Scheme with Level 2 Protection. The place is considered to be of considerable significance. The conservation of the place contributes to the conservation of the heritage of the City. The place should be conserved in accordance with the principles outlined in The Australia ICOMOS for the conservation of places of cultural significance (the Burra Charter). Conservation of the place is encouraged; however adaptation of the place to accommodate the requirements of use etc is appropriate where this enables the place to be kept.*

## *Conservation Plan*

There is no Conservation Plan for the place.

## *Heritage Program Incentives (Rate Concession, Grants, Transfer Plot Ratio, Loan Subsidy)*

The owner is currently not eligible for any incentives offered by the Heritage Program.

## *Heritage Agreement*

There is no Heritage Agreement for the place.

| *Place Details* | |
|---|---|
| | |
| Construction Year : | 1930 |
| Date Source: | Draft MHI 2000 & Preliminary Queen Street Study 2001 |
| Place Type Description: | Building |
| Original Use General: | Commercial (Flour Mill) |

| | |
|---|---|
| Original Use Specific: | Shop / Retail Store |
| Present Use General: | Art Gallery, Retail Shop and Bar |
| Walls 1 General: | Brick |
| Walls 1 Specific: | Rendered Brick |
| Architectural Style | Inter-War Chicagoesque |
| **Physical Description** | The subject site is located at 16 Queen Street, Perth, and contains a two storey rendered brick building constructed c.1930 in the Inter-War Free Classical architectural style. The building is flanked either side by rendered two storey buildings of similar scale. The floor level of the building is set above the street level, and the main entrance has been modified with the insertion of an entry ramp. Highlight windows from the basement run along the base of the building.<br><br>The balanced proportion of the façade makes use of classical references, including stylised piers, entablature and vestigial pediment above the parapet. Stucco moulded horizontal banding is also used, and this traces the contours of the façade created by the piers.<br><br>The first floor elevation of the building appears uncharged from its original design and is symmetrical above the middle entablature, which marks the storey division of the building. The timber casement windows used in this section also appear original, and are set below fixed highlight windows.<br><br>The parapet of the building is separated from the lower facade through a horizontal double line of stucco moulding, set forward from the plane of the main façade, and supported by block-line brackets. The parapet echoes the geometry of the first floor elevation, and uses rectangular perforations to break up the recessed planes.<br><br>Due to the narrowness of Queen Street, the corrugated iron gambrel roof, which sits higher than the parapet of the street façade, cannot be seen from the Queen Street level. The original structure of the horizontal awning, which is set below the story division, is clad with non-original fabric which mars the overall impression of the structure. |
| **History** | The 1920's in Perth was characterised by economic prosperity and expansion. There was |

| | |
|---|---|
| | considerable migration from Britain and Europe encouraged by government sponsored settlement schemes. In the city this was a period of consolidation. There was continued commercial development including the construction of arcades, hotels and commercial buildings. Although the depression of the early 1930's caused a decline in the building industry, by the late 1930's there was renewed activity including the construction of cinemas. |

***Assessment of Significance against Register entry threshold criteria***

In accordance with the State Heritage Office's Criteria for the Assessment of Local Heritage Places and Areas, a place will meet the threshold for entry into a local heritage inventory if it meets one or more of the following criteria:

| | |
|---|---|
| Aesthetic Value<br><br>Criterion 1: Is it significant in exhibiting particular aesthetic characteristics. | The place is of aesthetic significance as a fine example of a two-storey rendered brick building in the Inter-War Chicagoesque architectural style.<br><br>The place is of aesthetic significance as an example of a commercial building constructed during the interwar period.<br><br>The building is of aesthetic significance for its design which reflects the optimistic and affluent period following World War One.<br><br>The place is of aesthetic significance as part of a streetscape comprising eight commercial buildings dating from the early twentieth century. |
| Historic Value<br><br>Criterion 2: It is significance in the evolution of pattern of the history of the local district. | The place is of historic significance because it reflects the expansion of commerce and trade in the city between the end of World War One and the beginning of the Great Depression. |
| Research Value<br><br>Criterion 3A: It has demonstrable potential to yield information that will contribute to an understanding of the natural or cultural history of the local district | Further research is required |

| | |
|---|---|
| Criterion 3B: It is significant in demonstrating a high degree of technical innovation or achievement. | Further research is required |
| Social Value<br><br>Criterion 4: It is significant through association with a community of cultural group in the local district for social, cultural, educational or spiritual reasons | Further research required |
| Rarity<br><br>Criterion 5: It demonstrates rare, uncommon or endangered aspects of the cultural heritage of the local district | The place is rare as part of a relatively intact streetscape of inner city commercial buildings from the early twentieth century. |
| Representativeness<br><br>Criterion 6: It is significant in demonstrating the characteristics of a class of cultural places or environments in the local district. | The place is a representative example of a commercial building constructed in Perth following the end of World War One. |
| ***Building Condition, Integrity and Authenticity*** | |

| | |
|---|---|
| Condition (Good, Fair, Poor) | Good (externally) |
| Integrity (High, Medium, Low) | Medium – retains part original retail function. |
| Authenticity (High, Medium, Low) | Moderate |
| ***Management Recommendation*** | |

An application for development should take account of the way in which the heritage significance of the place will be conserved. Where possible original or significant fabric should be kept. The City of Perth has the right to request that documentation outlining the way in which the place will be conserved be submitted prior to consideration of a development application for the place.

# 16 QUEEN STREET

## PROPOSED INCLUSION ON THE CITY PLANNING SCHEME NO. 2 REGISTER OF PLACES OF CULTURAL HERITAGE SIGNIFICANCE (CPS2 HERITAGE REGISTER)

## OWNERS RESPONSE




RENOVO
HERITAGE & ARCHITECTURAL SOLUTIONS AUSTRALIA PTY LTD

Office 26, 36 South Terrace, Fremantle WA 6160 PO Box 1328 Fremantle WA 6959
Phone (+61) 8 9430 8173

## Background

The property at 16 Queen Street contains a two storey rendered brick building constructed c.1930 in the Inter-War Free Classical architectural style. The place forms part of a relatively intact streetscape along with other properties in Queen Street that are currently not heritage listed.

In response to a request by the owners of the property, the City of Perth (CoP) have undertaken a heritage assessment of the place to consider it for inclusion on the City Planning Scheme No. 2 Register of Places of Cultural Heritage Significance (CPS2 Heritage Register). The assessment concluded that the place is of potential cultural heritage significance to the City and is likely to meet the threshold for inclusion in the CPS2 Heritage Register and a recommendation has been made to Council to include it on the heritage inventory.

A letter dated 21 November 2014, was sent to the owner's representative confirming this action, inviting the owner to make comment on the proposed listing. This report provides a response on behalf of the owners of 16 Queen Street.

## Heritage Assessment

The assessment undertaken by the CoP identified the building to be of cultural heritage significance for the following reasons:

Aesthetic Value

- The place is of aesthetic significance as a fine example of a two storey rendered brick building in the Inter-War Free Classical style of architecture.
- The place is of aesthetic significance as an example of a commercial building constructed during the inter war period.

Historic Value

- The place is of historic significance because it reflects the period of affluence and optimism following the end of World War One.

Representativeness

- The place is representative as an example of a commercial building constructed in Perth following the end of World War One.

## Comment
## Adaptive Re-Use

Prior to its conversion, the building was owned and operated by WA Hospital Supplies for a period of 45 years of its 60 year history (which warrants further historical research to support the heritage assessment). The building became vacant when this business relocated to Balcatta. During this tenancy the building underwent some changes (notably the alteration of the shop front). However, much of the original fabric remained of the building including upper floor fenestration, floors, staircases, loading bays and gantries.

During the recent conversion of 16 Queen Street in 2010-11, the new owners of the property not only recognised the buildings heritage significance but also the potential

of the place to contribute to the revitalisation of Perth's social, cultural and hospitality scene. Thereby securing its ongoing cultural significance of the place to the people of the City of Perth.

The brief for the revitalisation of the building was to ensure an adaptive re-use that respected the historic and cultural significance of the place while providing clear views internally through the various levels. The requirement to provide a multi-faceted space with retail, café and gallery was adopted and developed to enhance the history and interpretation of the building.

This inner city regeneration project involved the removal of intrusive elements (mainly modern internal changes relating to the WA Hospital Supplies fit out) and retention of historic fabric to include a roof terrace, mezzanine level and introduction of compliant universal access supporting pedestrian flow from Queen Street and Raine Square thereby connecting people to this historic place.

The regeneration project highlighted features of the original architectural style coupled with modern elements such as frameless glass and open voids thereby successfully integrating modern elements into the historic building. Modern cubes containing toilets and bar area were inserted into the building, which are reversible and changes to floor level required for compliance are complementary yet identifiable from the original.

Original elements of the internal brickwork, pressed tin ceilings, timber floor boards, roof trusses, gantry crane, windows to the west, internal steel structure and loading bay doors to the rear were retained and enhanced through reveal and interpretation of the fabric.

Many of the principles of the ICOMOS Burra Charter were employed in the adaptive re-use, leading to the project's recognition in the Australian Institute of Architects, Julius Elischer Awards in 2011.

**Cultural Connectivity**

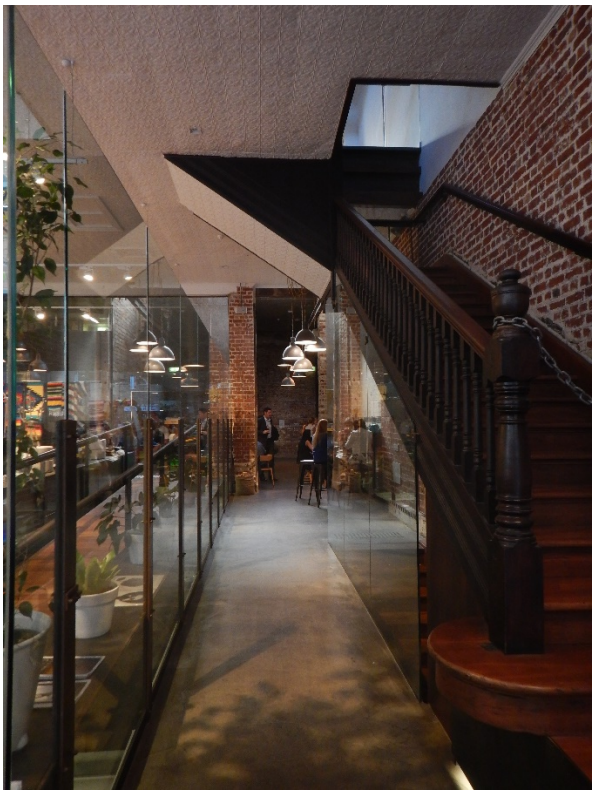
The regeneration project has not only created an inviting and vibrant, publically accessible space within an historic building but also houses an art gallery used regularly for exhibitions of local and international artists thereby continuing its cultural connectivity. A notable exhibition took place in 2011, celebrating the opening of the venue, displaying works by the WA artist Matt Doust. Matt moved to Los Angeles in 2012 to develop his art career and rapidly achieved acclaim and respect in the international art world including being an Archibald Prize finalist. Matt sadly recently passed away making his connection with Queen Street even more poignant.

**Photographs**
Internal – Showing Retention of Historic Fabric



Former Loading Dock and Door





Retention of original stairs with change in floor level to accommodate universal access.



Cube inserted to provide bar space and facilities above
Photo Courtesy of Joel Barbitta De-max Photography



Original steel columns and beams exposed for effect, original pressed metal ceiling in the retail space, original wall and gantry above
Photo Courtesy of Joel Barbitta De-max Photography

## Owner's Response to Proposed Listing

Given the historical significance of the building and the attention given to the adaptive re-use to retain heritage values and continue the building's contribution to the cultural fabric of Perth City, the owners of the building are supportive of the inclusion of the place on the City's municipal heritage inventory. They also support the consideration of Queen Street as an historic precinct thereby recognising the contribution 16 Queen Street makes to the streetscape.

Although inclusion of the property on the City of Perth's Register of Places of Cultural Heritage Significance provides a certain level of protection and recognition, the owners are keen to prepare a conservation management strategy (following the guidelines of the State Heritage Office) that will guide future management of the place for the owner and occupiers to ensure heritage values are conserved and enhanced through appropriate maintenance, interpretation and informed changes and development.

The owners look forward to working with the City of Perth to facilitate the proposed heritage listing and continue the buildings conservation into the future.

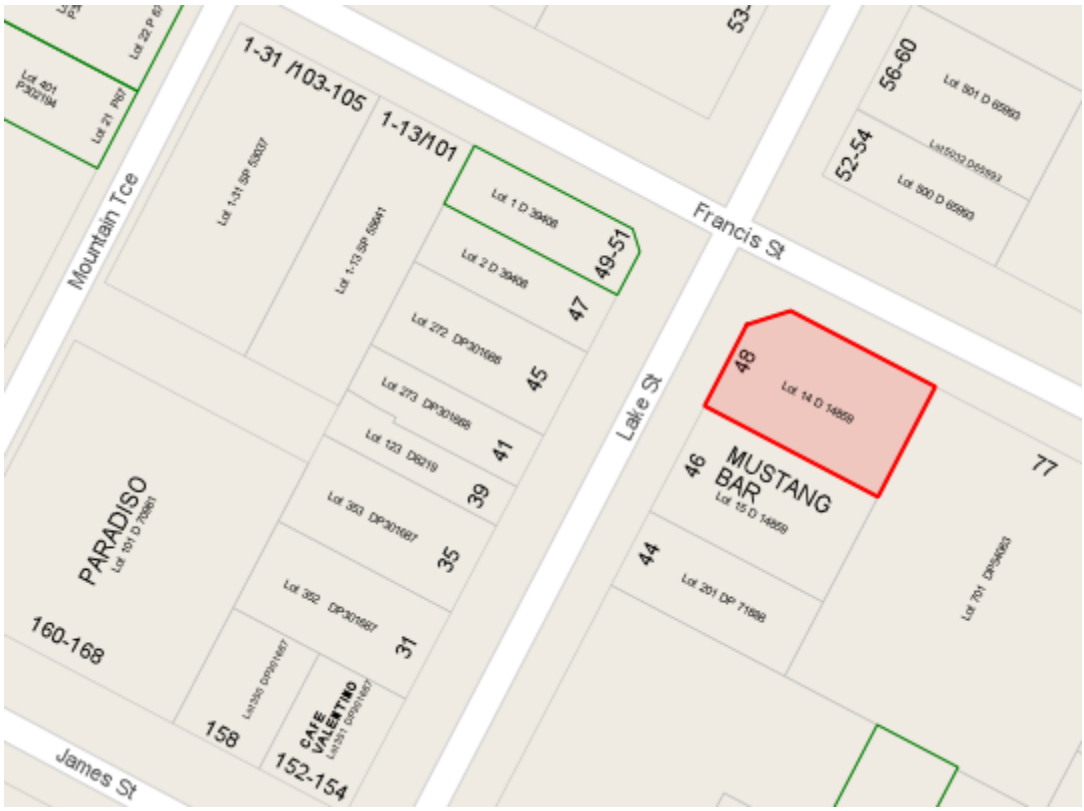
SCHEDULE 13

CITY of PERTH

# City of Perth - Heritage Report:

**48 Lake Street**
**NORTHBRIDGE WA 6003**

**Description:** Eleni House
**Authority:** City of Perth (City Centre)




## HCWA:

| | | | |
|---|---|---|---|
| **HCWA Place #:** | 11463 | **Precinct #:** | |
| **State HCWA Place #:** | NA | **Precinct Name:** | NA |

## Heritage Agreement:

**Heritage Agreement:** No
**Status:**
**Listing Date:**

## Conservation Plan:

**Conservation Plan:** No

## Heritage Grant Register:

**Heritage Grant Register:** No

## Conservation Area:

**Conservation Area:** No
**Type:**

## *Heritage Assess (No Rates):*

## *Transfer of Plot Ratio:*

**Transfer Plot Ratio:**

## *Building Condition Report:*

**Building Condition Reports:** Y

**2008/2009 – Building Scores:** **2009/2010 – Building Scores**

**Building 1:** Average **Building 1:** Average

## *MHI 2000:*

| | |
|---|---|
| Place Number: | 1367 |
| Creation Date: | 35870 |
| HCWA Number: | 11463 |
| HCWA Region: | Metropolitan |
| Other Number 1: | 176618 |
| Other Number 2: | 319400 |
| Other Number Description 1: | Property Key |
| Other Number Description 2: | GIS |
| Place Name: | Eleni House 48 Lake Street |
| Street Number: | 48 |
| Street Name: | Lake Street |
| Suburb Town: | Northbridge |
| Postcode: | 6003 |
| Local Govt Authority: | Perth |
| Precinct: | 0 |
| Last Modified Date: | 39066 |
| Construction Year 1: | 1915 |
| Circa 1: | 1 |
| Circa 2: | 0 |
| Circa 3: | 0 |
| Construction Year LB1: | 1913 |
| Construction Year UB1: | 1917 |
| Circa Demolition: | 0 |
| Date Source: | Visual Assessment |
| Place Type Description: | Building(s) or Group |
| Original Use General: | Residential |
| Original Use Specific: | Two storey residence |
| Present Use General: | Commercial |
| Present Use Specific: | Office or Administration Bldg |
| Other Use General: | NULL |
| Walls 1 General: | Brick |
| Walls 1 Specific: | Painted Brick |

| | |
|---|---|
| Roof 1 General: | Metal |
| Roof 1 Specific: | Zincalume |
| Architectural Style 1 General: | Federation |
| Architectural Style 1 Specific: | Queen Anne |
| Historical Notes: | In the early years of the Swan River colony the area to the north of Perth (now known as Northbridge) was low lying and swampy and was therefore settled more slowly than the better land closer to the river. It was also further from the river port and the main means of transport.<br><br>Northbridge is an inner suburban area, named because it is just north of Perth across the railway bridge. It was approved as a suburb name in 1982.<br><br>In 1854 some of the swampy land to the north of Perth was drained producing some fertile land for farming and later subdivision. The land was subdivided into allotments circa 1860. Land in the area was taken up by discharged soldiers, artisans and small landholders. The area at this period was characterised by small cottages and businesses.<br><br>In 1881 they railway from Fremantle to Guildford was opened and became the main transport route. From that period commerce and trade tended to focus around this area with smaller commercial enterprises and manufacturing to the north. It was less fashionable to live north of the railway line, however the area was close to the city and during the 1890's and early 1900's was substantially redeveloped with further subdivision of lots and mixed residential and commercial development. A number of trade and community organisations had their origins in the area at this time.<br><br>Over the years the population of the area changed as people relocated to suburban areas of the city. As a result Northbridge became the home for successive migrant communities. For example, communities including Greek, Italian, Chinese and more recently Vietnamese migrants have settled here as property remained relatively cheap and had the advantage of being close to the city. These communities have over the years given this area a distinctive character, generally recycling the existing buildings rather than redeveloping the area.<br><br>(Extracted from M. Pitt Morrison and J. White in C.T. Stannage, A New History of Western Australia; U.W.A. 1981 and Michael Bosworth, Thematic Historical |

| | |
|---|---|
| | framework, City of Perth Unpub. 1995). |
| Description Notes: | Two storey building, originally residential, with bottom storey partially below ground level. Hipped roof with tall chimney. Prominent projecting gable to street front with simple half-timbered effect. Asymmetrical facade with bay to one end.<br><br>Verandah with timber posts and highly decorative cast-iron balustrade. |
| Condition Notes: | Good |
| Integrity Authenticity Notes: | Largely as originally constructed with detail intact. |
| Archaelogical Description: | NULL |
| Statement of Significance: | The place is of aesthetic significance as an example of a residential building dating from period around the turn of the century. The increasing affluence of the community following the gold boom is reflected in the increased use of decoration.<br><br>The place is of aesthetic significance because it contributes to the visual quality of its location.<br><br>The place is of historic significance because it reflects the way of life of the wealthier residents of Perth in the late nineteenth and early twentieth century.<br><br>The significance of the place is increased because it remains substantially intact.<br><br>The Place is a representative example of a residential property in Perth dating from the late nineteenth to early twentieth century. The place represents the changing character of the Perth community form the post gold rush settlement period to the period of settlement by various ethnic communities, to the present. |
| Management Category: | Level 1 Protection |
| Management Category Descriptio: | The place has been entered into the Heritage Register attached to the City of Perth's Town Planning Scheme with Level 1 Protection. The place is considered to be of exceptional significance. The conservation of the place is essential to the conservation of the heritage of the City.<br><br>This place is recommended for entry into the State Register of Heritage Places.<br><br>The place should be conserved in accordance with the principles outlined in The Australia ICOMOS for the conservation of places of cultural significance (the Burra Charter). A conservation plan should be prepared. |

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|---|---|
| | If a conservation plan has been prepared, refer to recommendations of the plan in assessing any development application for the place.<br>or<br>If a conservation plan has not been prepared the City of Perth has the right to require the preparation of a conservation plan, in accordance with a specified brief, prior to granting any development approval for the place. |

# DOCUMENTATION OF PLACES
# FOR ENTRY IN THE
# REGISTER OF HERITAGE PLACES

**1. DATA BASE No.** 11463

**2. NAME** *Eleni House, Northbridge* (1897)

FORMER NAME (or OTHER NAMES)

**3. LOCATION** 48 Lake St, Northbridge

**4. DESCRIPTION OF PLACE INCLUDED IN THIS ENTRY**

Lot 14 Diagram 14859 being the whole of the land contained in Certificate of Title Volume 1123 Folio 324.

**5. LOCAL GOVERNMENT AREA** City of Perth

**6. OWNER**

Eleni Enterprises Pty Ltd
Con Gupanis

**7. HERITAGE LISTINGS**

- Register of Heritage Places: ----------
- National Trust Classification: ----------
- Town Planning Scheme: ----------
- Municipal Inventory: ----------
- Register of the National Estate: ----------

**8. ORDERS UNDER SECTION 38 OR 59 OF THE ACT**

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**9. HERITAGE AGREEMENT**

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**10. STATEMENT OF SIGNIFICANCE**

*Eleni House, Northbridge* (1897), a substantial two-storey granite, brick and corrugated iron Federation Queen Anne style former residence, has cultural heritage significance for the following reasons:

the place was built by and for William Atkins, one of Western Australia's most prolific builders;

the place is rare as a substantial residence known to have been constructed for a successful professional builder;

the place is rare as a granite residence, and particularly rare for its inner-city location;

the place is indicative of the dramatic development and influx of wealth to Perth and its immediate suburbs in the 1890s Gold Rush Period; and,

the place is a fine and excellent example of a substantial two-storey Federation Queen Anne style residence, and is a notable landmark.

The garage and carport to the rear of the building are not considered to be of heritage significance.

## 11. ASSESSMENT OF CULTURAL HERITAGE SIGNIFICANCE

The criteria adopted by the Heritage Council in November 1996 have been used to determine the cultural heritage significance of the place.

### PRINCIPAL AUSTRALIAN HISTORIC THEME(S)

- 4.6 Remembering significant phases in the development settlements, towns and cities

### HERITAGE COUNCIL OF WESTERN AUSTRALIA THEME(S)

- 107 Settlement
- 111 Depression and boom
- 605 Famous and infamous people

### 11. 1 AESTHETIC VALUE*

*Eleni House, Northbridge* is a fine and excellent example of a substantial two-storey Federation Queen Anne style residence, and is a notable landmark. The basement storey is partially below ground level, resulting in the residence appearing less ostentatious than it actually is. (Criterion 1.1)

### 11. 2. HISTORIC VALUE

*Eleni House, Northbridge* is indicative of the dramatic development and influx of wealth to Perth and its immediate suburbs in the 1890s Gold Rush Period. (Criterion 2.2)

*Eleni House, Northbridge* is important as the residence of the successful builder and contractor, William Atkins. Atkins was responsible for the construction of a number of Western Australia's most iconic buildings such as the *Perth Mint, PICA & Arts House [Perth Boys' School]*, *Perth Government Stores* and *Cue Public Buildings*. (Criterion 2.3)

*Eleni House, Northbridge* has some historic value as the offices of the prominent architectural firm Summerhayes and Associates during the 1970s. (Criterion 2.3)

### 11. 3. SCIENTIFIC VALUE

*Eleni House, Northbridge* has the potential, through research and archaeological investigation, to provide further information about the original owner and builder, William Atkins. Sub-surface deposits beneath the floor coverings and floor boards may contain artefactual material relating to the use of the property as a residence. (Criterion 3.1)

*Eleni House, Northbridge* demonstrates William Atkins' skill and technical knowledge in building construction. The use of granite as the construction material for the entire ground floor enabled the lower floor of the former residence

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* For consistency, all references to architectural style are taken from Apperly, R., Irving, R., Reynolds, P. *A Pictorial Guide to Identifying Australian Architecture. Styles and Terms from 1788 to the Present,* Angus and Robertson, North Ryde, 1989.
For consistency, all references to garden and landscape types and styles are taken from Ramsay, J. *Parks, Gardens and Special Trees: A Classification and Assessment Method for the Register of the National Estate,* Australian Government Publishing Service, Canberra, 1991, with additional reference to Richards, O. *Theoretical Framework for Designed Landscapes in WA*, unpublished report, 1997.

to be partially below ground level without affect from the swampy environs, while also taking advantage of the natural slope of the site. (Criterion 3.3)

### 11. 4. SOCIAL VALUE

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## 12. DEGREE OF SIGNIFICANCE

### 12. 1. RARITY

*Eleni House, Northbridge* is rare as a substantial residence known to have been constructed for a successful professional builder. (Criterion 5.1)

*Eleni House, Northbridge* is rare as a granite residence, and particularly rare for its inner-city location. (Criterion 5.1)

### 12. 2 REPRESENTATIVENESS

*Eleni House, Northbridge* is a representative example of a two-storey Federation Queen Anne style residence constructed in Perth in the 1890s Gold Rush period. (Criterion 6.1)

*Eleni House, Northbridge* provides evidence of the original owner's achievements, and acts as a visual statement of William Atkins' wealth and success. It also acted as a showpiece of Atkins building firm, who operated from the premises for a period. (Criterion 6.2)

### 12. 3 CONDITION

*Eleni House, Northbridge* is currently well maintained and is in good condition.

### 12. 4 INTEGRITY

*Eleni House, Northbridge* is currently vacant, however it was most recently used as office accommodation. The internal fittings required for it to function as an office are easily reversible and therefore the integrity of the place is moderate.

### 12. 5 AUTHENTICITY

*Eleni House, Northbridge* has been adapted to suit modern domestic living and office use over time but has, none-the-less, retained much of its original architectural detailing (both internally and externally). Overall, the former house retains a moderate level of authenticity.

The grounds have a low level of authenticity as there is little evidence of any former landscaping and the plot size has been reduced.

## 13. SUPPORTING EVIDENCE

The documentation for this place is based on the heritage assessment completed by the State Heritage Office in September 2014.

Amendments and/or additions have been carried out by the State Heritage Office and the Register Committee.

## 13. 1 DOCUMENTARY EVIDENCE

*Eleni House, Northbridge* is a substantial two-storey brick, stone and iron Federation Queen Anne former residence constructed in 1897 for William Atkins.

On 12 August 1829, little over a month after the establishment of the Swan River Colony, Captain James Stirling, Lieutenant-Governor of the new colony, selected and declared a site for the colony's seat of government, and capital, Perth.[1] The grid-style townsite was surveyed and laid out from August 1829, however was restricted in its layout due to the river to the south and east, Mt Eliza to the west and swamps and lagoons to the north.[2]

Little settlement occurred to the north of Perth townsite until the boom of the 1890s which, promoted by the dramatic increase in population, facilitated the development of the area now known as Northbridge. As well as boarding houses, hotels and churches, many fine homes were established in Northbridge during this period for some of the colony's most prestigious figures.[3]

One of these grand residential properties was constructed in 1897 on the corner of Lake and Francis Streets for William Atkins, a successful builder and contractor. This building is now known as *Eleni House, Northbridge.*

Atkins, originally from Tipperary, in Ireland, arrived in Western Australia in 1881. Records suggest that prior to his arrival, Atkins had spent some time in Tasmania, where he met and married his wife Emily Mary, and together they lived in Victoria and raised six (of an eventual eight) children.[4]

Immediately upon Atkins' arrival in Western Australia, he was appointed the Mill Manager of Jarrahdale Timber Mill, which suggests that the family's relocation was due to his appointment. In 1881, Atkins built the family residence at the mill site which today is known as *Mill Manager's Residence*.[5] This place was entered in to the State Register in 1998.[6]

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1 Markey, D.C., 'Pioneer Perth' in Gentilli, J. (ed.), *Western Landscapes* (University of Western Australia Press, Nedlands: 1979), p. 346., Pitt Morison, Margaret, 'Settlement and Development: The Historical Context', in Pitt Morison, Margaret and White, John (eds.), *Western Towns and Buildings* (University of Western Australia Press, Nedlands: 1979), pp. 1-4.

2 Pitt Morison, 'Settlement and Development, in Pitt Morison and White (eds.), *Western Towns and Buildings* (1979), p. 14.

3 Palassis Architects, *Northbridge Redevelopment Project Conservation Report* (Prepared for East Perth Redevelopment Authority: 2000), p. 9.

4 Erickson, R., *The Bicentennial Dictionary of Western Australians 1829-1914, Volume 1,A-C* (University of Western Australia Press: Nedlands, WA: 1987), p. 85., 'The Late Mr W Atkins', *The Daily News*, 6 December 1920, p. 5.

5 Kelsall Binet Architects, with Robin Chinnery, Historian, 'Mill Manager's Residence, Jarrahdale, Conservation Plan', Jan 2005, and Erickson, *The Bicentennial Dictionary of Western Australians 1829-1914, Volume 1,A-C* (1987), p. 85.

6 The Heritage Council's permanent register documentation for P4615 *Mill Manager's Residence* (1999) notes the place was constructed in 1889, and does not mention Atkins, however additional research for the Conservation Plan cited above supports Atkins building the house in 1881.

In 1886, Atkins had returned to Perth and purchased a block of land on the corner of Francis and Lake Streets. The block was the site of his family home – *Eleni House, Northbridge* - but remained vacant for the next decade.

By 1887, fifty-one year old Atkins entered into a partnership with twenty year old Robert Oswald Law as building contractors. Together Atkins and Law were responsible for constructing a number of significant buildings and infrastructure projects in the State, including the Perth to Pinjarra Railway (completed 1893), *Cue Public Buildings* (1895), *Perth Boys' School* (1897), the *Perth Mint* (1899), *Perth Government Stores* (1911) *Fremantle Post Office* (1907), and the sewerage system in Perth and Fremantle.[7] In the 1890s, Atkins and Law were responsible for building sawmills at Collie and Roleystone, and became well known throughout Australia for the construction of jetties and wharves.[8]

By 1897, Atkins and Law had become a successful business, and Atkins built a substantial family home, now known as *Eleni House, Northbridge* on the vacant block of Francis and Lake Streets.[9]

The house is a substantial two-storey Federation Queen Anne style residence, which features an iron roof of varied shape, a projecting bay with a gable, tall chimneys, painted brickwork, granite, and timber verandahs. The main living areas are located on an elevated ground floor, with the secondary rooms on the lower ground floor.

As a professional builder, Atkins' residence can be seen to demonstrate his skill and technical knowledge in building construction, while dually acting as a showpiece for the firm (who later operated from the premises). Northbridge was traditionally swamplands; however by using granite, which has appealing properties such as low water absorption, for the construction material of the entire ground floor, Atkins was able to build this floor partially below ground level, taking advantage of the natural slope of the site.

At the time of construction, Atkins' property was valued two to three time more expensively than any other property in the City of Perth's West Ward (Northbridge),[10] indicating its size and grandeur in comparison to other properties being constructed in the area at the same time.

The offices of Atkins and Law operated from *Eleni House, Northbridge* for just a few years from 1899 to 1905.[11] By 1906, Atkins and Law had ceased operating from the property. This move was likely for a number of reasons, primarily that in 1905 Atkins and Law had diversified by opening up its own brickworks in Midland, but secondly because Atkins was nearing retirement (by 1906 Atkins was 70). It appears that the partnership of Atkins and Law came to end shortly after the opening of the brickworks. By 1907 Law was the sole owner of a second

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7 Erickson, *The Bicentennial Dictionary of Western Australians 1829-1914, Volume 1,A-C* (1987), p. 85., HCWA, SRHP – Assessment Documentation, P2905 *Lexbourne House (fmr)* (2005), pp. 5, 6., 'King Atkins Dies At 69', *The Daily News*, 19 March 1949, p. 14.

8 Kelsall Binet Architects, with Robin Chinnery, Historian, 'Mill Manager's Residence, Jarrahdale, Conservation Plan', Jan 2005.

9 City of Perth, Rate Books 1891-1897 (excluding 1895).

10 City of Perth, Rate Books, 1897, 1900, 1905, 1915.

11 Western Australian Post Office Directories, 1897-1900, 1905, 1910. Sourced from http://www.slwa.wa.gov.au/find/wa_resources/post_office_directories. Accessed on 1 August 2014.

brickworks in Cardup (near Byford), and it is likely that they parted ways at around this time.[12]

Atkins continued to reside at *Eleni House, Northbridge* until his death in 1920. His funeral was attended by public figures such as A Green, the Commonwealth Commissioner, E. Tindale (later the Commissioner of Main Roads) representing the Minister for Works and the Public Works Department, W. Fairweather, the President of the Master Buildings' Association, as well as a number of notable architects and business owners. Such a strong representation of Western Australia's powerful and elite at his funeral indicates the influence and impact that Atkins had had on the State, particularly within the building profession, during his lifetime.[13]

After Atkins' death, until the late 1980s, the ownership of *Eleni House, Northbridge* changed multiple times. Its use changed from primarily residential to commercial, as it became offices and operated as a restaurant. Of note, during the 1970s, the property was used by the prominent architectural firm Summerhayes and Associates as their offices.

In 1988, *Eleni House, Northbridge* was purchased by Con Gupanis. Con named the property 'Eleni' after his wife.[14]

Con Gupanis arrived in Western Australia from Kastoria, Greece in 1931 aged 4 with his parents Alexander and Alexandra.[15] The Gupanis' were one of many Greek families to migrate to Australia during the inter-war period, as Australia's relaxation of immigration restrictions and Greece's comparatively poor socio-economic position prompted many to travel in search of a better future.[16]

Although the highest concentration of Greek settlers in the 1930s was in the Northbridge area, particularly along Lake St where Con Gupanis would later purchase *Eleni House, Northbridge*,[17] the Gupanis family initially lived and farmed in Wanneroo before moving to Perth in 1938 and establishing a general store in partnership with relatives. Con worked at the family store until 1968 when, after completing a degree in accounting, he began working as a professional accountant. In 1970 Gupanis took over the practice he was working for, which he subsequently renamed Con Gupanis and Associates. As well as being a member of the Certified Practicing Accountants, the Institute of Chartered Secretaries and a registered auditor, Gupanis was a Justice of the Peace and a foundation

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12 HCWA, SRHP – Assessment Documentation, P2905 *Lexbourne House (fmr)* (2005), p. 6., Moore, Bryce, *From the ground up: Bristile, Whittakers, and Metro Brick in Western Australia* (University of Western Australia Press: Nedlands WA, 1987), pp.42, 43.

13 'The Late Mr W Atkins', *The Daily News*, 6 December 1920, p. 5.

14 Certificate of Title Vol. 1123 Folio. 324. Transfer of property to Eleni Enterprises Pty Ltd on 8th April 1988 at 11.57 hrs. Email from L M Gupanis & Associated to Sian Ferraz, State Heritage Office, 9 September 2014.

15 'Profile – Con Gupanis', in Greek Australian Professional and Businessmen's Association of Western Australia (Inc), *Greek Australian Professional and Businessmen's Association of Western Australia (Inc) Bulletin,* Vol. 8 No. 2 (February 1989), p. 5. 'Appendix II: Greek Arrivals to Western Australia 1829-1939', in Appleyard, R.T. and Yiannakis, John N., *Greek Pioneers in Western Australia* (University of Western Australia Press, Nedlands: 2002), p. 259.

16 Appleyar, and Yiannakis, *Greek Pioneers in Western Australia* (2002), pp. 101, 102, 104, 106.

17 Ibid., p. 197., 'Greek Residences along Lake Street, Perth in 1936', sourced from Western Australian Postal Directory 1935-36, in Appleyard and Yiannakis, *Greek Pioneers in Western Australia* (2002), p. 136.

member of the Greek Australian Professional Businessmen's Association of Western Australia.[18]

In 2014, the Gupanis family continues to own *Eleni House, Northbridge.*

At the time of assessment, in September 2014, *Eleni House, Northbridge* was untenanted, but had until recently been used as offices.

## 13. 2 PHYSICAL EVIDENCE

*Eleni House, Northbridge* is a substantial two-storey Federation Queen Anne residence constructed in 1897. It has the main living areas located on an elevated ground floor, with the secondary rooms on the lower ground floor.

### Siting

*Eleni House, Northbridge* is located at 48 Lake Street and occupies a corner lot between the east side of Lake Street and south side of Francis Street.

*Eleni House, Northbridge,* has a 1 metre set-back from the boundaries facing Lake and Francis Streets with a small amount of planting and steel fencing.

To the south and east, the former residence is closely bounded by large neighbouring buildings. Between *Eleni House, Northbridge* and the buildings to the east there is an area of paving with a steel and polycarbonate pergola that provides undercover parking for the site. Two brick single garages sit to the north-east corner of the site. Further paving continues around the south side of the building.

### Exterior

*Eleni House, Northbridge* features an iron roof of varied shape, a projecting bay with a gable, tall chimneys, painted brickwork, granite, and timber verandahs, typical of a Federation Queen Anne residence. The roof is a medium pitch gable roof, clad with corrugated iron in long sheets.

Windows are primarily timber sash, the majority are double hung, with 2 or 4 panes of glazing in each with plain square or splayed reveals. The central bay window has two sashes within the window reveal with a decorative cast iron dividing column. All windows are painted and sills are rendered concrete.

*Eleni House, Northbridge* has an asymmetrical composition with a galvanised iron roof featuring a mixture of pitched and hipped sections. The eaves have a boarded soffit, gutters have an ogee profile and downpipes are round. The north elevation features two chimneys that are partially rendered and partially painted face brickwork. The chimneys have vertical rendered bands and a moulded rendered collar and capping. There is a third chimney to the south which is concealed from street level. The principal façade facing Lake Street features a half-timbered effect flying gable and bay. There is an upper ground floor verandah with a curved iron roof and turned timber posts on the front façade that continues partially round the south elevation. The upper balustrade is decorative cast iron and the timber floor is a recent replacement. There is no balustrade to

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18 'Profile – Con Gupanis', in Greek Australian Professional and Businessmen's Association of Western Australia (Inc), *Greek Australian Professional and Businessmen's Association of Western Australia (Inc) Bulletin,* Vol. 8 No. 2 (February 1989), p. 5. 'Appendix II: Greek Arrivals to Western Australia 1829-1939', in Appleyard and Yiannakis, *Greek Pioneers in Western Australia* (2002), p. 259.

the lower level. The verandah has had significant repairs carried out with modern timber beams and joists evident.

The lower ground level is tuck pointed granite with rendered sections, including rendered quoins to the windows. The upper ground level is painted stretcher bond brickwork with rendered quoins to the windows. Wall vents are decorative cast iron.

A flight of concrete steps flanked by a sweeping rounded stucco balustrade leads up from Lake Street from two square piers with moulded capitals to a similar set of piers on the veradah. The treads are covered with modern tiles. The stairs provide the main entrance to the house and lead up to a central and impressive 6-panel painted timber front door with stained glass fan and side lights and timber side panelling. There are three timber sash windows forming a bay to the north and 2 further timber sash windows to the south.

There are similarly decorative concrete steps leading from the paved pavement down to the lower ground floor which have been covered with modern paving. There is an electrical cupboard beneath the stairs, accessed from the lower verandah. Modern painted decorative steel fencing encloses the lower verandah.

There is paving to the perimeter of the building with the exception of some garden beds to the elevation facing Francis Street.

To the rear, the lower stonework and upper brickwork has been painted. Access to the ground floor level is through a central door, similar to that of the upper front door. However the stained glass has been replaced with plain yellow and frosted glass and there is a more contemporary door and flyscreen.

The south east corner of the building is constructed entirely of brickwork and appears to be a slightly later addition to the place. The verandah space to the east (rear) elevation has been enclosed with fibrous cement panels and steel windows and is supported with steel columns.

**Interior – Upper Ground Floor**

Typical original detailing to the main front rooms of the former house includes approximately 3.5m high ceilings with elaborate deep moulded/coved cornices, picture rail and frieze, hard plastered walls, timber floors (all concealed under modern coverings), timber fire place surrounds, moulded timber architraves with plain plinth blocks, four panel internal doors with moulded detailing, external French doors with similar moulded detailing, high moulded timber skirtings, decorative plaster wall vents and ceiling roses. Many rooms have modern fixed or suspended ceilings with contemporary light fittings.

In the secondary rooms there is more restrained detailing, such as simple skirtings and cornices.

Much of the original internal detailing remains intact, although many rooms have a modern mid-rail electrical conduit, modern suspended ceilings and a significant amount of surface mounted electrical wiring. It was not possible to confirm if original ceilings, possibly with mouldings, are above the suspended ceilings.

The main entrance to the building, from the west, accessed by an entrance hall/reception that measures approximately 2.3 x 4.5m. This features timber panelled double doors with side panelling and stained glass side lights, replicating

the rhythm of the front entrance doors in the same room. However there is an arched fanlight at high level with plain glass. There are decorative columns and a dentil cornice that further elaborate the feature.

The entrance hall has doors to two large formal front rooms. The north room contains the large bay window and has a painted timber surround to the fireplace.

The hall continues along the full length of the building, and the decorative door/window combination is repeated at the far end, that leads into a sleepout. This features a single four panelled door similar to the entrance door with plain yellow glass to the side and fan lights.

There are two smaller rooms to the south of the hall, and a further three to the north, all accessed from the hall. There is evidence of a former chimney breast at high level in the centrally located southern room. The sleepout at the far eastern end of the building leads through to the addition in the south-west corner where there is a small kitchen and bathroom.

The timber staircase is located centrally, also accessed from main hall. The staircase appears to be original and has a moulded timber string and timber balustrade with turned balusters. The treads have been covered with carpet and have modern metal safety nosings.

**Interior – Lower Ground Floor**

The layout of the lower ground floor is much the same as the upper level. The room proportions are similar in size with larger rooms towards the front of the building and smaller secondary rooms to the rear. The detailing is much the same as the upper floor, with approximately 4m high ceilings and more elaborate detailing towards the front of the house. The decorative door/window rhythm is repeated again at the rear end of the building, again with yellow and frosted plain glass.

*Eleni House, Northbridge* is currently in fair condition. Only one small area of low level damp was noted during the physical inspection, which is likely to be caused by a garden bed abutting the wall externally in this location.

There is evidence of low level damp however in the two outbuildings/garages in the north-east corner of the site and the outbuilding and pergola is generally in poor condition.

## 13. 3 COMPARATIVE INFORMATION

*Eleni House, Northbridge* is a substantial two-storey Federation Queen Anne former residence constructed in 1897 for one of Western Australia's most successful and prolific builders, William Atkins.

**William Atkins**

*Eleni House, Northbridge* is important as the residence of William Atkins. Other places known to be associated with William Atkins include:

- P4615 *Mill Manager's Residence*, Jarrahdale – Constructed for and by Atkins (1881).
- P629 *Cue Public Buildings* – A group of five attached buildings including the Police Station, Police Station House, Magistrate's Court, Post Office and Post Office House, constructed by Atkins and Law (1895).

- P2028 *PICA & Arts House [Perth Boys' School]* – Constructed by Atkins and Law (1897).
- P4566 *One Mile Jetty and Tramway* – Constructed by Atkins and Law (1898).
- P2166 *Perth Mint* – Constructed by Atkins and Law (1899).
- P486 *Claremont Railway Station* – Atkins and Law constructed the western passenger overbridge (1900).
- P351 *Fremantle Post Office* – Constructed by Atkins and Law (1907).
- P19873 Old Outpatients Building, Princess Margaret Hospital – Constructed by Atkins and Law (1908-09). This place is included in the Heritage Council's Assessment Program.
- P2056 *Perth Government Stores* – Constructed by Atkins (1911).
- The first section of the Perth-Bunbury railway line – begun in 1891 by Atkins and Law
- Sawmills at Collie and Roleystone – 1809s by Atkins and Law

The above list of places suggests Atkins had had a successful career in the Western Australian building industry. As Atkins' permanent residence, built in 1897 at the pinnacle of his career, *Eleni House, Northbridge* can be seen to visually symbolise his success, as well as demonstrate his skill and technical knowledge in building construction.

**Influential builders in Western Australia**

As evident from Atkins' portfolio of work, and the impressive attendance at his funeral, he was an important and influential figure in the Western Australian building industry.

A search of Western Australia's Post Office Directories for the period when Atkins was practicing reveals a huge number of builders and contractors in the industry. In 1895, just over 100 builders and contractors were listed in the Post Office Directory. This number dramatically increased to just over 225 by 1900, and to over 540 by 1910.[19] The increasing number indicates the highly competitive nature of Western Australia's building industry during this period. Despite this competition, Atkins was one of Western Australia's most successful and prolific builders.

Builders have traditionally been valued less in the assessment of cultural heritage significance than architects, engineer or designers who are seen to have had more responsibility for the overall design, layout and aesthetics of buildings and projects than the builder. For this reason, heritage assessments often discuss the architect to great length, while few even note the name and background of the builder engaged at the same project.

19 Western Australian Post Office Directories, 1895, 1900, 1910. Sourced from http://www.slwa.wa.gov.au/find/wa_resources/post_office_directories. Accessed on 8 September 2014.

To date, there has been no comprehensive study of important figures in Western Australia's building industry, and so it is difficult to accurately compare Atkins' career to other similar figures.

A search of the State Heritage Office database for builders who are associated with numerous building projects produces just a few relevant results. Some comparatively successful builders include:

- Robert Oswald Law (partner of William Atkins from 1887 to 1906) – As part of Atkins and Law, Law was responsible for the construction of Western Australian icons such as *Cue Public Buildings* (1895), *PICA & Arts House [Perth Boys' School* (1897), *Perth Mint* (1899), *Perth Government Stores* (1911). After their partnership was dissolved, Law became involved in the manufacturing industry and established a number of brickworks including *Armadale Brickworks* (1901) and *Maylands Brickworks* (1927). Law's private residence was constructed in 1911 in West Perth and is entered in the State Register as *Lexbourne House.* The house is recognised for its architectural composition and its association with Law.
- Frederich Wilhelm Gustav Liebe – Prussian born Liebe was the builder of landmark buildings such as *His Majesty's Theatre* (1904), *Art Gallery of Western Australia* (1908), *Peninsula Hotel* (1906). Prior to his arrival in Western Australia, Liebe worked in Europe on projects including the Budapest Opera House and Bulgaria's Parliament House. Searches have been unable to locate Liebe's personal residence.
- Edward Vivien Harvey Keane – English born Keane was responsible for the construction of a number of railway projects including the Chidlow to York rail line, the York to Beverley, Spencer's Brook to Northam and the Midland Junction to Walkway, and *Geraldton to Walkaway Railway Precinct* (1886). He also constructed buildings including the *Fremantle Town Hall* (1997). Keane's private residence is still extant (although significantly altered) in Peppermint Grove, originally known as Cappoquon House at Keane's Point, the building now houses the Royal Freshwater Bay Yacht Club. This house is entered in the State Heritage Office database as P2278 Royal Freshwater Bay Yacht Club, and has never been reviewed by the Register Committee.
- Simon Bremner Alexander – Scottish Alexander was one of Western Australia's leading building contractors. He was responsible for buildings such as *P & O Building* (1903), *18 & 20 Howard Street* (1905), *Perth Court of Petty Sessions* (1905) *Fremantle Railway Station* (1907), *Perth Modern School* (1910), *Chief Secretary/Public Health Department (fmr)* (1912), and *Astor Theatre* (1914). Alexander's residence is still extant at 32 Queens Crescent in Mount Lawley. This property is entered in the State Heritage Office database as P9819 St Ritas Nursing Home, and has never been reviewed by the Register Committee.
- A T Brine (also A T Brine & Sons) – Brine was responsible for prominent buildings such as *WA Trustees Co & Royal Insurance Co Building* (1925), *Winthrop Hall* (1928), State War Memorial (1929), *First Church of Christ, Scientist, Perth* (1939), *Talbot Hobbs Memorial* (1940), *Port of Fremantle*

*Passenger Terminal* (1961), *Wandana Apartments Block* (1956). Searches have been unable to locate Brine's personal residence.

- Charles W Arnott – Arnott was the builder for projects including *Menzies Town Hall & Shire Offices* (1896), *Claremont Teachers College* (1902), *Perth General Post Office* (1914), *Burt Memorial Hall* (1918), *Margaret River Hotel* (1936), *Yanchep National Park Inn* (1940), *St John's Ambulance Buildings* (1940). Searches have been unable to locate Arnott's personal residence.
- William Fairweather – At one time the President of the Master Buildings' Association, Fairweather was responsible for the construction of *Archbishops Palace (1855),* Irwin Barracks (1896), Armadale Post Office (1898), *Sacred Heart Catholic Group, Highgate (1899), Redemptorist Monastery and Church (1903), Woodman Point Munitions Magazines (1941),* Shenton Park Hotel (1907).

While some other important and influential builders have been identified, the above analysis is not exhaustive, and further research may produce additional comparable results.

Based on the information that has been found, Atkins was one of only a handful of builders in Western Australia to have been so prominent in the building industry.

**Granite**

Granite is a material often used for construction because of its appealing properties, such as its durability, extreme hardness, low rate of deterioration, and low water absorption.[20]

A search of the State Heritage Office database for places constructed of granite reveals that the most common usage of the material is for memorials and monuments, such as *Anzac Park, Bunbury* (1924) and *Lieutenant General Sir J J Hobbs Memorial* (1940) in Perth.

The vast majority of granite places entered in the database are located outside of the Metropolitan area, suggesting that the use of granite in the Metropolitan area is not particularly common. Furthermore, the use of granite for the construction of houses appears to be unusual, with just 27 granite residences recorded throughout the State. Of those 27 residences, 12 are located in the Metropolitan region, six in Mundaring (where there is an abundance of granite) four in Belmont (which are all part of a housing precinct constructed for and by the 2nd 28th Battalion Association in 1949), one in Cottesloe (which was designed for and by the architect Raymond Jones), and *Eleni House, Northbridge*.

The above suggests that *Eleni House, Northbridge* is rare as a granite residence, and particularly rare for its inner-city location.

**Federation Queen Anne style residences**

Of the 62 Federation Queen Anne style residential buildings entered in the State Register of Heritage Places, sixteen are two-storey residences located in in the Metropolitan region.

20 US General Service Administration, 'Historic Preservation - Technical Procedures: Granite Characteristics, Uses and Problems', sourced from http://www.gsa.gov/portal/content/111938 Accessed on 3 November 2014.

Of those sixteen, the largest concentration is within the City of Perth. These places, while at a similar inner-city location to *Eleni House, Northbridge*, are notably more elaborate and celebrated examples of the Federation Queen Anne style. These include:

- P2094 *St George's House*, Perth (1891)
- P4342 *Residence, 52 Mount Street*, West Perth (1892)
- P3235 *Hills' Residence*, East Perth (1895)
- P2236 *Meerilinga*, West Perth (1897)
- P2081 *1 Museum Street*, Northbridge (1897)
- P15783 *Tom Burke House,* Northbridge (1898)

The above suggests that *Eleni House, Northbridge* is not rare for its architectural style.

## 13. 4 KEY REFERENCES

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## 13. 5 FURTHER RESEARCH

Further research may reveal other successful and prolific builders who worked in Western Australia**.**

Research and physical inspections have been unable to confirm whether there is a cellar beneath the basement storey of the former residence. A past owner has noted that there may be a cellar with a trapdoor leading from either the rear kitchen or adjacent office. If floor coverings are removed or replaced in the future, this may confirm the existence of the cellar.







# Perth Parking Policy 2014

## 1. INTRODUCTION

This policy sets out the approach by the State Government, following consultation with the City of Perth and other responsible planning authorities to the development and management of parking facilities that fall within the Perth Parking Management Area (PPMA). The policy was first developed in 1999 as a joint initiative by the State Government and the City of Perth and it continues to form an integral component of the broader planning framework for the city.

This policy may be amended from time to time by the Minister for Transport following consultation with the Minister for Planning, the Minister for Environment and the City of Perth as required by the *Perth Parking Management Act 1999* (the Act) and with other responsible planning authorities where appropriate.

This policy recognises that vehicular access to, from and within central Perth is a critical element in ensuring its continued economic and social viability. It also continues to recognise the need to preserve and enhance the city's environment. The policy aims to address these needs by supporting the provision of a balanced transport network in order to manage congestion and provide for the efficient operation of the transport network to, from and within the city centre.

This policy provides guidance to the State Government in exercising the powers conferred upon it by the Act. It also provides guidance to responsible planning authorities, developers, owners and managers of parking in making and assessing applications for parking planning approvals and parking licences.

An important benefit of the policy is the framework it provides for assessing the likely impacts of proposed parking facilities in the broader context of transport and planning objectives for the city rather than assessing parking licence applications in isolation. This provides comprehensive and consistent criteria for dealing with applications for both redeveloped and new parking. This policy also provides a logical framework for evaluating community and transport benefits which proponents will need to demonstrate should they seek a tenant parking allowance above the maximum level established by the policy.

The revenue raised through the licensing of parking spaces via the powers in the Act will be spent as required by the Act within the PPMA to give effect to this policy. Matters to be funded by the revenue include the Central Area Transit (CAT) bus system and improvements to that system, improving public transport access, enhancing the pedestrian environment, supporting bicycle access and other initiatives which support a balanced transport system to, from and within the PPMA.

## 2. TERMS USED

2.1 In this policy, unless the contrary intention appears -

**Act** means the *Perth Parking Management Act 1999*;

**CEO** means the chief executive officer of the Department principally assisting the Minister administering the Act in its administration;

**Development** has the same meaning as it has in the *Planning and Development Act 2005* unless the site is within a redevelopment area, in which case it shall have the same meaning as it has in the *Metropolitan Redevelopment Authority Act 2011*;

**Development application** has the same meaning as it has in the *Planning and Development Act 2005* unless the site is within a redevelopment area, in which case it shall have the same meaning as it has in the *Metropolitan Redevelopment Authority Act 2011*;

**Long-stay public parking** means parking that is available to the public for use without the time and vehicle turnover requirements applied to short-stay public parking;

**Lot** has the same meaning as it has in the *Planning and Development Act 2005* and includes parcel**;**

**Lot area** means the area of the lot at ground level, excluding public open space and road reserves;

**Parcel** has the same meaning as it has in the *Strata Titles Act 1985*;

**Planning Approval** means approval, with or without conditions, granted by the relevant planning authority in respect of an application to begin or continue development

**PPMA** means the Perth Parking Management Area;

**Public parking** means parking that is available to members of the public whether or not upon payment of a fee or subject to other condition, but does not include parking that involves the use of a parking bay that is reserved for a specific individual or organisation;

**Redevelopment** means any demolition, erection, construction, alteration of or addition to any building, structure or parking facility other than;

- Cosmetic changes or refurbishments;
- Restorations, which do not involve demolition of walls, structures or parking facilities;
- Reconfiguration of parking bays;
- Air conditioning units, flag poles, pergolas, patios and shade sails which do not encroach on the existing parking layout, pools and spas, satellite dishes, signage, solar panels, TV antennae, water tanks and other similarly minor structures and equipment; and
- Alterations that affect only the interior of the building, structure or parking facility and do not increase its existing plot ratio floor area and/or change in the use of the building approved by the relevant planning authority in a way that is likely to result in an increase in peak period vehicle trips to or from the site.

**Redevelopment area** has the same meaning as it has in the *Metropolitan Redevelopment Authority Act 2011*

**Short-stay public parking** means parking available to the public where, in each day, at least 50% of vehicles stay less than four hours; and at least 90% stay less than six hours;

**Site** means the lot/s or other portion/s of land, the subject of;

- A subdivision application
- a development application; or
- an application under section 8 of the Act, a licence under section 9 of the Act or an application to the CEO under Clause 8.2;

as may be applicable.

**Special Parking Control Area** means that land and/or site in a redevelopment area declared a Special Parking Control Area by the CEO pursuant to clause 8.2.

**Special Parking Control Sub Area** means that land and/or site in a redevelopment area declared a Special Parking Control Sub-Area by the CEO pursuant to clause 8.2.

**Special purpose bays** means parking bays reserved exclusively for:

- the use of service and delivery vehicles, couriers, taxis, motorcycles, buses, coaches, vehicles used by people with disabilities; or
- any other specific use (except public parking and tenant parking);

for which the relevant planning authority has required parking be provided on the site.

**Special Residential** means premises providing short-term temporary or specialised residential accommodation including lodging house, hotel and serviced apartment;

**Subdivision** has the same meaning as it has in the *Planning and Development Act 2005*;

**Tenant Parking** means all parking available on a site for the use of tenants/occupants/owners of that site in support of their use of that site and their visitors; except;

- parking bays associated with private residential purposes; and
- special purpose bays.

Note - For the purposes of this definition a person leasing/occupying/owning only a car bay(s) on a site is not a tenant/occupant/owner of that site.

**Vehicle crossover** means that part of a driveway for use by vehicles between a site boundary and that part of a street used by vehicles.

2.2 Subject to Clause 2.1, words and expressions used in this policy shall have the same respective meanings as in the Act or any Regulations made under it.

## 3. TYPES OF PARKING THE POLICY APPLIES TO

The policy applies to all parking that occurs on land or in or on a building on land or in or on a building within the PPMA unless:

- the land or building is used solely for private residential purposes; or
- The vehicle is a prescribed vehicle or is parked in prescribed circumstances as per the *Perth Parking Management Regulations 1999*.

## 4. OBJECTIVES

The policy seeks to create a sustainable transport system via the management of parking in the following ways:

- Ensuring the continued economic and social vitality of central Perth;
- Improving accessibility to, from and within the central city, for all;
- Improving air quality and the physical environment of the central city;
- Limiting the growth of the emission of noxious gases and particulate matter;
- Reducing the impacts of vehicular traffic on urban form and amenity within central Perth;
- Encouraging the efficient use of existing parking facilities within central Perth;
- Providing a framework for the development of parking facilities within central Perth as part of a balanced movement system for the city;
- Ensuring that metropolitan wide movement and access is not compromised;
- Encouraging the location and design of off-street parking facilities so that they complement their surroundings and have minimal negative impact on the amenity of the surrounding area; and
- Encouraging the design and location of access points to off-street parking so that disruption to pedestrians and public transport is minimised.

## 5. PRINCIPLES

The policy will apply the following principles to parking in the PPMA:

- A range of parking facilities will be provided and managed having regard to the need to manage demand for private motor vehicle access to central Perth, the availability of public transport, the road capacity, traffic flow, land use and environmental conditions;
- In the heart of the city, pedestrians will have priority; surrounding the pedestrian heart, the emphasis will be on the provision of short term public parking. New long term public car parks must be located outside of the core central business district area and within the General Parking Zone (refer to clause 9.1);
- The maximum level of tenant parking will vary according to the category of street from which the parking facility is accessed and the nature of that access. The general principle is that the parking allowance is lower where access has greater detrimental impact on the movement of pedestrians and public transport;
- Parking facilities should complement their surroundings without causing undue disruption or loss of amenity to surrounding uses;
- Parking facilities for people with disabilities and for cyclists should be clearly designated and conveniently located;
- Subject to clause 12, tenant parking should only support the activity of the site on which it is located unless the responsible planning authority approves one or more of such parking bays being made available to tenants, occupants, owners, visitors or workers of other lots or sites;
- Sufficient service vehicle bays should be included on a site to minimise the impact on the pedestrian environment;
- Parking which is already licensed but does not conform to this policy will, unless varied under section 15 of the Act, continue to be licensed as per the existing licence conditions.
- If required under section 9(4) of the Act, parking must have appropriate planning approval.

## 6. AREA OF APPLICATION

This policy shall apply to the PPMA established by regulation under the Act.

## 7. PROVISIONS OF THE POLICY APPLICABLE TO APPLICATIONS FOR LICENCES AND VARIATIONS OF LICENCES

7.1 Subject to section 9(2) and (3) of the Act, when an application is made for a parking bay licence for a site, parking may be licensed in conformity with, and within the limits set by, the most recent planning approval for a redevelopment applicable to the site provided that such licence is consistent with the relevant provisions of the Perth Parking Policy (if any) in place at the time of that planning approval. .

7.2 Subject to planning approval, where a parking bay licence has been issued based on approval by the Minister under section 9(3) of the Act, the relevant provisions of the Perth Parking Policy (if applicable), in its application to that site, are modified to give effect to that approval on an application to vary that licence.

7.3 When an application is made to vary a parking bay licence, the CEO may vary it within the limits stated in Clause 7.1 for the issue of a licence (as affected by Clause 7.2).

7.4 In this clause;

7.4.1 Except where clause 8.2.12 otherwise provides, “relevant provisions of the Perth Parking Policy” means the relevant provisions of the Perth Parking Policy as to the

numbers and types of parking bays that can be licensed for sites as at the time of the planning approval in respect of that redevelopment.

7.4.2 If planning approval was granted subject to conditions that related to provision of parking or vehicular access to or from a site then such conditions (or if varied, such varied conditions) must have been met or waived by the relevant authority at the time of issue of the licence.

7.5 Dates of gazettal of the Perth Parking Policy developed in 1999 as amended by a subsequent version are set out in Addendum 1.

## 8. TENANT PARKING

8.1 Subject to clauses 7, 8.2 and 8.3, the maximum allowance of tenant parking on sites within the PPMA is subject to the limits set out in Table 1 below and the category of the street from which the proposed parking will be accessed as outlined in Figure 2. Any street not specifically identified on the Tenant Parking Street Hierarchy map (refer Figure 2) should be referred to the CEO for advice as to its category.

8.1.1 In Table 1:

**At grade access** is where there is one or more vehicle crossovers to/from parking on a lot and the access is not integrated access.

**Integrated access** means where:

- vehicle access to parking on a lot is off a Right of Way (ROW) which is used for vehicle access to/from more than one lot or building;
- vehicle access to parking on or in two or more lots or buildings utilises a shared vehicle crossover; or
- there are fewer vehicle crossovers to/from the lot or building than the lesser of the number of buildings or lots that have a minimum area of 250m$^2$ and/or the existing approved number of vehicle crossovers.

8.1.2 *Table 1: Tenant parking allowances.*

| **Street priority** | **Maximum allowance (bays per 10,000m$^2$ of lot area)*[1]** | |
|---|---|---|
| | **At grade access** | **Integrated access** |
| **Category 1** | 80 or replacement of existing licensed tenant parking bays, whichever is less | 120 or replacement of existing licensed tenant parking bays, whichever is less |
| **Category 2** | 100 | 150 |
| **Category 3** | 150 | 200 |
| **Category 4** | 200 | 250 |

*Notes:*
**[1]. Allowance of tenant parking bays will be rounded to the nearest whole number.*

8.1.3 To support the principle that in the heart of the city pedestrians and public transport will have priority, it is the long term aim of this policy to reduce the number of parking bays which are accessed via higher priority streets (i.e., Category 1 and 2); and the number and impact of vehicle crossovers. When considering applications seeking to access parking from higher priority streets, account should be taken of:

- the need for pedestrian and public transport priority;
- current policy of the relevant planning authority regarding the use of such streets by particular modes;
- the overall number of bays accessed from each section of street;
- recent changes in numbers of parking spaces in the vicinity;
- whether there are alternatives for access; and
- the best outcome for pedestrian amenity and traffic impact.

### 8.2 Special Parking Control Areas on land declared to be Redevelopment Areas under the *Metropolitan Redevelopment Authority Act 2011*

Due to the length and limited application of the provisions relating to Special Parking Control Areas, this clause is set out in Addendum 2.

### 8.3 Additional tenant parking allowances upon redevelopment

The maximum allowance for tenant parking bays may be increased to the number provided for in the next category down in Table 1 (e.g. access from a Category 1 street assessed for a Category 2 allowance) when:

- the number of tenant parking bays being applied for is less than the number licensed on the site before redevelopment;
- the nature of use of the existing parking and its infrastructure is substantially unchanged;
- the redevelopment approval included approval for at least the number of tenant bays the subject of the application;
- provision is made for of end of trip facilities well above the normal minimum requirement of the relevant planning authority; improved pedestrian amenity and facilities; and/or other initiatives that will improve the efficiency of the local transport network, primarily at peak times; and
- a Transport Impact Assessment demonstrates that the proposed level of tenant parking facilities above the maximum allowance under this policy will have a negligible negative impact on pedestrian, public transport and traffic flows within the immediate area and on the primary approach routes to the site primarily at peak times.

## 9. PUBLIC PARKING

### 9.1 Location of public parking facilities

This policy establishes three parking zones for public parking (see Figure 1):

<u>Pedestrian Priority Zone ("PPZ")</u>

Within this zone:

- New short-stay public parking may be permitted provided it does not require access from streets within the PPZ; it complies with the provisions of this policy; and it receives approval from the relevant planning authority.
- Where redevelopment takes place which affects existing parking, access from streets within the PPZ shall be eliminated wherever possible.

- All vehicle access and parking must limit its impact on the movement of pedestrians and public transport.
- New long-stay public parking will not be permitted.

Short-Stay Parking Zone ("SPZ")

Within this zone:

- Public short-stay parking facilities may be permitted subject to compliance with the provisions of this policy and approval from the relevant planning authority.
- New long-stay public parking will not be permitted.

General Parking Zone ("GPZ")

Within this zone:

- Public long-stay and short-stay parking may be permitted subject to compliance with the provisions of this policy and approval from the relevant planning authority.

## 10. EVALUATION OF APPLICATIONS FOR PLANNING APPROVAL AND LICENCES FOR PUBLIC PARKING FACILITIES/BAYS

A guide to the information that is likely to be required to be provided with planning applications to provide public parking facilities and applications to license parking bays in them is set out below. The criteria listed should be considered as a guide in determining locations suitable for the granting of a planning approval and subsequent licence for public parking bays and are to be used as general policy guidelines and not to be interpreted or applied as prescriptive requirements.

### 10.1 Transport Impact Assessment

A Transport Impact Assessment is to be provided to the relevant planning authority with an application and approved in respect of new public parking bays where, in the opinion of the relevant planning authority or of the CEO, a new public parking facility, or alteration to an existing parking facility, is of a magnitude, location or type that is likely to result in a significant impact on traffic generation/movement and parking within the locality.

The Western Australian Planning Commission's Transport Assessment Guidelines provide further guidance on Transport Impact Assessments.

### 10.2 Criteria for assessment

In considering an application for planning approval and subsequent licensing for a public parking facility, consideration should be given to the following matters:

a) The proposed parking facility is to offer parking in accordance with the parking zone it is located within. For example, long stay public parking should be located in the GPZ.

b) The potential positive impact that the proposed public parking facility may have on the amenity of the local area, including:

   (i) The creation of active (commercial) street frontage; and

   (ii) Allowing for higher density or more active development of land, for example mixed use of land that was formerly surface level car-park.

c) The proposed public parking facility is in an area with a relatively low level of public transport access.

d) The level of impact the proposed public parking facility would have on local traffic flows.

e) The level of impact that the operation of the proposed public parking facility would have on pedestrian movement in its vicinity including:

    (i) Preference for vehicle access to the site on or in which the parking facility is located from Category 3 or 4 streets; and

    (ii) Vehicle crossovers are rationalised.

f) Any other relevant matters.

**10.3 Additional criteria to assess long stay public parking facilities**

In addition to the criteria in clause 10.2, long-stay public parking should also be assessed against the following additional or expanded criteria with more favourable consideration where:

a) The proposed parking facility has little net impact on long stay parking supply including:

    (i) The proposed parking is replacing existing long stay public parking in the vicinity;

    (ii) The proposed parking is consolidating existing parking in the vicinity into one location; or

    (iii) The new long stay public parking bays are replacing tenant parking bays.

b) The new parking facility is being proposed in an area where there is a low provision of public parking.

c) The site of the proposed car park is not located in the vicinity of high frequency public transport supply, for example there is not a train station within a 400 metre radius (measured from pedestrian entrance/exits).

d) The parking facility is to service a customer group whose public transport options are limited, for example, due to disability.

e) There is minimal impact of the parking facility on traffic flows within the area, including:

    (i) The parking facility traffic will not create areas of congestion;

    (ii) There will be limited increase of vehicles per hour during peak periods on each of the major approach roads, for example, an increase of less than 100 vehicles per hour during peak periods; and

    (iii) Integrated access (as defined in clause 8.1.1) is provided or vehicle crossovers are off Category 3 or 4 streets.

f) The parking facility intercepts commuter traffic at the PPMA fringe.

g) Any other relevant matters, including:

    (i) The proposed parking facility supports balanced transport outcomes such as catering for large numbers of bicycles or motorcycles, incentive programs for high occupancy vehicles or supports local developments that have, or will, reduce the supply of tenant parking.

    (ii) The proposal supports development that will contribute to the economic or social vibrancy of the area.

## 11. SPECIAL PROVISIONS

### 11.1 Residential parking

Under this policy, private residential parking is considered to be parking that is used solely in conjunction with permanent residential uses. Special residential premises are not considered to be premises for private residential uses and are subject to this policy.

Tenant and public parking facilities may be considered for licensing as residential parking, subject to approval from the relevant planning authority. See Clause 11.5.

### 11.2 Events parking

Land, including parks and reserves, may be used intermittently for parking vehicles in association with special events where it has been demonstrated that there is a requirement.

Events parking may be provided to address unforeseeable events such as public transport disruption; or in circumstances where it is expected that an event will create a spike in access and parking demand that cannot be accommodated by car parks in the vicinity or by existing or temporarily increased public transport provision. Events' parking is only for the use of the event organiser, participants or patrons.

An application for events parking must receive approval from the relevant planning authority(s) and be consistent with the intent of this policy. Such bona fide event parking is otherwise exempt from the provisions of this policy.

### 11.3 Parking for people with disabilities

The percentage of ACROD bays required in a car park is specified by the Building Code of Australia (BCA). The BCA aligns with the Disability (Access to Premises – Buildings) Standards 2010 developed under the *Disability Discrimination Act 1992*.

### 11.4 Motorcycle parking

It is recommended that motorcycle parking for tenant use be provided, as a minimum, at a rate of 5% of the total tenant parking allowance provided by Table 1.

For new or redeveloped public parking facilities in the Pedestrian Priority, Short Stay and General Parking Zones, motor cycle parking provision is recommended to be at least 5% of all public bays.

Conversion of car bays to motorcycle bays will be supported.

### 11.5 Combined, reciprocal and extraordinary off-site tenant parking

More than one type of parking may be approved by the planning authority and subsequently licensed within a single parking facility. Where combined parking is proposed, the different types of parking must be clearly delineated and appropriately segregated. Details of how the different types of parking will be managed in compliance with this policy shall be submitted as part of any Parking Management Plan for the facility.

Reciprocal parking arrangements may also be approved by the planning authority and subsequently licensed within a parking facility where different uses (such as office and residential) will generate parking demand at different times and where it can be demonstrated that this will result in the efficient use of parking resources and will support the objectives of this policy. Reciprocal parking allows parking bays to be used for more than one type of parking over any given period.

Where tenant parking is included in the reciprocal parking arrangements, the tenant parking allowances set out in Table 1 in clause 8 apply and bays will be licensed as tenant parking. Other parking types will be assessed on the basis of the predominant parking use and licensed as such. All parking types must comply with the relevant provisions of this policy.

In extraordinary circumstances (e.g. heritage buildings with no or very limited on-site parking), non-residential parking may also be approved by the planning authority and subsequently licensed within a parking facility on a site for the use of tenants, occupants, owners, visitors or workers of other specified sites (referred to as "off-site tenant parking") and the tenant parking allowances set out in Table 1 in clause 8 apply and bays will be licensed as tenant parking.

Planning approval and subsequent licence for a site which contains combined, reciprocal or off-site tenant parking arrangements will be required to have developed and maintained an up to date Parking Management Plan. Refer to clause 13 of this policy.

## 12. VACANT LAND AND BUILDINGS

12.1 Vacant land and buildings may not temporarily be used for parking unless:

(a) There is a need to continue to provide parking for a building or buildings on another lot undergoing development ("the development lot");

(b) Development approvals have been issued for the development lot and for a temporary parking facility to continue to provide that parking; and

(c) A parking bay licence for the temporary parking facility has been issued.

12.2 The licence for the temporary parking facility shall:

(a) Permit parking in no more than the numbers and types of parking bays by which the licence for the development lot has been reduced during the development;

(b) Be subject, as far as is practicable, to the same conditions, as the licence for the development lot;

(c) Generally, be for a period corresponding to the completion of the development.

12.3 Upon termination of the planning approval or the licence for the temporary parking facility, the site on which it was located shall be secured to prevent any unauthorised parking and maintained in a clean and tidy condition from thereon. The site may be required to be upgraded to enhance the amenity of the locality to the satisfaction of the relevant planning authority.

12.4 The intent of this measure is to facilitate the on-going development and evolution of central Perth without negatively impacting on the transport network.

12.5 It will be necessary for the operator of the parking facility to have developed and maintained an up to date Parking Management Plan to the satisfaction of the relevant planning authority. Refer to clause 13 of this policy.

## 13. PARKING MANAGEMENT PLANS

Applications for new or redeveloped parking, or for a change of use of parking bays (for example, from tenant parking to public parking), will be required to be accompanied by a detailed Parking Management Plan (PMP).

The PMP should describe how the parking provided on the site will be managed to ensure compliance with this policy and may include, but not be limited to, the following matters:

- How will access to the parking be controlled?
- How will different types of parking on the site be managed and controlled?
- What pricing structures will be imposed on public parking to reflect short stay or long stay parking restrictions?
- What methods will be used to police and enforce compliance with the relevant planning approval and this policy?
- How will evidence be collected and reported to demonstrate compliance?
- What safety and security measures will be implemented to protect individuals and their property when using the parking?

It will be necessary for the operator of the parking facility to maintain and implement an up to date PMP that satisfies the relevant planning authority and the CEO.

Figure 1

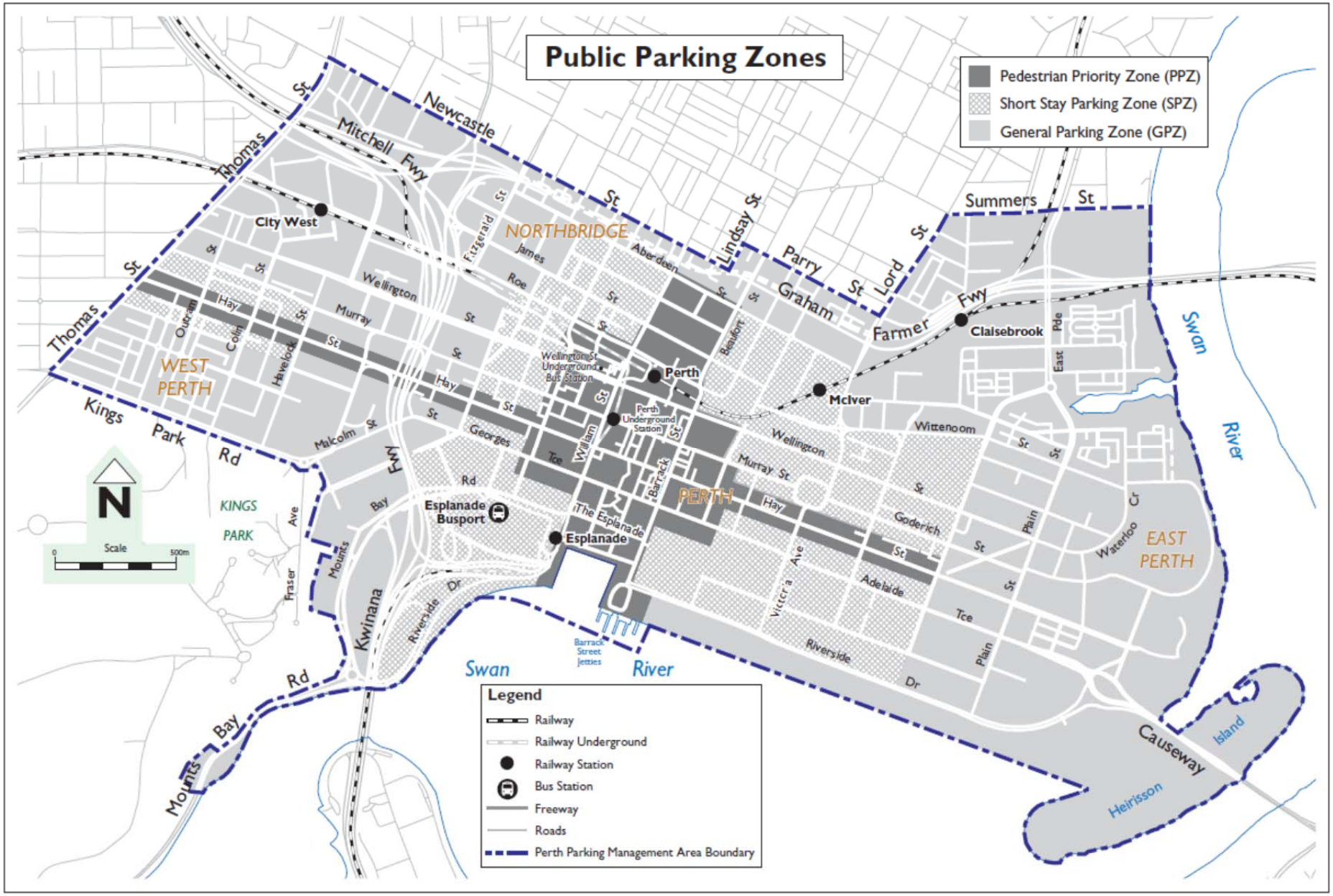
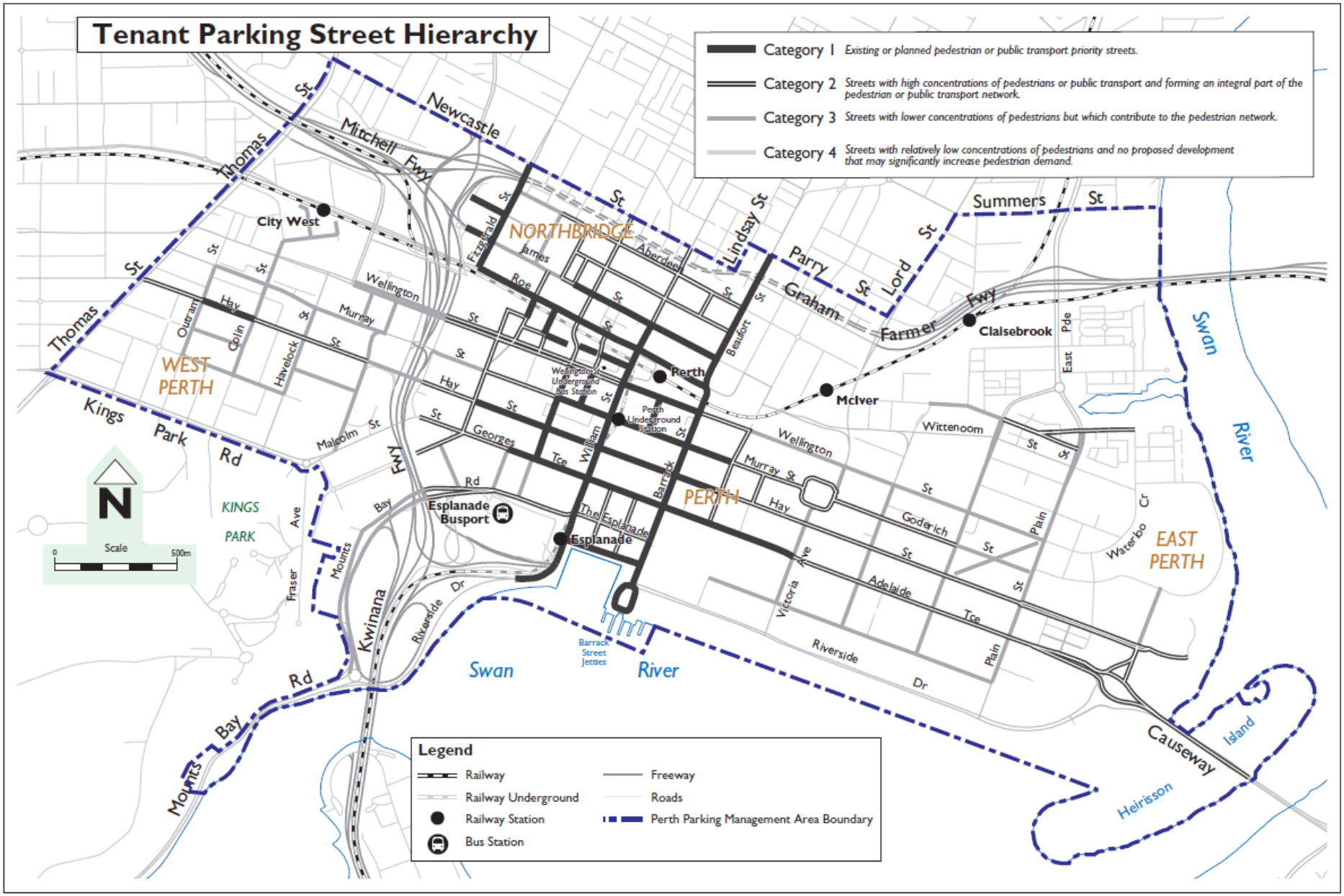

Public Parking Zones
Pedestrian Priority Zone (PPZ)
Short Stay Parking Zone (SPZ)
General Parking Zone (GPZ)
Legend
Railway
Railway Underground
Railway Station
Bus Station
Freeway
Roads
Perth Parking Management Area Boundary
N
Scale
0
500m
City West
Claisebrook
Perth
McIver
Esplanade
Esplanade Busport
Wellington St Underground Bus Station
Perth Underground Station
NORTHBRIDGE
WEST PERTH
PERTH
KINGS PARK
EAST PERTH
Swan River
Barrack Street Jetties
Heirisson Island
Causeway
Mounts Bay Rd
Kings Park Rd
Thomas St
Mitchell Fwy
Newcastle St
Lindsay St
Parry St
Lord St
Graham Farmer Fwy
Summers St
Swan River
Kwinana Fwy
Riverside Dr
Wellington St
Murray St
Hay St
The Esplanade
Barrack St
William St
Beaufort St
Fitzgerald St
James St
Roe St
Aberdeen St
Outram St
Colin St
Havelock St
Malcolm St
Georges Tce
Adelaide Tce
Victoria Ave
Goderich St
Wittenoom St
Plain St
East Pde
Waterloo Cr
Fraser Ave
Mounts Bay Rd

Figure 2


Tenant Parking Street Hierarchy
Category 1 Existing or planned pedestrian or public transport priority streets.
Category 2 Streets with high concentrations of pedestrians or public transport and forming an integral part of the pedestrian or public transport network.
Category 3 Streets with lower concentrations of pedestrians but which contribute to the pedestrian network.
Category 4 Streets with relatively low concentrations of pedestrians and no proposed development that may significantly increase pedestrian demand.
Legend
Railway
Railway Underground
Railway Station
Bus Station
Freeway
Roads
Perth Parking Management Area Boundary
N
Scale
0
500m
City West
NORTHBRIDGE
WEST PERTH
KINGS PARK
PERTH
EAST PERTH
Perth
McIver
Claisebrook
Esplanade Busport
Esplanade
Barrack Street Jetties
Swan River
Causeway
Heirisson Island
Mitchell Fwy
Kwinana Fwy
Newcastle St
Thomas St
Kings Park Rd
Mounts Bay Rd
Lindsay St
Parry St
Graham Farmer Fwy
Summers St
Lord St
Wellington St
Murray St
Hay St
Goderich St
Adelaide Tce
Riverside Dr
Barrack St
William St
Georges Tce
The Esplanade
Malcolm St
Outram St
Colin St
Havelock St
Fitzgerald St
James St
Roe St
Aberdeen St
Beaufort St
Wittenoom St
Plain St
Victoria Ave
Mounts Bay Ave
Fraser Ave
Waterbo Cr
East Pde

## Addendum 1: Perth Parking Policy Gazettal Details

Perth Parking Policy gazetted on 16 July 1999

Perth Parking Policy 2012 gazetted on 9 October 2012

## Addendum 2:

### 8.2 Special Parking Control Areas on Land Declared to be Redevelopment Areas under the *Metropolitan Redevelopment Authority Act 2011*

8.2.1 The owner of a site being or in a Redevelopment Area may apply to the CEO for a declaration that the site be a Special Parking Control Area ("SPCA") under this policy where:

(a) the site is vacant land and/or a redevelopment site;

(b) an in-principle development approval, approval of a Local Area Plan (or if Local Area Plans are renamed or replaced, then the renamed or replacement plans) or development approval (See Metropolitan Redevelopment Authority Central Perth Redevelopment Scheme Text Chapter 5) or other planning approval has been granted by the Metropolitan Redevelopment Authority or other relevant planning authority for redevelopment of vacant land and/or a redevelopment site has been made where the site is to be subdivided so as to include two or more development sites or lots or that two or more buildings are to be erected on the site ("primary redevelopment approval"); and

(c) the street priority of all relevant streets or streets proposed for the site has been determined pursuant to clause 8.1.

8.2.2 The CEO, at the absolute discretion of the CEO, may declare that the site is a SPCA under this policy.

8.2.3 Either at the time of an application for a declaration that a site be a SPCA under this policy or at any later date, the owner of the site may apply to the CEO for a declaration that:

(a) the SPCA be divided into two or more Special Parking Control Sub-Areas ("SPCSUs"), each containing one or more lots or proposed lots as set out on a proposed subdivision plan attached to the application;

(b) the numbers specified in the application as the maximum allowances of tenant parking bays to be allocated to each SPCSU, if the SPCSU as redeveloped has At Grade Access or if the SPCSU as redeveloped has Integrated Access, depending on which is the case, be the maximum allowance of tenant parking bays for that SPCSU in lieu of the maximum allowance that would otherwise have been applicable to the SPCSU under the policy; and

(c) if the primary redevelopment approval in place in respect of the site on the date of declaration by the CEO that the site is a SPCA contains an approval for lesser numbers of tenant parking bays for the site than provided in the policy in place at the date of the primary in-principle redevelopment approval in respect of the SPCA ("the base date") then the maximum allowances shall be such lesser numbers.

8.2.4 The owner of land the subject of a SPCSU ("the original SPCSU") may apply to the CEO for declarations that:

(a) the original SPCSU be further divided so as to include two or more SPCSUs, each containing one or more lots or proposed lots as set out on a proposed subdivision plan attached to the application; and

(b) the maximum allowances of tenant parking bays allocated to the original SPCSU be divided between the proposed SPCSUs as specified in the application.

8.2.5 Each application under clauses 8.2.3 and 8.2.4 shall be accompanied by a copy of all relevant planning approvals and a Parking Management Plan which demonstrates appropriate allocation and management of car parking within each SPCSU sought to be declared under those clauses.

8.2.6 In deciding whether to declare a SPCSU and the allocation of maximum tenant parking allowances within a SPCA or a SPCSU, the CEO shall determine if, after taking into account any variations pursuant to clauses 8.2.13 and 8.2.14, there is likely to be equal or better transport and traffic outcomes if the application as submitted was granted or granted subject to amendment or conditions to be attached to the grant or both and in doing so shall take into account:

(a) the impact that parking vehicles in accordance with the proposed licence would be likely to have on the following —

(i) the flow of pedestrians;

(ii) the flow of public transport; and

(iii) vehicle traffic flow and road network efficiency in the vicinity of the site;

(b) the availability of public transport within a 400 metre radius of the site;

(c) any infrastructure, services or programs to be provided by the development which promotes the use of alternative transport modes; and

(d) any other relevant matters.

8.2.7 If the CEO notifies the applicant that the CEO will grant the application:

(a) as submitted; or

(b) subject to
(i) amendment;
(ii) conditions to be attached to that grant; or
(iii) amendment and conditions to be attached to that grant;

and the applicant wishes to proceed with the application on the terms notified by the CEO, then the applicant shall, subject to obtaining planning approval if that is necessary;

(a) accept those terms in writing; and

(b) provide to the CEO –

(i) the consent required under section 70A(2)(b) of the *Transfer of Land Act 1893* ("TLA"); or

(ii) a request for modification to the Registrar of Titles pursuant to section 70A(3) of the TLA;

as the case may be.

8.2.8 If the CEO declares the site a SPCA, that declaration shall take effect upon lodgement of a notification of that declaration under section 70A(2)(b) of the TLA with the Registrar of Titles.

8.2.9 If the CEO declares the site a SPCSU, upon lodgement of a notification under section 70A(2)(b) of the TLA or request for modification under section 70A(3) of the TLA with the Registrar of Titles, the maximum allowances that would have been available under this policy for such SPCSU shall be replaced by the maximum allowances in accordance with such notification or request for modification.

8.2.10 Subject to clause 8.2.11, where a notification has been lodged with the Registrar of Titles pursuant to this clause 8.2, "relevant provisions of the Perth Parking Policy" in clause 7.4.1 means "the relevant provisions of the Perth Parking Policy as to the numbers and types of parking bays that can be licensed for sites as at the base date in respect of that redevelopment" instead of "as at the time of the planning approval in respect of that redevelopment".

8.2.11 Where a planning approval has been granted for redevelopment of a lot in the SPCA ("redevelopment approval") after the approval period (see clause 8.2.12) and the policy has been amended since the base date to vary the maximum allowances of tenant parking bays that can be licensed consistent with the policy (excluding this clause 8.2), the following shall apply.

The maximum allowances of tenant parking bays for that lot shall be the maximum allowances of tenant parking bays for that lot immediately before the expiry of the approval period varied in the ratio that the maximum allowances of tenant parking bays that could have been licensed for the SPCA consistent with the policy (if this clause 8.2 had not been applied to the SPCA) at the date of the redevelopment approval for that lot bears to the maximum allowances of tenant parking bays for the SPCA as at the base date.

8.2.12 In clause 8.2.11, "approval period" means the period provided in the primary redevelopment approval at the base date as the period for which that approval is valid (whether that primary redevelopment approval is superseded, partly superseded or otherwise amended by a subsequent primary redevelopment approval) unless the CEO prior to the expiry of the approval period, approves a later date to be the end of the approval period, in which case, it shall be that later date.

8.2.13 If the number of tenant parking bays allocated for any lot or SPCSU under clause 8.2.9, as varied by the operation of clause 8.2.11, if applicable, is more than permitted under any relevant planning approval, then the maximum allowances of tenant parking bays for such lot or SPCSU shall be reduced to the number of tenant parking bays permitted under such planning approval.

8.2.14 If the boundaries of lots differ from the boundaries of proposed lots set out in an application under clause 8.2.3 or 8.2.4 or from which they have been derived, then the boundaries of the SPCA, the relevant SPCSUs and proposed lots (if relevant) shall be varied to the extent necessary to coincide with the boundaries of the relevant lots, in the relevant places and the maximum allowances of tenant parking applicable to any affected lot or SPCSU may, at the absolute discretion of the CEO be varied, as the CEO considers appropriate, to take account of such change.

8.2.15 If the owner of land applies to the CEO for a notification to be removed from a certificate of title or modified and the CEO agrees, then the CEO shall, at the request of the applicant, sign and deliver to the applicant a request prepared by the applicant to the Registrar of Titles under section 70A(3) of the TLA for such removal or modification.

8.2.16 Applicants under any sub clause of this clause 8.2 shall;

(a) pay the prescribed fee (if any) to the CEO in respect of such applications to the CEO and for the preparation and/or lodgement of the relevant documents with the Registrar of Titles; and
(b) pay the prescribed fee payable to the Registrar of Titles in respect of the relevant documents.

8.2.17 In this sub-clause 8.2:

(a) "owner of a site", "owner of the site", and "owner of land" include the owners (as defined in the Act) of the constituent lots and/or parcels in the site or land; and
(b) "parcel" has the same meaning as it has in the *Strata Titles Act 1985*.

8.2.18 These provisions shall continue to apply to the land or any part of it when removed from a redevelopment area and when a redevelopment scheme under the *Metropolitan Redevelopment Authority Act 2011* ceases to apply to the land or any part of it.

Please note that the proposed changes to the policy are highlighted in red or the text has been struck out



**City of Perth**
**City Planning Scheme**

**Planning Policy Manual**
SECTION 5.1

# Parking Policy

| Version # | Decision Reference | Synopsis |
|---|---|---|
| 1 | 26/06/2001 | Adopted |
| 2 | 13/12/2005 | Amended |
| 3 | 25/06/2013 | Amended |
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## INTRODUCTION

This policy ~~consolidates the City's parking requirements and~~ outlines the City's ~~its~~ approach to the provision of off-street parking facilities ~~for non-residential and residential uses~~ in the City of Perth.

The City's approach to the provision of parking is based on the need to maintain high environmental standards and to create a balanced and sustainable transport system. To achieve these ideals, this ~~City's parking~~ policy addresses not only the matter of parking supply, but also traffic movement, access to services, the appearance and safety of parking facilities and the impact of these facilities on pedestrians, cyclists and the surrounding environment.

The policy also refers to the State Government's 'Perth Parking Policy' (as amended**)** which was introduced by the State Government under the 'Perth Parking Management Act 1999'. It sets out the approach by the State Government, the City of Perth and other responsible planning authorities to the development and management of parking facilities that fall within the Perth Parking Management Area (PPMA). It provides a framework for assessing the likely impacts of proposed parking facilities in light of the broader transport and planning objectives for the city.

~~The principles and provisions outlined below are aimed at improving the safety and comfort of pedestrians, motorists and residents while keeping in mind the need for convenient access to services and facilities.~~

## AIM

To provide a framework for the development and balanced supply of safe, well designed and convenient off-street parking facilities throughout the Scheme area to meet the needs of all city users and which accords~~in line~~ with the State Government's 'Perth Parking Policy' (as amended).

## POLICY AREA

This policy applies to all development within the Scheme area. ~~with the exception of the East Perth Redevelopment Area (as shown in Figure 1).~~

## INTERPRETATION AND USE

This policy ~~has been produced to manage off-street parking development in the City of Perth, Provisions for all developments in the city are provided in~~ should be read in conjunction with the City of Perth City Planning Scheme No. 2 (CPS2) and its associated Precinct Plans and Planning Policies; ~~this Policy sets out the additional considerations for off-street parking and should be used in conjunction with other planning documents,~~ in particular ~~the~~ Planning Policy 4.1: City Development Design Guidelines.

Specific provisions ~~apply to residential and commercial developments,~~ as follows:

- Parking for the 'Residential' Use Group in the Residential Scheme Use Area will be assessed in accordance with the Residential Design Codes and variations to the Residential Design Codes set out in the City Planning Scheme (as amended) and this policy.
- Parking rates for the 'Residential' Use Group in the Normalised Redevelopment Area and all Scheme Use Areas other than the Residential Scheme Use Area shall be as specified in this policy.

- General requirements for the location, design and management of all proposed parking facilities are also provided. ~~and contains general requirements for the location, design and management of all proposed parking facilities.~~
- The provision of parking for Use Groups other than for the 'Residential' Use Group, including public car parking facilities, within the Perth Parking Management Area (as defined under the Perth Parking Management Act 1999) will be assessed in accordance with the State Government's 'Perth Parking Policy' (as amended). ~~which is implemented by this Policy and reproduced in Section 5.3 of this Policy.~~
- The provision of parking for Use Groups other than for the 'Residential' Use Group outside of the Perth Parking Management Area shall be guided by this policy.

## OBJECTIVES

This policy aims to assist with the implementation of the State Government's 'Perth Parking Policy' (as amended) and to guide off-street parking provision as well as the development and design of parking facilities within the Scheme area. The objectives of this policy are outlined below:-

- ~~To implement the Perth Parking Policy.~~
- To contribute to the creation of a sustainable transport system through the efficient and effective management of off street facilities within the city.
- To ensure that off street parking is provided for various services, facilities and developments at a rate that is appropriate for an inner city environment, and to efficiently manage parking supply and demand.
- To ensure that the environmental and amenity objectives of the Scheme, ~~as outlined in the Scheme text,~~ are not prejudiced.
- To achieve a balance of accessibility to, from and within the city for all users.
- To provide for the efficient and safe movement of pedestrians, cyclists, public transport and general traffic on city streets.
- To maintain a high standard of secure and attractive parking facilities that contribute positively to the aesthetic quality and ambience of the city's streetscapes.
- To ensure the location and design of vehicle access to parking facilities is safe, convenient and efficient for all users with particular regard for impacts on pedestrians, cyclists and public transport.
- To ensure the design, location and management of parking facilities is safe and convenient for all users and to provide safe pedestrian access through parking facilities.
- ~~To provide guidance on the development and design of parking facilities.~~

## PRINCIPLES

The following principles shall be applied to off street parking within the Scheme Area:

- Off-street parking for the 'Residential' ~~development~~ Use Group throughout the Scheme area and for Use Groups other than the 'Residential' Use Group outside the Perth Parking Management Area will be provided at a rate that adequately meets the demand generated by a particular use or activity.

- A range of parking facilities will be provided and managed having regard to the need to manage demand for private vehicle access to the city, the availability of public transport, traffic impacts, land use and parking use.
- In the Pedestrian Priority Zone (as defined by the State Government's 'Perth Parking Policy' (as amended)), pedestrians and public transport will have priority over vehicular traffic.
- Sufficient service vehicles bays should be included on site to minimise the impact on the pedestrian environment and on-street parking.
- The leasing of parking bays for parking vehicles not associated with the approved use of the site will generally not be supported.
- An over supply of parking for a particular use will not be supported as this discourages the use of public transport facilities and is contrary to the objective of efficient management of parking facilities.
- The amenity of areas surrounding parking facilities will be safeguarded. Parking facilities are to complement their surroundings and provide a convenient service, without causing undue disruption to surrounding uses. The development of facilities of the highest standard of design, layout and landscaping is expected.
- Parking facilities are to be located so they do not dominate the surroundings or intrude into residential areas, public spaces or landscaped features of the environment. Off-street parking facilities will generally be located and designed so they are an integral part of the development for the site. Disabled and cyclist parking facilities are to be visible and conveniently located.
- Efficient and safe vehicular access to residences, services and facilities will be balanced with the maintenance of a convenient and safe environment.
- Parking facilities are to be maintained to a high standard, in terms of lighting, paving, draining, landscaping and layout, ensuring that the use of these facilities does not visually detract from the locality or impede pedestrian movement and vehicle circulation. Every effort is to be made to reduce the apparent size and visual monotony of parking facilities and to conveniently locate these parking facilities in relation to the facilities they serve.
- The design, operation and location of parking facilities will aim to address personal and vehicular security matters, by providing clear and direct access through parking facilities and effective signs and lighting.

# POLICY

## 7.1 Provision of Parking

### Residential uses

Parking for the 'Residential' Use Group should be provided in accordance with Figure 1.

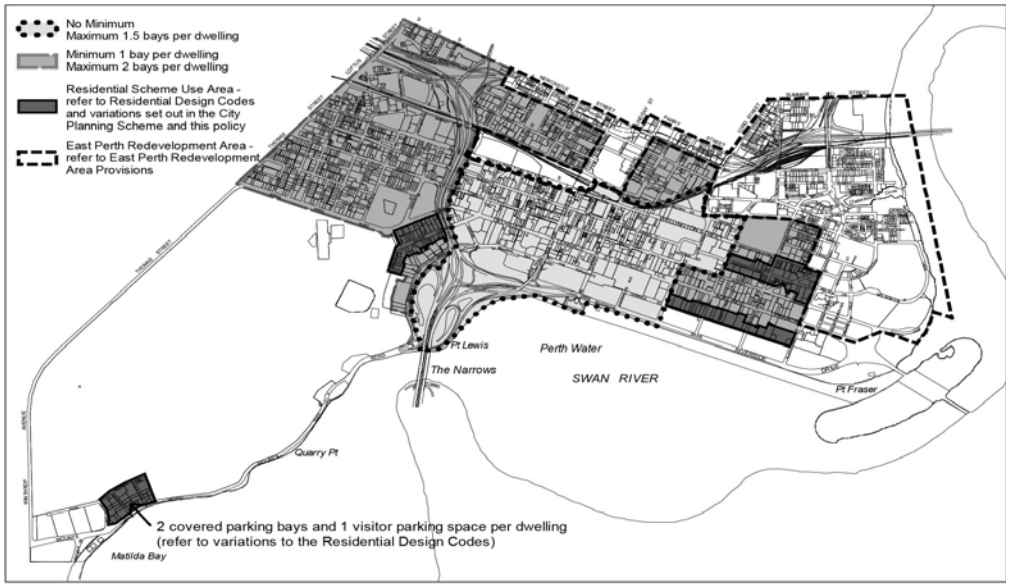



Figure 1: Parking Provision for Residential Development

- Visitor parking should be provided in residential developments where it can be expected that existing on-street facilities will not adequately provide for visitors to the development.
- The number, location and layout of parking facilities for the 'Residential' Use Group in the Residential Scheme Use Area will be assessed in accordance with the Residential Design Codes and the variations to the Residential Design Codes set out in the City Planning Scheme (as amended)~~CPS2,~~ together with the following provisions and exceptions:
    - Where visitor parking is provided it should be marked permanently as such and located so that it is easily accessible or its location is visible from the street entrance to the property.
    - Notwithstanding the requirements of the Residential Design Codes, the number of visitor parking spaces required for a development may be reduced where provision of those parking spaces is likely to be counter productive resulting in a poor design of the parking layout, or where public parking facilities are provided in close proximity.
    - Any performance criteria in the Residential Design Codes that allow for provision for off-site parking shall not apply. All parking for the 'Residential' Use Group is to be provided on the same lot as the development, unless a reciprocal or combined parking arrangement can be justified to the satisfaction of the Council.
    - Any performance criteria in the Residential Design Codes that allows for reduction of on-site parking requirements based on street parking availability shall not apply.
- ~~Off-street parking for the 'Residential' (but not a use in the Special Residential Use Group) in any Scheme use area other than the Residential Scheme use area should be provided in accordance with the rates in Figure 1.~~
- Where the number of parking spaces proposed for the 'Residential' Use Group is less than the minimum number required, the Council may approve the development if it can be demonstrated that nearby off-street parking facilities are available to cater for the parking requirements, or a portion of the parking requirements, of the use proposed and

that, if necessary, satisfactory agreements have been made to enable off-street parking facilities to be used for that purpose.

### Special Residential uses

- Within the Perth Parking Management Area, the 'Special Residential' Use Group will be subject to the provisions of the State Government's 'Perth Parking Policy' (as amended).
- Elsewhere, the parking requirement for a use in the Special Residential Use Group will be 50% of the minimum and maximum rates for the relevant area as shown in Figure 1, unless otherwise justified by a parking management plan provided by the applicant to the satisfaction of the Council.
- All applications for Special Residential development will require a Traffic and Parking Impact Statement Report and detailed Access and Parking Management Plan.

  These documents should:

  - outline how access and parking for guests, staff and servicing is proposed to be managed to meet the long term operational needs of the use; and
  - demonstrate that the proposed access and parking arrangements will not have a detrimental impact on the orderly and proper planning of the area.

## Use Groups Other Than Residential ~~Non-residential uses~~

- Parking for Use Groups other than the 'Residential' Use Group, including public parking facilities ~~non-residential development~~ in the Perth Parking Management Area shall be provided in accordance with the State Government's 'Perth Parking Policy' (as amended). ~~As outlined above, for the purposes of this policy, the 'Perth Parking Policy' does apply to the Special Residential Use Group.~~
- ~~For the purpose of determining desirable and maximum car parking numbers specified by the Perth Parking Policy, the following terms apply:~~
  - ~~at grade access - is where vehicles cross over the public footpath or road verge to/from the onsite parking.~~
  - ~~integrated access - is where either:~~
    - ~~all vehicle access is off a Right of Way (ROW);~~
    - ~~all vehicle access to tenant parking on two or more lots utilise a shared entrance/exit arrangement; or~~
    - ~~in the proposed development there are less vehicle crossovers to the street than the number of lots (each a minimum of 250m2); and/or~~
    - ~~the previously approved existing number of vehicle crossovers being reduced as a result of the development.~~
- Outside the Perth Parking Management Area, parking for Use Groups other than the 'Residential' Use Group ~~non-residential development~~ should be provided to adequately cater for car parking demand generated by the proposed development as determined by the Council.

## 7.2 Specific purpose parking bays

The Council may require the provision of specific purpose parking bays in accordance with the City of Perth's Planning Policy 5.2 - Loading an Unloading. ~~the Servicing Policy~~.

## 7.3 Reciprocal and combined parking

- Reciprocal and combined parking are defined as follows:
  - Reciprocal parking - parking facilities serving separate uses or a mixed development, but not shared concurrently.
  - Combined parking - parking facilities shared concurrently by a mixed use development or separate developments on the one site.
- Reciprocal and combined parking for Use Groups other than the 'Residential' Use Group should accord with the provisions of the State Government's 'Perth Parking Policy' (as amended).

### Reciprocal parking

- Reciprocal parking arrangements may be considered acceptable where the Council is convinced that demand for parking by the uses proposed will not coincide.
- Where reciprocal parking is proposed the Council must be satisfied that:
  - the parking facilities serving the proposed uses will be located on the one lot, or that parking arrangements are permanent (e.g. easement, amalgamation, restrictive covenant or any other formal arrangement the Council may require);
  - parking provision both in the immediate and long-term would satisfy the parking requirements of this policy;
  - the uses being served by the parking arrangements are compatible (i.e. no overlap demand for parking facilities); and
  - a proposed change of use will comply with the reciprocal parking arrangements, or will satisfy the parking requirement by other means before approval is granted.

### Combined parking

- Parking for mixed use developments may be combined in one parking facility. Access should be available at all times for all users and the Council may require parking bays to be marked for a particular purpose to ensure that access is not restricted.
- Where a mixed use development is proposed, in particular a development with a residential component within the Perth Parking Management Area, the Council may require the submission of a parking management plan detailing how the separation of parking spaces for different uses will be managed to the Council's satisfaction.

## 7.4 Access

- Vehicular access points to parking facilities are to be located and designed so that:
  - entry/exit points minimise: traffic or pedestrian hazards, conflict with pedestrian/cyclist pathways, the impact on nearby residential uses, traffic congestion and interference with public transport facilities;
  - the number of entry/exit points is kept to a minimum. Where possible, new parking facilities and vehicular access points shall be linked to existing parking facilities; and

- access is obtained away from major traffic streets where possible, but not if this necessitates access from a residential street where undue disturbance to residential amenity would result. Where possible, access should be obtained from a laneway.

## 7.5 Traffic movement

- The Council will require traffic circulation and manoeuvring spaces within parking facilities to be designed so that:
  - adequate provision is made to enable all vehicles to enter and leave the land in a forward direction where the Council believes that the nature of a development, its relation to adjoining streets or the nature of those streets makes it necessary to do so, and an access point from parking bays to the street serves more than two spaces;
  - vehicles are able to queue, if necessary, within the parking area and not on the street;
  - parking facilities are not used as traffic thoroughfares to facilities that they do not serve; and
  - the primary movement areas for pedestrians, cyclists and motor vehicles to circulate within, enter and leave parking facilities should be separated from each other.

## 7.6 Safety

- The design and management of parking facilities should have regard to the Council's Safer Design Policy, in particular in respect to minimising opportunities for crime, and discouraging graffiti and vandalism.
- The Council will expect pedestrian, cyclist and motorist safety to be a priority in the design and operation of parking facilities, ensuring that:
  - pedestrian and cycle pathways through parking facilities are clearly defined, well lit and signposted, where required, with direct access to the street or facilities served;
  - traffic access to, and circulation within, parking facilities are separated, where practicable, from pedestrian and cyclist paths or pedestrian access points to or through parking facilities; and
  - driver sight lines are not obstructed by signs, fencing or any other obstacle.

## 7.7 Urban Design

- Parking facilities should be designed in accordance with Planning Policy 4.1 - City Development Design Guidelines.
- The location and layout of parking facilities for the Residential Use Group ~~residential development~~ in the Residential Scheme Use Area will be assessed in accordance with the Residential Design Codes and the variations to the Residential Design Codes set out in the City Planning Scheme (as amended) ~~CPS2~~.
- Innovative approaches to the design of parking facilities for non-residential uses is expected in order to maintain amenity and encourage the use of parking facilities for community activities in addition to parking, such as weekend markets, fairs, sporting activities and other entertainment activities.
- Where multi-storey parking facilities are proposed they are to complement the surrounding built form, in terms of scale, height and character ~~(built form development standards as specified in the Precinct Plans will apply)~~.

- Private off-street parking is to generally be located at the rear of developments, and in some precincts beneath developments. Parking shall not be provided between the building and the street. All parking facilities must be paved and landscaped to a high standard, and in particular, surface (open-air) parking facilities fronting a street must be landscaped or treated in other suitable ways to maintain to a high visual standard of development.
- Where lighting is provided in parking facilities, the lights will not have a detrimental impact on adjoining residential uses and will not be reduced in effectiveness due to overgrown vegetation or poor placement.
- Large expanses of parking facilities are to be avoided. Parking facilities are to be detached, into smaller groups of bays, separated by landscaping or other uses or activities, especially where these areas front the street.
- Open deck car parks should incorporate interesting shade or roof structures to add visual interest when viewed from higher surrounding buildings.

## 7.8 Landscaping

- At-grade parking areas should be landscaped in accordance with the requirements of Planning Policy 4.1 – City Development Design Guidelines. The plant species and layout are to be approved by the Council.
- In Residential Use Areas any continuous row of parking or length of driveway shall be provided with planting areas, including shade trees, at the rate of one per six parking bays (as specified in the Residential Design Codes) or otherwise as required by the Council.
- The perimeter of all parking facilities shall be landscaped by a planting strip of at least 1.5 metres in width. In some circumstances a greater area of landscaping may be required, particularly where a parking area adjoins a residential property, an area of parkland or an open air recreation area.

## 7.9 Signs

Signs in parking facilities are to be for the purpose of providing information on parking operations and access. Signs must not obstruct pedestrian and cyclist thoroughfares or driver vision.

## 7.10 Impacts on adjoining or nearby development

- When considering the development of parking facilities the Council will take into consideration:
  - the location of parking bays and structures, lights and signs on the site and their affect on the amenities of adjoining development, including the potential affect if parking bays should later be roofed or covered; and
  - the extent to which parking bays are located within required building setback areas and the resulting visual impact on adjoining properties.
- Parking facilities must be designed and managed to minimise adverse impacts on any adjoining or nearby environment or land use with respect to noise, air quality and odour, lighting and vehicle headlights and other relevant impacts. For example:
  - Noise caused by vehicles, warning systems, gates, roller doors and other mechanical equipment should not have an adverse impact on adjoining or nearby residential properties.

- Ventilation ducts should be located to minimise the impacts of fumes on adjoining properties.
- Screening should be of a sufficient height to minimise light spill from large vehicles (such as four wheel drives) into adjoining residential properties.

## 7.11 Layout and dimensions

- The design of parking facilities should comply fully with the relevant Australian Standards and Austroads Guides to Traffic Engineering Practice.
- Entry and exit points and vehicle circulation patterns are to be clearly indicated.
- Tandem parking bays will generally only be accepted where two bays are provided for the use of the one residential dwelling or a single commercial business. Tandem parking may be accepted where a parking management plan includes a valet arrangement or similar to the satisfaction of the Council.
- Car stacking systems or other such systems may be supported subject to the submission of a parking management plan detailing the operation of the system to the satisfaction of the Council.
- The design of entrances and exits and the position of parking control equipment (in the case of public car parks) shall prevent on-street queuing of vehicles seeking entry to a parking facility and minimise disruption to pedestrians and traffic flows.
- Entry to and exit from off-street parking facilities shall be in a forward direction, excluding residential developments with individual access to each dwelling.
- Vehicle access ways shall be located to minimise the loss of, or adverse impact on, the function of on-street amenities and services, such as trees, street furniture and on-street parking.
- Only one vehicle access way will generally be permitted per site. Dimensions and locations of vehicle crossovers must comply with the City of Perth's Design and Construction Notes.
- Access ways are to be designed in accordance with AS 1742 and Austroads Guidelines to Engineering Practice.
- Joint use of vehicle access ways is to be considered for adjoining properties if this provides more efficient entry and exit arrangements.
- The Council will require the provision of parking bays marked exclusively for use by disabled drivers at the rate specified in the Building Code of Australia.
- The owner and occupier of parking facilities shall ensure that parking facilities are operated, laid out, constructed and maintained in accordance with the development approval for the site, and are clearly marked at all times to the satisfaction of the Council. Landscaping, in particular, is to be maintained to a high standard. This may include the marking of parking bays exclusively for residential dwellings, staff, visitors, service vehicles etc.

# ADDITIONAL MATTERS

## 8.1 Occasional parking

The Council may support the use of land or buildings for occasional parking facilities in the case of special events or circumstances relating to a particular or regular use of a site. Council approval, however, will be required and special conditions of approval may apply.

## 8.2 Vacant land

The Council will not support the use of vacant land or buildings for parking purposes unless occasional parking, as outlined in the above provision, has been approved. . The State Government's 'Perth Parking Policy' (as amended) should also be referred to in relation to the use of vacant land for parking for Use Groups other than the 'Residential' Use Group.

## 8.3 Activities or uses within parking facilities

- Private parking facilities must not be used for any purpose or activity other than for parking vehicles, motorcycles and bicycles associated with the approved use for the site. The Council will not support the use of such parking facilities for activities which have not been approved for the site, or the use of parking facilities to carry out activities approved and intended to be conducted in buildings on the site.
- The leasing of parking bays for parking vehicles not associated with the approved use for the site will generally not be supported.
- Where a short stay public parking facility is proposed, the Council may require the submission of a parking management plan that discourages the use of parking spaces for commuter parking to the Council's satisfaction.
- The Council may consider permitting the use of parking facilities for weekend markets or other similar community activities or entertainment.
- The State Government's 'Perth Parking Policy' (as amended) should also be referred to in relation to activities or uses within parking facilities for Use Groups other than the 'Residential' Use Group.

## 8.4 On Street ~~Kerbside~~ parking

On street ~~Kerbside~~ parking cannot be used to satisfy the parking requirements of a ~~commercial or a residential~~ development unless the Council is satisfied that parking demand can be met. The Council may also consider the parking requirement to be satisfied by on street ~~kerbside~~ parking bays where the provision of off-street parking would be detrimental to the amenity of the area or incompatible with the character or built form of the area.

## 8.5 Traffic/environmental impact statement

A traffic/environmental impact statement may be required where proposed parking facilities are likely to have a significant impact on the surrounding street system and uses.

## REFERENCE DOCUMENTS

- Australian Standard 1428 - Design for Access and Mobility.
- Australian Standard 1742 - Manual of Uniform Traffic Control Devices Part 11: Parking Controls.
- Australian Standard 2890.1 - Parking Facilities Part 1: Off-Street Car Parking.
- Guide to Traffic Engineering Practice Part 11: Parking.
- Guide to Traffic Engineering Practice Part 13: Pedestrians.
- City of Perth Safer Design Policy.
- City of Perth Design and Construction Notes.
- State Government's 'Perth Parking Policy' (as amended)
- City of Perth City Planning Scheme No. 2 (as amended)

SCHEDULE 18

Additional matters to be considered as part of the review of the draft revised PCL Design Guidelines 2014, as referred to in the report to Council's 3 February 2015 meeting.

1. Land Use - need to ensure that land use diagrams provided in the draft revised Guidelines 2004 correspond with the written Design Intent provisions. For example serviced apartments do not come under the 'Commercial' land use category under the MRA Central Perth Redevelopment Scheme.

2. Setbacks to Roe Street - recommend the ground floor level of all development along Roe Street to be setback a minimum of 1 metre from the Principal Shared Path (PSP) to ensure safety and visibility when entering/exiting onto Roe Street. Main Roads Western Australia standards require a minimum 500mm offset from the shared path. However, it is worth noting that the Roe Street shared path is one of the busier paths for commuter cyclists in the AM and PM peaks. A new north south cycling connection on Barrack Street as part of the two way conversion could potentially mean an increase in the amount of commuter cyclists favouring the Roe Street shared path route resulting in pedestrian and cyclists conflict.

3. Public Art – it is noted that in the Perth City Link Public Art Strategy, the Local Government Authority (where appropriate) is afforded a place in the assessment process (though cannot vote for internal reasons), but all of the criteria set out are MRA assessment criteria. Also, whilst ownership is discussed in the Strategy, and the land owner must give their permission for the work to go ahead, this does not translate explicitly to a requirement that the future owner is consulted and involved in the selection process or that the outcomes have to satisfy the future owner of the artworks.

   As such it is recommended that two extra provisions be incorporated into the draft revised Guidelines 2014 stating that public art is '*to be developed in consultation with and to the satisfaction of the future owners of the public art (where known) who have long term responsibility for the management and conservation of the works'.* Additionally, *'where possible, future ownership of public art should be determined and agreed upon by all relevant parties prior to the commencement of the procurement process*'.

4. Public End of Trip Facilities - given its proximity to the shared path network the PCL project area could see a high uptake in the amount of people choosing to commute to the site via bicycle. Accordingly consideration should be given to the provision of a small to medium scale public end of trip facility that compliments the commercial building provision.

5. Sleeving of Parking – the draft revised Guidelines 2014 require the screening of car parking above ground level. However, it is noted that the existing Guidelines require the sleeving of ground floor and upper level parking structures with other uses, such as offices, shops and/or single aspect

residential. It is recommended that this should be incorporated into draft revised Guidelines.

6. Loading / Service Areas – all required loading and service bays are to be provided within individual development sites as per the draft Waterbank Precinct Design Guidelines 2014 and also should accord with the City's Planning Policy 5.2: Loading and Unloading.

7. Parking Management Plan – the draft revised Guidelines 2014 encourage shared use of parking bays between different uses on the same site and the provision of 'car pooling' bays to decrease the overall parking provision. It is recommended that a Parking Management Plan be required for any proposed shared use of parking bays between different land uses on the same site.

8. Parking Requirements – the current Guidelines 2009 requires parking for commercial development to be 50% of the maximum standards applicable under the State Governments Perth Parking Policy up to a maximum of 1 bay per 300$m^2$ of commercial floor space. This is a welcomed policy initiative, given the project areas proximity to the Perth Train Station and a future new bus station. It also accords with a key principle of the development to "*support the broader sustainable goals of efficient resource use, by providing the opportunity for people to live close to employment, their daily needs, social facilitates and leisure activities, ultimately reducing the need for private car use".* However the draft revised Guidelines 2014 has deleted reference to these provisions and requires commercial development to accord with the State Government's Perth Parking Policy. It is recommended that the current parking provisions be reinstated.

9. Solar access – consideration should be given to the incorporation of the City's requirements for solar access outlined in CPS2 - Planning Policy 4.5 Building Height & Setbacks, as the policy requires moderate to high levels of sunlight penetration into key pedestrian areas (such as 'City Walk') as well as public spaces in the middle of the day (10am-2pm) from August through to April. The policy also requires built form situated to the north of key pedestrian areas and public spaces to provide a maximum podium height of 14 metres and for towers above the podium level to be set back at a 45 degree angle height plane to maximum solar access to the south of the site.

10. Place making – the proposed role and responsibilities of the key stakeholders within the PCL project area will need to be outlined as well as other ownership, operating and maintenance matters in relation to the following:

    i. public infrastructure asset management within the public realm,
    ii. the provision of a public facilities within private development;
    iii. the provision of public community facilities situated within a proposed mixed use building;
    iv. temporary events taking place within the various spaces of the public realm;
    v. community and economic development initiatives;

vi. the opportunity to create a place making manager position; and
vii. associated costings, plus funding mechanisms.

11. Definition of 'Storey' - it is recommended that the draft revised Guidelines 2014 incorporate a definition for the term 'storey' with a maximum building height or else provide an overall maximum building height in metres.

12. Street frontages – it is recommended that an additional criterion for air conditioning units be incorporated into the draft revised Guidelines 2014 stating that air conditioning units must be appropriately screened from the street, adjacent buildings or any other vantage points. Air Conditioning units should be appropriately designed into the building and should not discharge air across any balcony impeding its use.

    Additionally, the draft revised Guidelines 2014 states that windows and glazed areas at ground level are to be clear - how will this provision be enforced in the future?

13. Plot Ratio –the City does not support the deletion of the plot ratio provisions from the draft revised Guidelines 2014. As part of the 'Growth Needs for the Future - Plot Ratio and Built Form Study' an assessment of the appropriateness of plot ratio as a development standard within CPS2 was undertaken. It was recognised that plot ratio is a useful tool when combined with other built form standards.

    Plot ratio is easily understood, provides a clear and concise method of land valuation and assists in strategic planning to determine potential land use intensity. Most importantly it is a valuable tool to assist in achieving specific strategic objectives identified within the City's Urban Design Framework (UDF) and encouraging the provision of valuable public amenities and conservation of heritage places, together with priority land uses not being delivered by the market via bonus plot ratio and transfer of plot ratio incentives.

    Additionally, there may be issues when MRA Major project areas are 'normalised' and transferred back to the City as there will be no consistent standards or incentives.

14. Sustainability
    a) Green roofs – 'should' be considered instead of 'could' be considered. Additionally, if roof space cannot be used for green roofs, solar PVs or other renewable energy sources should be considered.

    b) Tier 2 buildings - Green Star Performance ratings should also be considered on completion of the buildings.

    c) Energy modelling –recommend requiring the submission of an energy plan that is developed in alliance with Western Power. Note Western Power has indicated that developers are not predicting energy use on site

correctly, which is impacting city-wide energy use predictions. This would accord with the City's 'Energy Resilience City' objectives/ program.

d) The 'green' components of the draft revised Guidelines 2014 predominately relate to the commercial buildings. Consideration should also be given to energy/water efficiency in the public realm/retail/entertainment.

e) Energy generation - consideration should be given to:

i) requiring a proportion of clean energy generation on site, from Solar PV or wind power; and
ii) the inclusion of centralised plant that is designed for district cooling/heating or energy generation applications.

15. Development Yields – it is recommended that a table should be incorporated within the draft revised Guidelines 2014 outlining the minimum and maximum development yields for the various land uses for the PCL project area. This table should also incorporate minimum public open space and community/cultural provisions for each of the three precinct areas.

16. Heritage

a) Development Application Process - consultation with the State Heritage Office and City of Perth should be included in the pre DA Submission stage (and any other appropriate stages as required) with regards to impact on heritage, given that Precinct 35 directly affects the State Registered Horse Shoe Bridge and Precinct 34 is directly adjacent the State Registered Royal Hotel - Wentworth Plaza/Raine Square/Royal Hotel complex (corner William and Wellington), Westfamers Building (569 Wellington Street) and State Housing Commission and Railways Institute Building (605 Wellington Street).

b) Cityscape – recommend an additional development criterion stating that: *'built form within the PCL project area to respond appropriately to the established built environment, particularly heritage buildings'*.

c) Queens Street - note the Council will be considering the possible declaration of Queen Street as a Conservation Area in 2015/16.

**17.** Acoustics - recommend that the word '*amenity*' be removed and replaced with '*the health and well-being of occupants*'. The word 'amenity' is defined *as a desirable or useful feature or facility of a building or place*. Therefore, the use of this term in the acoustics section of the building design section doesn't adequately highlight the significance of providing adequate acoustic attenuation for occupants. Particularly with regard to protection against sleep disturbance at night.

The objective also states protecting amenity of 'residents'. Does this section only refer to acoustics of residential buildings or does it extend to other buildings, ie businesses? If so, consideration should be given to expanding this section to highlight the importance of protection of existing businesses/uses from encroachment of incompatible sensitive uses.

The draft revised Guidelines 2014 require compliance with the MRA's Sound Attenuation Policy. The policy requires compliance with the Environmental Protection (Noise) Regulations 1997. This therefore puts the onus on existing uses to meet the Noise Regulations should a new development/noise sensitive use encroach. This may have implications for the City if it is required to manage unresolvable long-term noise issues created as a result of unspecified performance standards acceptable to mixed use development.

Currently the design criteria/performance standards are incorporated in the MRA's Sound Attenuation Policy. Overall, at this stage there appears to be limited design standards for a City noise environment. With a city's noise environment, there is a likelihood of more short term noise events occurring throughout the night. It is these short term noise events that have the potential to create the greatest overall sleep disturbance for occupants. The policy doesn't appear to provide a performance standard for short term noise events. Consideration should be given to providing design criteria/performance standards which adopt a night time Max criteria (LAMax). Equally, there is no performance standard for addressing noise intrusion associated with low frequency noise from amplified music associated with entertainment noise. In addition the following matters have also been identified:

a) Building over or adjacent to PTA infrastructure – recommend reference to the State Government's SPP 5.4 within the draft revised Guidelines 2014 with regard to noise and vibration.
b) Building Services – need to ensure the minimisation of potential noise impacts associated with access and building services are considered in the design process.
c) Acoustics (section 3.1.9) – recommend the incorporation of additional requirements including reference to the State Government regulations and the need for a memorial on title.

18. Proposed Public Access Way - further consideration is required of the treatment of the public access way situated between Lots 6 & 7 as it is an important link to Wellington Gardens and requires a greater level of activation and further CPTED considerations.

19. Proposed Courtyard & Proposed Home Offices - further clarification is required on the viability of any proposed home offices situated on the ground floor of Lot 7 and also how to ensure it will generate an active use. Further details are also required on the treatment for any proposed fencing of the private courtyard on the southern portion of the lot. At the very least there is a need to ensure provision for informal surveillance of Wellington Gardens.

20. Affordable Housing - reinstate the provision under the current Guidelines 2009 stating that '*affordable housing is required to be finished to a similar standard and quality level of detail as other housing within the development, and is not to be identifiable as affordable housing'*.

21. Community Infrastructure Plan - the draft Strategic Community Infrastructure Plan to 2031 for Central Perth Area (CIP) prepared by the MRA and the City of Perth, recommends a number of facilities be developed to cater for population growth and deliver on liveability. At the local scale, the CIP recommends a local community centre/space (230sqm GLA) for the Central Perth Precinct to provide community meeting space and not-for-profit office space. At the district scale, the CIP recommends a youth hub/space, education precinct and a multi-purpose community health hub, all of which may be appropriately located in central and accessible locations. The CIP provides broad recommendations and requires further precinct-level Community Needs Assessment to confirm location, size, services and owners/managers. A collaborative approach is required between the planning authorities (City of Perth, MRA), service providers and facility owners/managers.

    Additionally, the City's Urban Design Framework (UDF) also seeks to enhance the liveability of the city through the provision of facilities for workers, visitor and residents. Facilities that are considered include public toilets, public change rooms, public end of journey facilities, public cultural facilities, public pre-school or child care facilities and associated space.

    Any necessary facilities should be designed to maximum Crime Prevention Through Environmental Design (CPTED) principles, safety and minimise visual intrusion.

22. Private Open Space - the minimum requirements for balconies for studio/1 bedroom dwellings should be similar to those required by the MRA Waterbank precinct being 12m$^2$ (compared to the proposed 10m$^2$) with a minimum dimension of 3 metres as opposed to the proposed 2.4 metres. Note: it is considered not appropriate to have balconies on Lot 4 due to the acoustic issues.

23. Public Realm - the City is mindful that the MRA seeks to create a destination through a high quality public realm and built environment. The commitment to high quality is supported, but the key is that the end result should not resemble a themed enclave within the city, but a seamless and logical 'stitching' together of the fabric of the city.

    a) City of Perth standards - the design and development of the public domain should reference the City of Perth standards and be undertaken in consultation with the City of Perth.

    In this regard the current Guidelines 2009 states that landscaping design for the public realm must be consistent with the City's Urban Design

Policies for the city centre, including the City of Perth 'Street Tree Framework'. This should be reinstated.

b) Access - the design of the public open space will need to ensure that adequate provision is made for access of plant and equipment required to undertake operation and maintenance of the spaces, including trees, landscape elements and any other infrastructures.

c) Wellington Gardens – refer to previous comments from City provided in 2014. Recommend requiring the provision of BBQ facilities.

d) Additional infrastructure - will be required within selected public open spaces to enable events to occur, such as access to three phase power, water supply, lighting for evening events and storage facilities etc. This should be integrated into overall design of the spaces/s.

e) Irrigation
   i) Drip irrigation shall be used only for the establishment period of vegetation. It shall not be used on an ongoing basis;
   ii) Below ground pop up irrigation system shall be used for all landscape areas where there will be an ongoing watering requirements;
   iii) Irrigation design to allow a gross application rate of 40mm over the entire area in a maximum watering period of 5 hours; and
   iv) Control systems should provide remote control via a smart phone or similar device.

f) Winter Shading - landscape design, turf, plant and soil selection is to be based on the impact of winter shading caused by buildings and other structures.

g) Tree Root Invasion - a new provision should be incorporated into the draft revised Guidelines 2014 concerning the requirement for minimising the penetration of tree roots into various service infrastructure and the foundations/basements of buildings.

24. Strategies - the following strategies are recommended for the public realm:

   a) An overarching Place Activation Strategy for the PCL project area. Place activation is a key component of designing and facilitating safe communities;
   b) A CPTED strategy and aligned CCTV strategy for the PCL project area; and
   c) A Way-Finding strategy – this strategy should align to the movement diagrams and should be a fundamental part of the CPTED design.

25. Additional Information - recommend that all technical reports mentioned throughout the draft revised Guidelines 2014 and in the Appendices be required

as part of any Development Application. Additional information should also be required as outlined below:

a) Heritage – the following should be submitted,
   i) an Interpretation Plan that addresses how the site history has been considered/acknowledged as part of the proposed development; and
   ii) a Heritage Impact Statement that addresses how the proposed development impacts on adjacent heritage properties and how any potential impacts are mitigated, given the number of adjacent listed heritage properties.

b) Asset Management – please refer to the City's new *'Disposal Policy'*. Note a '*Contributed Assets Policy'* is currently being prepared by the City and the City's '*Asset Handover Requirements Procedure'* has recently been revised.

c) Please refer to previous advice on this matter relating to the indicative subdivision plan dated 7 January 2014 and also CPS2 Planning Policy 2.1 – Applications.

26. Minor Matters

a) General editing and typographical errors.

b) Review any inconsistences throughout the document. For example the land use information provided in the cross sections does not accord with that outlined in the Building Envelope plans.

c) Delete reference to Lot 6 and 7 in the Development Intent for Lot 9A (North).

d) Site Specific Guidelines – recommend reinstating the diagrams provided for each lot as provided within the current Guidelines 2009 as they are more informative and provide some visual context.

e) Require a Service and Delivery Access Plan.

f) Precinct Map - recommend the map of the location of the three precinct areas within the PCL project areas be reinstated.

Key changes to the site specific requirements are outlined in the table below:

| | Current Guidelines | Draft Amended Guidelines |
|---|---|---|
| **Lot 3B** | Max. 6 storeys<br>Upper Floors - Offices | Max. 8 storeys<br>Upper Floors – Offices/Hotel/Serviced Apartments (Preferred) and Residential (Contemplated - subject to noise and vibration issues being addressed) |
| **Lot 4** | Max. 6 storeys<br>Upper Floors – Offices/Hotel | Max. 8 storeys<br>Upper Floors – Offices/Serviced Apartments/Hotel (Preferred) and Residential (Contemplated - subject to noise and vibration issues being addressed) |
| **Lot 6** | Max. 9 storeys<br>Max. 6 storey podium<br>Min. Dwellings: 80 | Max. 12 storeys<br>Max. 4 storey podium / podium expression up to 16 metres<br>Min. Dwellings: 110 |
| **Lot 7** | Max. 9 storeys<br>Max. 6 storey podium<br>Nil tower setback to King Street (based on 4-6 storey development)<br>Min. Dwellings: 65 | Max. 12 storeys<br>Max. 4 storey podium / podium expression up to 16 metres<br>3m tower setback to King Street (based on 12 storey development)<br>Min. Dwellings: 110 |
| **Lot 9**<br>**(North)** | Single tower<br>Max. 16 storeys<br>Roe Street – Max. 3 storey podium and 10m tower setback<br>Queen Street – Max. 3 storey podium and 6-10m tower setback<br>King Street – Max. 6 Storey Podium and 6m tower setback<br>'City Walk' – No podium<br>Tier 1 with 2 ESD rating<br>Min Dwellings: 400 (across Lot 9 North and Lot 9 South) | Two towers (Lot 9AN and Lot 9BN)<br>Max. 20 storeys<br>Roe Street – Expression of podium to 4 storeys up to 16m (nil setback)<br>Queen Street - Max. 4 storey Podium up to 16m and 3m tower setback<br>King Street – Max. 4 storey podium up to 16m and 6m tower setback<br>'City Walk' – Max. 4 storey podium up to 16m and 8m tower setback<br>Tier 2 ESD rating<br>Min Dwellings: 240 (across Lot 9 North) |
| **Lot 9**<br>**(South)** | Single tower<br>Wellington Street – Max. 6 storey podium<br>'City Walk' – No podium<br>King Street – Max. 6 storey podium and 6m tower setback<br>Queen Street – Max. 6 storey podium and 6m tower setback<br>Tier 1 and 2 ESD rating<br>Min Dwellings: 400 (across Lot 9 North and 9 South) | Two towers (Lot 9AS and Lot 9BS)<br>Wellington Street – Expression of podium<br>'City Walk' – Max. 4 storey podium up to 16m and min 4m tower setback<br>King Street – Max. 4 storey podium up to 16m and 6m tower setback<br>Queen Street – Max. 4 storey podium up to 16m and 6m tower setback<br>Tier 2 ESD rating<br>Min Dwellings: Nil |

| | Current Guidelines | Draft Amended Guidelines |
|---|---|---|
| **Lot 10**<br><br>**(North)** | Single tower<br><br>Max. 20 storeys<br><br>Roe Street – Max. 3 storey podium and 10m tower setback<br><br>Queen Street – Max. 3 storey podium and 6-10m tower setback<br><br>Yagan Square – Max. 6 storey podium and 6m tower setback<br><br>'City Walk' – No podium<br><br>Min Dwellings: 28 across Lot 10 | One or two towers<br><br>Max. 22 storeys<br><br>Roe Street – Expression of podium to 4 storeys (nil setback)<br><br>Queen Street – Max. 4 storey podium up to 16m and 6m tower setback<br><br>Yagan Square – Max. 4 storey podium up to 16m and 6m tower setback<br><br>'City Walk' – Max. 4 storey podium up to 16m and 8m tower setback<br><br>Min Dwellings: Nil<br><br>Tower as % of podium: Max 60% |
| **Lot 10**<br><br>**(South)** | Wellington Street – Max. 6 storey podium<br><br>Queen Street – Max. 6 storey podium and 6-10m tower setback<br><br>Yagan Square – Max. 6 storey podium and 6m tower setback<br><br>City Walk – No podium<br><br>Min Dwellings: 28 (across Lot 10) | Wellington Street – Expression of podium<br><br>Queen Street – Max. 4 storey podium up to 16m and 6m tower setback<br><br>Yagan Square – Max. 4 storey podium up to 16m and 6m tower setback<br><br>City Walk – Max 4 storey podium up to 16m and 4m tower setback<br><br>Min Dwellings: Nil |

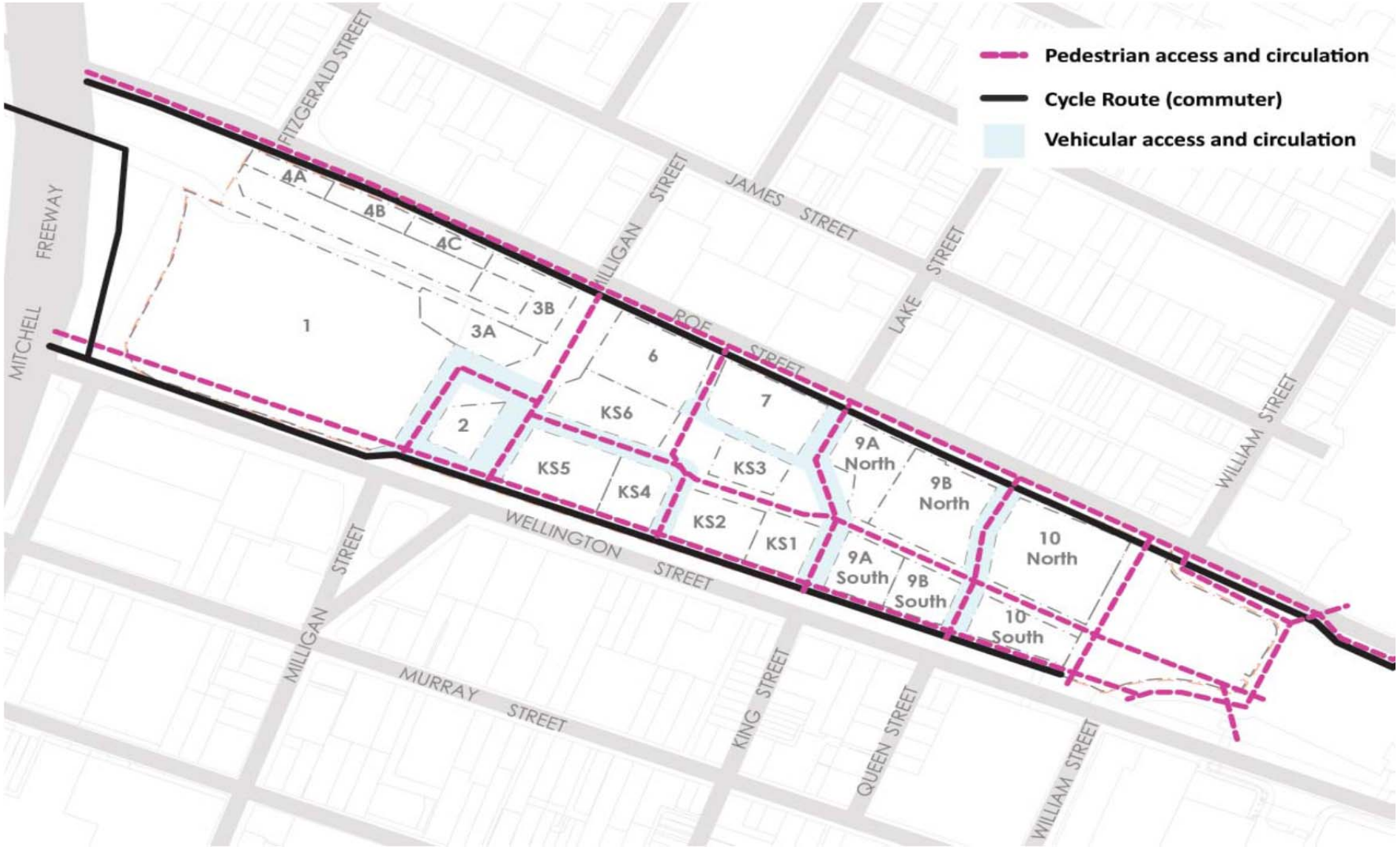
# Site Plan




**A- Wellington Gardens B - Kings Square C-' City Walk' D – Milligan Street and Bridge Plaza E – Yagan Square**

SCHEDULE 20

# Circulation



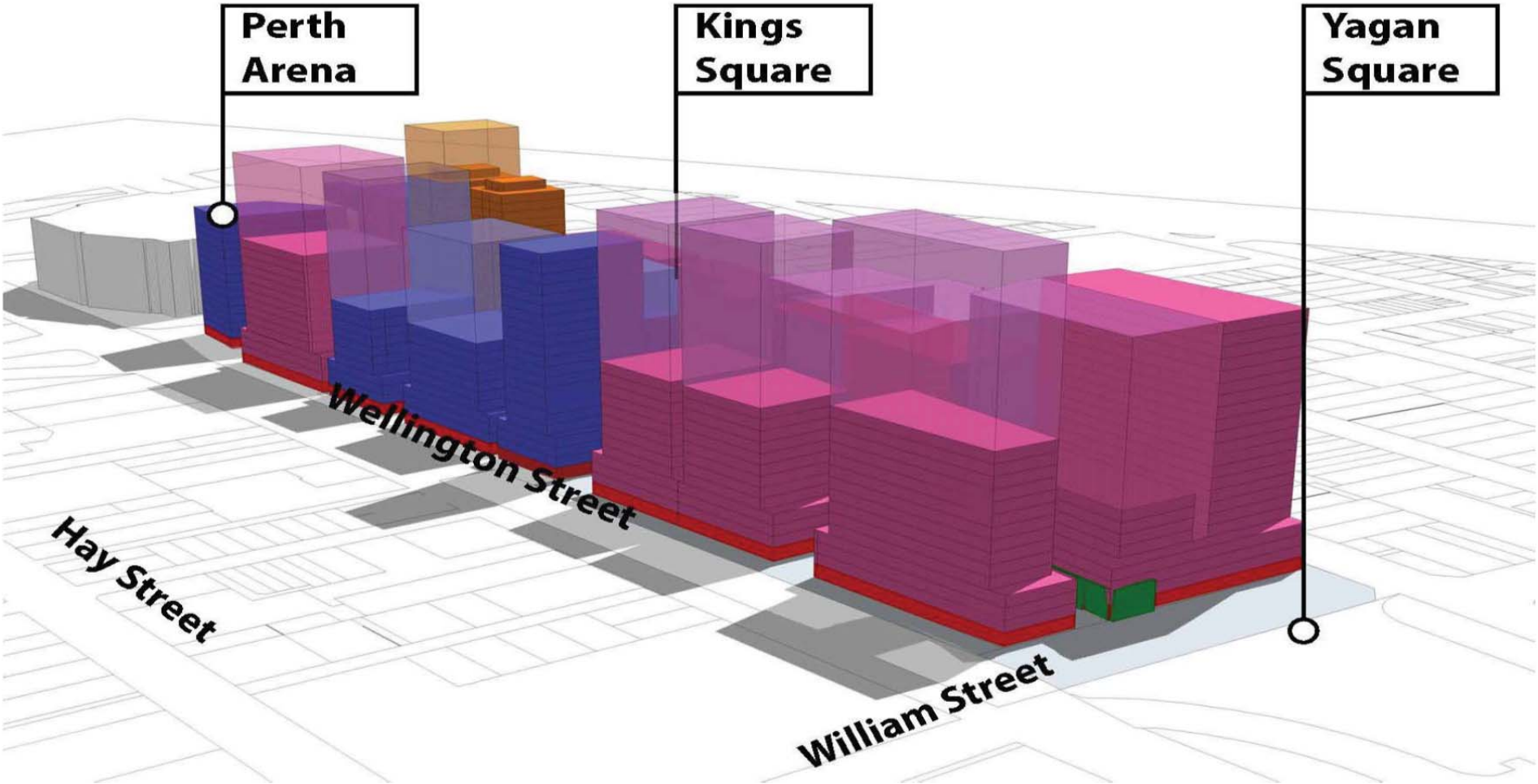

SCHEDULE 21

# Solar Access




SCHEDULE 22

**Proposed Built Form (southern elevation)**



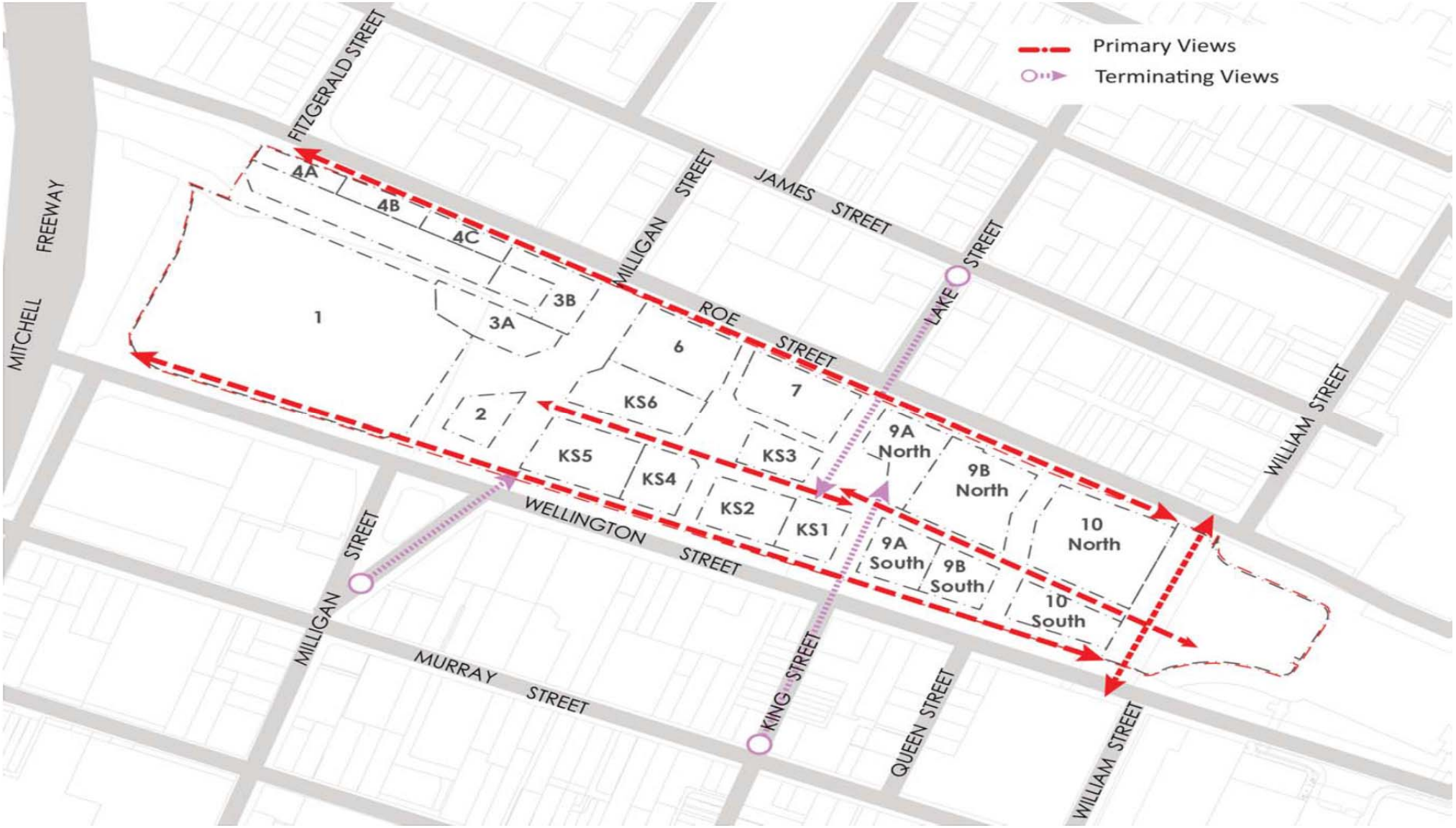

SCHEDULE 23

**Proposed Built Form (northern elevation)**




SCHEDULE 24

# View Corridors




SCHEDULE 25

## City of Perth Detailed Comments on the *Planning and Development (Local Planning Scheme) Regulations 2014*

**Legend**

Green – The City of Perth supports the clause

Orange – The City of Perth supports the clause, subject to amendments

Red – The City of Perth does not support the clause

| Clause No. | Clause Summary | City of Perth Response |
|---|---|---|
| General | | The City of Perth supports the provisions with respect to the requirements for local planning schemes, local planning strategies, the preparation and adoption of local planning schemes and amending local planning schemes, subject to the following comments. |
| 1-2 | Citation, Commencement | The City of Perth supports these clauses. |
| 3 | Terms used | The City of Perth supports this clause subject to the local planning scheme documents including local planning policies and precincts plans. |
| 4-7 | Authorised persons, Provisions of documents to the Commission, Scheme in respect to Crown land, Scheme by order of Minister. | The City of Perth supports these clauses. |
| 8 | Contents of local planning scheme. | The City of Perth supports this clause subject to the local planning scheme documents including local planning policies and precincts plans. |
| 9(4) | Unless otherwise approved by the Commission, each map that comprises the scheme map must be prepared-<br>(a) Using the legends referred to in schedule 1 clause 34 and 35; and<br>(b) In a format that is suitable for electronic lodgement and publication. | The City of Perth supports the standardisation of zones, however, a City Centre zone should be included as a large portion of the City of Perth has a City Centre Scheme Use Area (equivalent to a zone) which reflects the importance of the central business district. A City Centre zone would also be consistent with the MRS and also reflect Primary Centres and Strategic Metropolitan Centres.<br><br>In addition, the hatching from the legend should be removed as it is difficult to read and interpret. |

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| 10 | Local planning scheme text. | The City of Perth supports this clause. |
| 11 | Requirement for local planning strategy for local planning scheme. | The City of Perth supports this clause, in particular the concurrent preparation of a local planning strategy and a local planning scheme. |
| 12(2) | On receipt of a copy of a local planning strategy the Commission must assess the strategy for compliance with regulation 11(2). | The City of Perth supports this clause subject to the clause containing an appropriate timeframe that the Commission is required to consider the local planning strategy. A period of 3 months is considered an appropriate timeframe. |
| 13(1)(a) | Publish a notice of the local planning strategy once a week for 2 consecutive weeks in a newspaper circulating in the area to which the strategy relates…. | The City of Perth supports this clause, however, does not consider that the notice needs to be advertised for 2 consecutive weeks in a newspaper. The advertising requirements should be consistent throughout the regulations. For example Clause 22(2(a) only requires 1 notice in a newspaper for the advertising of a local planning scheme. |
| 14 | Consideration of submissions and advice. | The City of Perth supports this clause. |
| 15 | On receipt of a copy of a local planning strategy adopted by a local government the Commission may –<br>(a) Endorse the strategy; or<br>(b) Require the local government to modify the strategy in the manner specified by the Commission before the strategy is resubmitted to the Commission for endorsement; or<br>(c) Refuse to endorse the strategy…. | The City of Perth supports this clause subject to the clause containing an appropriate timeframe that the Commission is required to consider the local planning strategy. A period of 3 months is considered an appropriate timeframe. |
| 16-17 | Notice of endorsed local planning strategy, Amendment to local planning strategy. | The City of Perth supports these clauses. |
| 18 | Revocation of local planning strategy. | The City of Perth supports this clause subject to the notice only being published once in a newspaper as this is consistent with the other notification procedures in the Regulations. |
| 19 | Resolution to Prepare Scheme. | The City of Perth supports this clause and considers the removal of the Commission notification a positive outcome to streamline the planning process. |
| 20(2) | A local Government must, on the provision of the published notice to a person or body referred to in | The City of Perth supports this clause subject to the clause being amended to include a timeframe that a person or body |

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| | subregulation (1) (b) request the person or body to forward to the local government particulars of any matters that in the opinion of the person or body should be considered during the preparation of adoption of the scheme. | has to respond. A period of at least 21 days should be included to be consistent. |
| 21(3) | The Commission must examine the documents submitted under subregulation (2) and advise the local government if the Commission considers that any modification to the documents is required before the local planning scheme is advertised for public inspection. | The City of Perth supports this clause subject to the clause containing an appropriate timeframe that the Commission is required to consider the local planning scheme. A period of 3 months is considered an appropriate timeframe. |
| 22-23 | Advertising of local planning scheme, Submissions on local planning scheme. | The City of Perth supports these clauses and considers the reduction of the advertising period from 3 months to 2 months a positive outcome to streamline the local planning scheme process. |
| 24(2)(b) | Consideration of submissions. | The City of Perth does not support this clause as it is not considered appropriate to allow submissions to be made until the end of the consideration period, particularly where the consideration period is 6 months after the submission period of 2 months. Therefore this subclause should be deleted. |
| 25 | Incorporation of environmental conditions. | The City of Perth supports this clause. |
| 26(1) | Within 21 days of passing a resolution under 24(3) the local government must provide the advertised local planning scheme documents to the Commission together with the following …… | The City of Perth supports this Clause subject to the timeframe being increased to 28 days. The reduction in the timeframe to 21 days will make it difficult to comply, given the time required to adopt Council minutes and to have the documents signed and collated. The reduced timeframe by 7 days will not achieve any significant time savings. |
| 27 | The Commission must<br>(a) consider the documents provided to it under regulations 26(1); and<br>(b) make any recommendations to the Minister in respect of the scheme that the Commission considers appropriate; and<br>(c) submit the documents and the recommendation to the Minister in accordance with Section 87(1) | The City of Perth supports this clause subject to the clause containing an appropriate timeframe that the Commission is required to consider the local planning scheme. A period of 3 months is considered an appropriate timeframe. |

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| | of the Act. | |
| 28(7) | The Commission must, as soon as is reasonably practicable-<br>(a) consider the documents provided to it under subregulation (5); and<br>(b) make any recommendations to the Minister in respect of the submissions on the modification that the Commission considers appropriate; and<br>(c) forward the documents and the recommendation to the Minister. | The City of Perth supports this clause subject to the clause containing an appropriate timeframe that the Commission is required to consider the local planning scheme. A period of 3 months is considered an appropriate timeframe. |
| 29 | Giving effect to Minister's decisions | The City of Perth supports this clause. |
| 30-32 | Endorsement of local planning scheme, Advertisement of approved local planning scheme, Deposit of local planning scheme, | The City of Perth supports these clauses. |
| 33 | Terms used – Basic Amendment | The City of Perth supports this clause, subject to the basic Amendment including 'where to amend a scheme to be consistent with the deemed provisions.' |
| 34-36 | Resolution on amendment to local planning scheme, resolution to proceed with complex amendment, Advertisement of complex amendment. | The City of Perth supports these clauses and considers the three amendment processes to be a very positive outcome to streamline the amendment process. |
| 37 | Landowner may be required to pay costs of publication. | The City of Perth supports this clause subject to the clause being expand to include both the notice and the advertising costs. |
| 38 | Submissions on complex amendment. | The City of Perth supports this clause, subject to the clause being consistent with Clause 23 in terms of the requirements. For example one refers to 'identifying a person' and one refers to 'be signed'. This clause needs to be consistent with Clause 23 as an electronic lodgement cannot be signed. |
| 39(1) | Consideration period definition. | The City of Perth supports the intent of this clause, however, 42 days after end of the submission period or 21 days after EPA Act notice is not enough time to enable the submission to be considered and a report presented to the Council. It is suggested a period of 60 days and 42 days respectively be included. |

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| 39(2) | Consideration of submissions. | The City of Perth does not support this clause as it is not considered appropriate to allow submissions to be made until the end of the consideration period, particularly where the consideration period is 42 days after the submission period of 42 days. Therefore this subclause should be deleted as in theory it provides twice the submission periods. |
| 40 | Incorporation of Environmental Conditions | The City of Perth supports this clause. |
| 41(1) | Complex amendment to be provided to the Commission | The City of Perth supports this Clause subject to the timeframe being increased to 28 days. The reduction in the timeframe to 21 days will make it difficult to comply, given the time required to adopt Council minutes and the documents to be signed and collated. The reduced timeframe by 7 days will not realistically achieve any significant time savings. |
| 42 | The Commission must<br>(a) consider the documents provided to it under regulations 41(1); and<br>(b) make any recommendations to the Minister in respect of the amendment that the Commission considers appropriate; and<br>(c) submit the documents and the recommendation to the Minister in accordance with Section 87(1) of the Act. | The City of Perth supports this clause subject to the clause containing an appropriate timeframe that the Commission is required to consider the local planning scheme amendment. A period of 2 months is considered an appropriate timeframe. |
| 43 | A local government must comply with subregulations (5)-<br>(a) Within a period of 42 days commencing on the expiry of the period for making submissions on the modification; or<br>(b) Within a longer period approved by the Minister or an authorised person. | The City of Perth supports this clause, subject to the timeframe being increased to 60 days to enable the submission to be considered by the Council. |
| 43(7) | The Commission must<br>(a) consider the documents provided to it under subregulation (6); and<br>(b) make any recommendations to the Minister in respect of the amendment that the Commission considers appropriate; and | The City of Perth supports this clause subject to the clause containing an appropriate timeframe that the Commission is required to consider the local planning scheme amendment. A period of 2 months is considered an appropriate timeframe. |

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| | (c) forward the documents and the recommendation to the Minister. | |
| 44 | Advertisement of standard amendment. | The City of Perth supports this clause. |
| 45 | Landowner may be required to pay costs of publication. | The City of Perth supports this clause subject to the clause being expand to include both the notice and the advertising costs. |
| 46 | Submissions to standard amendments. | The City of Perth supports this clause, subject to the clause being consistent with Clause 23 in terms of the requirements. For example one refers to 'identifying a person' and one refers to 'be signed'. This clause needs to be consistent with Clause 23 as an electronic lodgement cannot be signed. |
| 47(1) | Consideration period definition. | The City of Perth supports the intent of this clause, however, 21 days after end of the submission period or 14 days after EPA Act notice is not enough time to enable the submission to be considered and a report presented to the Council. It is suggested a period of 60 days and 42 days respectively be included. |
| 47(2) | Consideration of submissions. | The City of Perth does not support this clause as it is not considered appropriate to allow submissions to be made until the end of the consideration period, particularly where the consideration period is 21 days after the submission period of 21 days. Therefore this subclause should be deleted as in theory it provides twice the submission period. |
| 48 | Incorporation of environmental conditions. | The City of Perth supports this clause. |
| 49(1) | Within 21 days of passing a resolution to prepare or adopt a standard amendment to a local planning scheme under regulation 34 (1) the local government must…… | The City of Perth supports this Clause subject to the timeframe being increased to 28 days. The reduction in the timeframe to 21 days will make it difficult to comply given the time required to adopt Council minutes and for the documents to be signed and collated. The reduced timeframe by 7 days will not realistically achieve any significant time savings. |
| 50 | The Commission must<br>(a) consider the documents provided to it under regulations 49(1); and<br>(b) make any recommendations to the Minister in respect of the amendment that the Commission | The City of Perth supports this clause subject to the clause containing an appropriate timeframe that the Commission is required to consider the local planning scheme amendment. A period of 2 months is considered an appropriate timeframe. |

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| | considers appropriate; and<br>(c) submit the documents and the recommendation to the Minister in accordance with Section 87(1) of the Act | |
| 51(6) | A local Government must comply with subregulation (5)-<br>(a) Within a period of 21 days commencing on the expiry of the period for making submissions on the modification; or<br>(b) Within a longer period approved by the Minister or an authorised person. | The City of Perth supports the intent of this clause, however, 21 days after end of the submission period is not enough time to enable the submission to be considered and a report presented to the Council. It is suggested a period of 60 days apply. |
| 51(7) | The Commission must<br>(a) consider the documents provided to it under subregulation 6; and<br>(b) make any recommendations to the Minister in respect of the amendment that the Commission considers appropriate; and<br>(c) forward the documents and the recommendation to the Minister. | The City of Perth supports this clause subject to the clause containing an appropriate timeframe that the Commission is required to consider the local planning scheme amendment. A period of 2 months is considered an appropriate timeframe. |
| 52 | Incorporation of environmental conditions. | The City of Perth supports this clause. |
| 53 | Basic amendment to be provided to the Commission. | The City of Perth supports this Clause subject to the timeframe being increased to 28 days. The 14 days will make it difficult to comply given the time required to adopt Council minutes and for the documents to be signed and collated. |
| 54 | The Commission must<br>(a) consider the documents provided to it under regulation 53; and<br>(b) make any recommendations to the Minister in respect of the amendment that the Commission considers appropriate; and<br>(c) submit the documents and the recommendation to the Minister in accordance with Section 87(1) of the Act | The City of Perth supports this clause subject to the clause containing an appropriate timeframe that the Commission is required to consider the local planning scheme amendment. A period of 1 month is considered an appropriate timeframe. |

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| 55-58 | Giving Effect to Minister's Decision, endorsement of amendment to local planning scheme, advertisement of approved amendment to local planning scheme, deposit of amendment to local planning scheme. | The City of Perth supports these clauses. |
| 59(2) | For the purposes of subregulation (1), a local planning scheme that was approved more than 5 years before the commencement of this regulation is to be taken to have been approved by the Minister on the day that is 5 years before the day this regulation comes into operation. | The City of supports the review of local planning scheme provisions, however, this clause will require every local government which has a scheme that is more than 5 years old to do a scheme review immediately. WALGA has advised that this would include 115 schemes.<br><br>This clause also becomes an issue with respect to clause 60 and clause 61 as the review will need to be completed within 6 months of gazettal of the regulations.<br><br>The current provision would mean than many local governments will require a scheme review immediately and issues of resourcing both within local government and the Commission would need to be resolved. In addition local governments will be undertaking basic scheme amendments to include the deemed provisions.<br><br>Furthermore local government reform is likely to have a significant impact on whether local governments are able to achieve the timeframes imposed by this clause.<br><br>It is considered that a more appropriate timeframe be implemented requiring the first scheme review within 18 months of the gazettal of the regulations and thereafter every 5 years. |
| 60 | Report of review | The City of Perth supports this clause, subject to the comments above. |
| 61(1) | Decision of Commission | The City of Perth supports this clause subject to the clause containing an appropriate timeframe that the Commission is required to consider the review report. A period of 3 months is considered an appropriate timeframe. |

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| 61(3) | The local government must not, without the approval of the Commission, take any steps to amend a local planning scheme if a period of 5 years has lapsed since….. | This regulation may have significant impacts firstly in relation to Clause 59 in that all schemes older the 5 years at gazettal of the regulations will require a review and therefore no amendments can be considered, unless approved by the Commission.<br><br>Secondly without an appropriate timeframe for the Commission to consider the review report, this clause limits the ability to amend a scheme even if the review has been completed by the local government, however, is delayed at the Commission.<br><br>Local planning schemes also need to be responsive to community needs and limiting the ability to undertake scheme amendments would not be appropriate. |
| Part 7 | Development Contribution Plans | The City of Perth supports this Part, however, this Part should not be included in the Regulations until the review and advertising of SPP 3.6 has been completed.<br><br>The definition of infrastructure has the ability to limit other facilities which may be required over time and therefore a general clause should be included to state 'and any other facility approved by the Commission'. |
| Part 8 | Miscellaneous | The City of Perth supports this Part. |
| Part 9 | Repeal and transitional provisions | The City of Perth supports these clauses which enable planning instruments prepared prior to the gazettal of the regulations to continue, however, the planning instruments should be expanded to include precinct plans and local planning policies. |

**Model Provisions for Local Planning Schemes**

| Clause(s) | Model Provision Summary | City of Perth Response |
|---|---|---|
| 1-14 | Citation, Commencement, Scheme revoked, Notes do not form part of Scheme, Responsibility for Scheme, Scheme area, Contents of Scheme, Purposes of Scheme, Aims of Scheme, Relationship to local laws, Relationship with other local planning schemes, Relationship with region planning schemes, Regional Reserves, Local reserves. | The City of Perth supports these clauses. |
| 15 | Additional uses for local reserves. | The City of Perth supports this clause as the inclusion of the additional uses for local reserves will enable appropriate uses to be identified. |
| 16-17 | Zones, Zoning table | The City of Perth has Scheme Use Areas rather than zones, however, supports the use of zones. |
| 18 | Interpreting Zoning Table<br><br>'P' Permitted<br>'I' Incidental<br>'D' Discretionary<br>'A' Discretionary advertising<br>'X' Prohibited | The City of Perth only has preferred, contemplated and prohibited land uses, however, the City of Perth supports the land use permissibility in the model provisions. |
| 19-27 | Additional uses, restricted uses, Special use zones, non-conforming uses, Changes to non-conforming use, Register of non-conforming use, R-Codes, Modification of R-Codes, Restrictive covenants. | The City of Perth supports these clauses. |
| 28 | Variations to site and development standards and requirements | The City of Perth supports this clause, however, a general variation clause will have impacts on the City's transfer of plot ratio and bonus plot ratio provisions and therefore a variation to the model provisions would be required at the time of updating CPS2.<br><br>In addition subclause (2) needs to be reworded as not all residential development is subject to the R-codes. In the city, |

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| | | only residential development in a residential zone is subject to the R-codes. |
| 29-30 | Environmental conditions, Site and development standards | The City of Perth supports these clauses. |
| 31 | Special Control Areas | The City of Perth supports this clause as it is generally the same as CPS2. CPS2 also states that provisions of a SCA prevail over the Scheme, this is not included in the model provisions but could be a supplementary clause. |
| General Definitions | | The City of Perth supports the general definitions subject to the following comments. |
| Floor area | Has the meaning given in the Building Code. | CPS2 defines floor area of a building as a basis for the interpretation of what is included and excluded in plot ratio. The City would need to seek a variation to this definition in the model provisions. |
| Plot Ratio | In relation to residential dwellings, has the meaning given in the R-Codes. | The CPS2 definition forms the basis for the assessment of plot ratio through floor area definition and includes both a residential and non-residential definition. The City would need to seek a variation to the model provisions for this definition. |
| Land Use Definitions | | The City of Perth supports the land use definitions subject to the following comments. |
| Educational establishment | Educational establishment includes all types of educational establishments. | CPS2 has two definitions and two use groups. Education lower includes Child Care which is a separate definition under the model provisions and educations upper. The City would need to seek a variation to this definition in the model provisions to reflect the two use classes. |
| Legends Used in Scheme (excludes MRS) | | The City of Perth supports the standardisation of reserves and zones subject to the following comments. |
| Reserves | Reserves | The City of Perth supports the proposed standardization of reserves and the current CPS2 reserves can be amended to reflect the reserve names.<br><br>The City of Perth considers that hatching should not be used as it is difficult to read and interpret. |

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| Zones | Zones | The City of Perth supports the standardisation of zones, however, a City Centre zone should be included – The majority of the City of Perth has a City Centre Scheme Use Area (equivalent to a zone) which reflects the importance of the central business district. A City Centre zone would also be consistent with the MRS zone and also reflect Primary Centres and Strategic Metropolitan Centres.<br><br>As identified above, hatching should not be used as it is difficult to read and interpret. |

**Deemed Provisions for Local Planning Schemes**

| Clause | Clause summary | CPS2 Provisions | Deemed Provisions | City of Perth Response |
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| General | | | | The City is unique in terms of its built form and the operation of CPS2. The city has the highest density of built form within Western Australia and complex design solutions are generally required to address site constraints, adjoining development, amenity as well as ensuring that developments make a positive contribution to the city and the streetscape. The operation of CPS2 is also different to all other local planning schemes as CPS2 uses Scheme Use Areas, has sophisticated heritage provisions and incorporates transfer and bonus plot ratio provisions to encourage innovation design outcomes.<br><br>The City does not have any structure planning areas, local development plans or development contribution plans which form a significant portion of the deemed provisions.<br><br>The State Government has already recognised the |

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| | | | | unique nature of the city through the creation of a specific DAP as well as the drafting of the Capital City Act.<br><br>The DoP will need to give consideration to how the deemed provisions will be applied to the city. Given the above, it is considered that the City and its local planning schemes (CPS2 and all minor town planning schemes) should be exempt from the deemed provisions and that the deemed provisions should instead be included as model provisions. This would enable the City to include the relevant administrative requirements of the deemed provisions in the next local planning scheme without impacting on the existing operation of CPS2. It would also mean that the DoP would not need to exempt the City from particular clauses of the deemed provisions which would be difficult to interpret and confusing for both the City and applicants.<br><br>There are a number of issues that need to be addressed if the City is not exempt from the deemed provisions so that the provisions do not create confusion for both the City and applicants.<br><br>Firstly, it is not clear as DoP has provided conflicting advice, whether the deemed provisions can be included in CPS2 through a scheme amendment (basic amendment). It is considered that the provisions should be able to be included in CPS2 to avoid the need to refer to multiple documents.<br><br>Secondly, and assuming the deemed provisions can be included in CPS2, there will be a period of time where there will be inconsistencies between CPS2 and the |

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| | | | | Regulations.<br><br>Thirdly, it is not clear whether other provisions within CPS2 which are consistent with the deemed provisions but not covered in the deemed provisions continue to have effect. For example the heritage provisions in CPS2 are replaced by the deemed provisions, however, the City has additional heritage provisions relating to heritage agreements and the transfer of plot ratio. Advice provided by the DoP suggests that the provisions can remain, however, it is not clear which provisions can remain and who makes that decision. It is considered that provisions not included in the deemed provisions should remain as part of CPS2 and this can be addressed as part of the amendment to include the deemed provisions in CPS2.<br><br>In order to reduce the issues identified above, it is recommended that the deemed provisions should only come into operation 12 months after gazettal of the Regulations. This will enable a basic amendment to be undertaken to incorporate the deemed provisions into CPS2, to resolve which other provisions can remain in CPS2, to reduce confusion referring to multiple documents and to improve the user friendliness of the planning system. |
| Definitions | | | | The City of Perth supports the definitions subject to the following comments. |
| Building Height | Building Height | In relation to a building, means the distance measured from the level of the existing footpath to the highest part of the | Based on R-codes for residential purposes, based on natural ground level and finished roof height. | The City of Perth does not support the inclusion of a building height definition in the deemed provisions for a number of reasons:<br><br>• The definition includes where a building is used for residential purposes. This would suggest any residential development whether in a commercial |

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| | | building excluding lifts, architectural elements. | | zone and whether as part of a mixed use development. The City considers that the part (a) definition should state residential purposes within a residential zone.<br>• CPS2 provides a definition based on the height at the centre of the footpath as the point to determine the overall height, while the deemed provisions requires height to follow the natural ground level of the land. The change to the height definition will have a significant impact on the existing and future built form within the city particularly on sloping sites such as those within West Perth and Mount Street. The height definition would not be consistent with the current built form and will result in a different outcome.<br><br>The City does not support the inclusion of the definition in the deemed provisions and considers that it should be included in the model provisions which would enable variations so as not to impact existing built form outcomes. |
| Owner | Owner | Excludes interest as a purchaser | Includes interest as a purchaser | The City of Perth while concerned that the inclusion of a purchaser under a contract can be an owner, as it is likely to result in more speculative development applications, supports the definition. |
| 2 | Reference to Local Planning strategy | No provision | Includes reference to Local Planning Strategy | The City of Perth supports the Clause, however, we note that it appears there is a typographical error in the fourth line in that local planning scheme should be local planning strategy. |
| 3 | Local Planning Policies | Includes provisions consistent with deemed provisions | Provisions consistent with CPS2 | The City of Perth supports these clauses and notes that referral to the WAPC as part of the advertising process is only required where a policy is inconsistent with a WAPC SPP. |

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| 4 | Procedure for making or amending local planning policy. | | | The City of Perth supports this clause, subject to the clause being consistent with Clause 23 of the Regulations and other clauses in terms of the advertising requirements. |
| 5 | Revocation of local planning policy. | | | The City of Perth supports this clause, subject to the clause being consistent with Clause 23 of the Regulations and other clauses in terms of the advertising requirements. |
| Part 3 | Heritage | | | |
| General | | | | It is not clear whether the deemed provisions replace all of the CPS2 heritage provisions or whether existing clauses in CPS2 can remain. For example CPS2 includes a clause relating to heritage agreements, which is the tool used to ensure heritage places are conserved after the transfer of plot ratio. It is important to the City of Perth to maintain this clause.<br><br>In order to reduce the issues identified above, it is recommended that the deemed provisions should only come into operation 12 months after gazettal of the Regulations. This will enable a basic amendment to be undertaken to incorporate the deemed provisions into CPS2, to resolve which other provisions can remain in CPS2, to reduce confusion referring to multiple documents and to improve the user friendliness of the planning system. |
| Definitions | Heritage Area | Conservation Area | Heritage Area | The City of Perth supports this definition as it is a similar definition, although the City will need to amend the scheme and policies to be consistent. |
| **7(1)** | **Heritage List** | **Requires Council to record in a register, places which have been declared or are being considered** | **The local government must establish and maintain a heritage list to identify places** | **The City of Perth generally supports this clause however believes it should be modified to also enable the list to include those places which are being considered for declaration as places of cultural heritage significance as per CPS 2. This is also consistent with the approach taken with the** |

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| | | **for declaration as places of cultural heritage significance, as well as those areas which have been declared as conservation areas.** | **within the Scheme area that are of cultural heritage significance and worthy of conservation.** | **State Heritage Register which progresses listings from an interim to a permanent registration.**<br><br>**This would potentially enable the Council to continue to consider cultural heritage significance as part of Development Applications involving demolition and therefore assist in alleviating some of the concerns raised by the City with respect to exempting demolitions from requiring development approval (under cl 36(e) of the deemed provisions).** |
| 7(2) | Heritage List | Declaration of places of cultural heritage significance | The heritage list must<br>(a) set out a description of each place and the reason for its entry in the heritage list; and<br>(b) be available, with the scheme documents, for public inspection…. | The City of Perth supports this clause, however, seeks confirmation that the list only needs to contain the place, the address and the reason for listing ie social, historic aesthetic etc.<br><br>The City has 300 properties with each having at least 3 pages of assessment documentation. This would be up to 900 pages which would be required to be included with the Scheme documents.<br><br>It is considered that this clause should be reviewed to ensure that only a simplified list forms part of the scheme. |
| 7(4) | Heritage List | | The local government must not enter a place, or remove a place from, the heritage list or modify the entry of a place in the heritage list unless the local government ….. | The City of Perth supports this clause, however, the clause should be amended so that advertising is not required to list a heritage place if the request for the listing has been made by the landowner who is also the occupier or where the landowner gets the occupiers consent. There is little point advertising to a landowner who requested the listing and where the occupiers consent to the listing. |

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| 8(3)(b) & (c) | Designation of heritage areas | Declaration of a conservation area | Publish a notice of the proposal designation once a week for 2 weeks.<br><br>Provisions for a heritage area and requires a sign to be erected during the advertising of a heritage area. | The City of Perth supports this clause, subject to:<br><br>• The clause being consistent with Clause 23 of the Regulations and other clauses in terms of the advertising requirements.<br>• Including a sign on site is not considered to achieve any consultation outcome and should be deleted from the clause.<br>• Clause (b)(iii) appears to be duplicated in (c). |
| 9 | Heritage Assessment | No provision | Despite any existing assessment on record, the local government may require a heritage assessment to be carried out prior to the approval of any development proposed in a heritage area or in respect of a place listed on a heritage list. | The City of Perth supports this clause and suggests that after the words 'heritage assessment' insert 'and or a heritage impact assessment'. This is suggested as the heritage assessment does not specifically deal with the impact of the development on the place. |
| 10 | Variations to local planning scheme provisions for heritage purposes | Transfer and bonus plot ratio provisions | General variation provision | The City of Perth does not support this provision in its current form as it relates to plot ratio. The City supports the clause as it relates to all other development standards.<br><br>The City of Perth has provisions relating to bonus plot ratio for the development of a heritage site. These provisions are limited to a maximum bonus of 20% and are combined with other bonus provisions such as |

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| | | | | residential development (maximum 20%), special residential development (maximum 20%-40%) and public facilities (maximum 20%) which can be combined to a maximum of either 20% or up to 50% depending on the area of the city.<br><br>The general variation provision would significantly undermine the bonus provisions and would have a significant impact on the operation of CPS2 as a variation could be granted above the maximum 20% heritage plot ratio bonus which would undermine both the heritage bonus and the other bonus facilities and also undermine the overall maximum plot ratio bonus (20% or 50%).<br><br>It is considered that the City of Perth should be exempt from this deemed provision. |
| 11 | Heritage conservation notice | No provision | Provides the ability for the Council to force an owner to properly maintain a heritage building. | The City of Perth supports this clause as it will provide the ability to ensure maintenance of a heritage place. The City suggests that a guideline be prepared to address what is considered 'properly maintained' and that in the properly maintained definition that (b) be amended from 'character' to 'cultural significance'. |
| Part 4<br>12-24 | Structure Plans | No provisions within CPS. | New provisions largely administrative, however, the approval of a structure plan is by the WAPC and not the Local Government. | The City of Perth does not have any structure planning areas and generally supports the clauses subject to:<br>• The timeframe under clause 15(2) being increased to 14 days;<br>• The advertising identified in Clause 16 being consistent with the other advertising clauses;<br>• Clause 18 (2) typo made versus make;<br>• Identification under Clause 19 that the local government can recoup the costs from the applicant;<br>• The determining authority being the local government rather than the WAPC in accordance with the City's previous submission. |

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| | | | | • The requirement to review a structure plan should be every five years, rather than 10 years, in line with the review of the local planning scheme. |
| Part 5<br>25 - 34 | Local Development Plan | No provisions within CPS2 | New provisions – largely administrative to enable a LDP to be considered on land. | The City supports the introduction of Local Development Plans with the determining authority being the local government, subject to:<br><br>• Confirmation that planning application fees can be imposed for local development plans;<br>• The advertising in Clause 28 being consistent with the other advertising clauses;<br>• Clause 32 being deleted as it is covered by Clause 36;<br>• The duration of a local development plan should be every five years, rather than 10 years, in line with the review of the local planning scheme. It is noted that under the Strata Titles reform, Community Development Plans, which is likened to a local development plan, has a validity of 4 years. |
| 35 | Requirement for Development Approval | Refers to development.<br><br>Includes provision to identify both use and development. | Refers to works and includes use in provision.<br><br>Refers to works or use on land that is zoned or reserved. | The City of Perth supports the clause but not as it is currently worded. The clause is similar in terms of function to CPS2, however, a significant issue is that it refers to zones or reserves. CPS2 does not have zones but uses Scheme Use Areas. The current wording may mean that approval is not required for development on Scheme Use Areas (which includes large portions of the city), which would clearly have a significant impact.<br><br>The wording should be amended to refer to the Scheme Area rather than zones and reserves. |
| 36 | Development for which development approval not required | | | |

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| 36(1)(a) | Development of a regional reserve under MRS | No provision | Exempt, however, noted that approval may be required under the Region Scheme. | The City of Perth supports this exemption. |
| 36(1)(b) | In accordance with a Local development Plan | No provision | Exempt if in accordance with a Local Development Plan | The City does not support this exemption as<br>• The review of the Strata Titles Act is seeking to include provisions whereby a Community Development Plan (prepared as part of a strata plan) has the same effect as an approved Local Development Plan. Community Development Plans would, however, be approved by the WAPC and not the City. Therefore the City would not be responsible for any form of approval of development under a Local Development Plan.<br>• Local Development Plans, while containing built form provisions, cannot satisfactorily address all of the detailed building design considerations and therefore exempting any development would not achieve the design aspirations of the City. The City's Administration and Design Advisory Committee would not be able to review developments for design quality if they were exempt.<br>• The Local Development Plan could include heritage places under either the State Register or CPS2 register and should not be exempt. |
| 36(1)(c) | Internal building works | Currently in scheme as exemption but does not exempt heritage areas | Same exemption, however, includes Heritage areas | The City of Perth supports this exemption |
| 36(1)(d) | Single house, ancillary, outbuilding, | Exempts pools, pergolas, patio etc but not dwellings. | Exempt if satisfies the deemed to comply provisions | The City of Perth does not support this exemption, as:<br>• Whilst the exemption ensures compliance with the |

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| | external fixture, patio, pergola, veranda, swimming pool. | | of R-codes unless falls under the heritage provisions. | R-codes, it lacks reference to the need to comply with CPS2, precincts plans and any local planning policy. The City has limited residential areas which are subject to the R-codes and therefore the other scheme provisions and local planning policies will need to be taken into account;<br>• The exemption lacks reference to which zones the development would be exempt from. For example a single house exemption in a residential zone is understandable, however, a single house in a commercial zone should not be exempt;<br>• The provision exempts single houses even if they are an 'X' 'not permitted' land use. This is contrary to orderly and proper planning;<br>• The provisions lack reference to where a single house is not exempt, such as the Swan River Trust Management Area and clause 32 areas under the MRS such as Parliament House, as these areas are subject to separate legislation and therefore would not be exempt;<br>• The exemptions include external fixtures, patios etc, however, the exemption does not specifically state in relation to a single dwelling and therefore may be exempt from other developments. This is not supported as the City has prerequisites which must be met in order for this type of development to be exempt;<br>• The other concern is the administration of the exemption. If the local government is required to assess the plans to determine whether a single house is exempt, then the whole purpose for the exemption, in terms of streamlining the process is flawed. |
| 36(1)(e) | Demolition | Requires approval Clause 48 requires | Exempts demolition unless heritage | The City of Perth does not support this exemption as |

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| | | DA approval of the redevelopment and landscaping if development not commenced within 6 months. | listed or in heritage area. | • The CPS2 currently has provisions which require a redevelopment application to be submitted and approved prior to demolition and landscaping of the site if the redevelopment does not occur within 6 months of demolition. A general exemption would mean that the city has no knowledge of what type of development is proposed for the site and no ability to require the site to be landscaped. As seen historically in the City, a development site left vacant (such as the former Emu Brewery and Westralia Square sites) can have significant impacts on the amenity of the city.<br>• The demolition exemption does not include the type or size of demolition and therefore the demolition of a large building could occur without planning approval.<br>• The City has listed about one-third of the places on its heritage database in its CPS2 heritage register. The heritage database lists those places in the city that may have heritage significance, however, have not been assessed and therefore not included in the CPS2 register. The City is currently undertaking a review of the heritage database. The exemption would mean that those places on the heritage database which are not registered in CPS2 could be demolished even though they may have heritage significance. Furthermore it would appear that places being considered for inclusion or assessment by the State Heritage Office would also not be protected from demolition. |
| 36(1)(f) | Home office | Not included in CPS2 | Defined as solely in dwelling, no customers, no signage and no external changes | The City of Perth supports this exemption. |

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| 36(1)(g) | Temporary works or use which exists for less than 48 hours | Not exempted | Temporary works or uses exempt if used for less than 48 hours | The City of Perth supports this exemption, however, that the clause needs to be expanded to define what constitutes temporary (ie how many times a year could the use occur?) and to identify that the use needs to be a 'permitted' or 'discretionary' land use in the particular zone. It is not considered appropriate to enable a not permitted land use to establish even for a temporary period. |
| 36(1)(h) | Temporary Election signage | Not exempt. | Excludes election signage. | The City of Perth supports this exemption. |
| 36(1)(i) | Other signage | Has provisions for the exemption of some types of signage | Excludes other signage which the Council determines can be excluded. | The City of Perth supports this exemption, however, it needs to be clarified whether 'approved in writing' refers to the creation of a local planning policy. |
| 36(1)(j) | Any other development specified in writing by the local government. | CPS includes other exemptions. | Can include other exemptions in accordance with the Local Government Approval. | The City of Perth supports this exemption, however, it needs to be clarified whether 'approved in writing' refers to the creation of a local planning policy. |
| 37 | Amending or revoking development approval | CPS provides for amendments within 28 days of approval and there is no ability to extend the DA approval timeframe. | Provides for the inclusion of the DAP provisions. | The City of Perth supports this clause as it will make the provisions consistent with the Development Assessment Panel Regulations. |
| Part 7<br>38- 42 | Applications for Planning Approval | Administrative provisions dealing with the lodging of applications. | The administrative provisions dealing with the lodging of applications. | The City supports these clauses. |
| 43 | Retrospective Approval | Clause 38 provides ability to approve | Includes ability for retrospective | The City of Perth supports this clause subject to the clause being further expanded so that the approval does |

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| | | retrospective applications, however, does not authorise development before the date or prevent enforcement action being taken. | approval. | not authorise development before the date on which the local government granted development approval and does not prevent action being taken by the local government for an unauthorised development before the date on which the local government granted development approval.<br><br>The expanded condition is required otherwise the approval backdates authorisation of the use, which is not considered appropriate as the local government does not know what was occurring on the site prior to the approval.<br><br>Generally unauthorised uses are identified through compliance which could include actions by the local government to address the unauthorised use. The provisions should enable the actions to be continued through to its conclusion which could include legal enforcement action. |
| 44 | Consultation with other authorities | Determination of applications general provisions | Provides a clause to enable the local government to consult with other authorities. | The City of Perth supports this clause. |
| 45 | Matter to be considered by local government | CPS2 includes 11 provisions which the determining authority must take into consideration when considering an application. | The deemed provisions include 25 provisions. | The City of Perth supports this clause, however, does not support the number of matters required to be taken into consideration. In assessing a development application, a local government is required to take into account these provisions which would need to be assessed as part of a report to the local government. The 25 provisions would make the assessment of any applications long and convoluted and also an administration burden. This does not streamline the planning process. |

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| | | | | Subclauses (j) and (k) need to reference the cultural heritage significance of the heritage places and heritage areas. |
| 46 -51 | Determination of Applications, Form and date of determination, Duration of planning approval, Temporary planning approval, Scope of planning approval, Approval subject to later approval of details. | Similar administration provisions, however, no ability to approve and increase the 2 year approval timeframe. | Provides ability to grant approval for an application longer than two years | The City of Perth supports these clauses and the ability to approve an application for a period of longer than 2 years. |
| 52 | Time for deciding application for development approval | Deemed refusal includes 60 days and 90 days for advertising and heritage | 60 and 90 days where applications advertised. | The City of Perth supports this clause subject to subclause 1(a) including a 90 day period where a development includes a heritage place. This is required as the assessment where a heritage place takes longer given the heritage assessment that needs to be undertaken. |
| 53 | Review of decisions | Appeals | Review of decisions | The City of Perth supports this clause. |
| Part 9 | Bushfire Management | No provisions | Currently being prepared at the Planning and Development (Bushfire Risk Management) Regulations 2014. | The provisions do not include any detail as they are part of a separate process and therefore the City cannot provide comment. |

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| Part 10<br>54-59 | Implementation of development contribution plans | DCP not included in CPS2 | Administrative provisions. | The City of Perth generally supports this Part, however, consideration should be given to the following.<br><br>• Clause 54(a) - should this include all MRS Reserves, not just roads?<br>• Clause 54(d) - clause should include something to effect that "excluded areas should be fully justified and explained"<br>• Clause 58(2)(b) – need to include use as part of this clause. In the City where there is a significant change of use from office to residential, the owners should contribute to demand/need for facilities.<br>• Clause 59(5) - support clarification that local government has ability to collect a differential rate to pay for infrastructure. |
| Part 11<br>60-67 | Enforcement and Administration | Administrative provisions in CPS2. | Administrative provisions. | The City of Perth supports this Part. |
| Part 12<br>68 | Forms referred to in this scheme | Administrative provisions in CPS2. | Administrative provisions. | The City of Perth supports this Part. |

# Eat Drink Perth
# Event Sponsorship

# Assessment Schedule

# EVENTS

## Event Sponsorship Evaluation Form

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|---|---|
| **Applicant:** | The Big N |
| **Event:** | Northbridge Food and Wine – Then and Now: A Panel Discussion and Tasting |
| **Date and Time:** | 26 March 2015, 7.00pm to 10.00pm |
| **Location:** | Northbridge Piazza |
| **Total Cost of Event:** | $12,400 |
| **Sponsorship Requested:** | $9,000 |
| **Sponsorship Recommended:** | $9,000 |

**Background on Applicant:**

The Business Improvement Group of Northbridge (Big N) advocates for and promotes Northbridge as a safe and vibrant destination for locals and visitors. The Big N aims to:

- promote Northbridge to the broader community;
- advocate for business and the local community;
- make Northbridge a safe place to do business;
- work with the City of Perth to improve the local amenity; and
- encourage the profitability of its members.

**Summary of Event:**

The Big N has applied for Eat Drink Perth sponsorship for Northbridge Food and Wine – Then and Now: A Panel Discussion and Tasting. The event is to be held in a marquee in Northbridge Piazza on Thursday 26 March from 7.00pm to 10.00pm, and is ticketed at $10 per head.

The event is a panel discussion around the history of Northbridge as a food and wine destination, from the European influence of the 1940's and 50's to the Asian influence of the 1970's and the new wave of small bars in recent years. The discussion will include the following panellists:-

- Clint Nolan (La Cholita, Pleased to Meet You);
- Andrew McIntyre (Lot20, 399)
- Michael Keiller (Northbridge Brewing Company);
- Fiona DiLanzo (Sorrento Restaurant).

Rob Broadfield (Food Writer, the West Australian) will MC the event and encourage panellists to discuss their inspiration and what they believe works for Northbridge and what makes it unique. They will discuss how the people and nature of Northbridge has changed over the years and why it is so vibrant today. Audience participation will be invited.

Food samples will be provided by each of the panellists and the Northbridge Brewing Company will supply wine. The Big N will also use the event to promote offers at other Northbridge venues for post-event drinks and dining.

The Big N hope that the event will assist in dispelling the negative image often associated with Northbridge, and will operate as a public relations exercise for Northbridge. The maximum capacity for the marquee is 220 people. Organisers are in discussions with the screen curator at the Northbridge Piazza to simultaneously screen the panel discussion on the Piazza Screen to extend the reach of the event. The discussion could then be re-broadcast at several later dates, further increasing the audience. Organisers are also investigating the possibility of screening the event on the large screen at the Perth Cultural Centre.

**Funding**
The total cost of the event is $12,400. Organisers have requested cash sponsorship of $9,000 (73% of the total cost of the event). Hospitality participants on the panel will be providing food and beverages for the event at a discounted rate. Organisers advise that should they be unsuccessful in securing sponsorship from the City, the event would be funded from the Big N funds. Organisers advise that they would be unable to hire a marquee, and would increase the cover charge for the event.

**Eligibility for Sponsorship:**

| Criterion | Satisfied |
|---|---|
| The total value of the event exceeds the sponsorship requested. | Yes |
| The event takes place within a public space in the City. | Yes |

**Assessment of Application (Events):**

**1. Contributes towards the achievement of one or more of the City's marketing objectives:**

- to position the city as a city of regional and international significance;
- to increase visitation to the city;
- to increase economic investment in the city;
- to create a vibrant, energetic 24 hour city.

Whilst the event attendance is not significant, the Big N are planning to extend the reach of the event by screening it on the Piazza and Cultural centre Screens. The event will attract attendees to Northbridge on a Thursday night and is likely to increase economic benefit in surrounding

businesses. The event will assist with positive image positioning for Northbridge.

**2. Encourages use of public spaces.**

The event is to be held at the Northbridge Piazza.

**3. Preference will be given to events which provide free attendance.**

Organisers plan to charge a small fee of $10 for attendance at the event. This cost will cover food and beverages. The event will be free to view on the Piazza and Cultural Centre screens.

**4. Preference will be given to events which will be held exclusively in the city.**

The event will be held exclusively in Northbridge.

**5. Benefits to be provided to the City:**

Organisers will provide the following benefits for the requested sponsorship of $9,000:-

- the City of Perth to be acknowledged as a major sponsor of the event;
- an opportunity for the City to provide extensive signage at the event;
- the City of Perth crest and Eat Drink Perth logo to be included on all marketing material including flyers distributed through Northbridge and the City;
- invitations for Elected Members to attend the event as VIP's;
- the Lord Mayor, or representative, to be invited to welcome attendees to the event.

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**Comments:**

Northbridge Food and Wine – Then and Now: A Panel Discussion and Tasting will activate Northbridge on a Thursday night. The Big N has plans to extend the reach of the event by screening the event on the Piazza and Cultural Centre screens. Organiser will promote food and drink offers at surrounding businesses to event attendees. The event will provide some economic benefit for Northbridge.

The influence and status of those involved in presenting this event provide a potential platform for significant positive promotion of the Northbridge precinct. While the capacity for attendance at the activity is quite low, the post-event coverage and positive word-of-mouth (including social media) it could generate has the ability to impact on the greater community and depiction of Northbridge as a safe and vibrant destination.

Should the Big N be unsuccessful in receiving sponsorship for the event, it would impact the organisations ability to deliver a low cost event. Cash sponsorship of $9,000 is recommended.

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# EVENTS

## Event Sponsorship Evaluation Form

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| **Applicant:** | DYO Events |
| **Event:** | Pops Boxx |
| **Date and Time:** | 21 – 22 March 2015, 12.00pm to 5.00pm and 6.00pm to 12.00am |
| **Location:** | TBC |
| **Total Cost of Event:** | $52,983.05 |
| **Sponsorship Requested:** | $10,000 |
| **Sponsorship Recommended:** | Decline |

**Background on Applicant:**

DYO Events is an event company run by Katie and Erica Mathieson. The organisation focuses on activating spaces, giving back to the community and providing new offerings for the events industry. Together the two organisers have experience assisting and delivering a range of events over the past six years including:-

- Subiaco Farmers Market;
- Food Meets Fashion (Eat Drink Perth);
- Winter Supper Club (Winter Arts Season);
- Twilight Hawkers Market;
- Mandurah Boardwalk farmers Market;
- Design Institute of Australia 2013 and 2014 Awards Night; and
- a suite of corporate and private events.

DYO Events has been operating since August 2013.

**Summary of Event:**

Pops Boxx will be held on Saturday 21 and Sunday 22 March 2015, in two sessions daily – 12.00 noon to 5.00pm and 6.00pm to 12.00 midnight.

Pops Boxx is a pop-up gourmet picnic. Organisers are investigating the use of the privately owned space on the corner of Roe Street and Lake Street, as well as the State Theatre Centre Courtyard as potential locations. The event is ticketed at a cost of $50 per head, which covers entry to the event, a free drink and a Pops Boxx picnic box for one from Uncle Joe's Mess Hall.

Organisers will work with Uncle Joes Mess Hall and Bar Pop to deliver the event. Uncle Joe's Mess Hall is a food venue and barbershop and will be responsible for menu co-ordination and design, food preparation and food safety management for the event. Barpop has been operating since November 2013 and deliver Pop Up Bars in various public and private events, including the Urban Orchard in the Perth Cultural Centre. Barpop will be responsible for the beverage menu, site plan, bar management, liquor licensing and front of house.

DYO Events will manage the on-site management, ticketing, marketing, concept layout and design development and delivery.

Organisers will provide rugs and cushions and the event will include live music from local musicians and short films shown on a big screen.

Each session has a capacity of 200, giving a total maximum attendance of 800 over the two days.

**Funding**

The total cost of the event is $52,983.05. DYO Events has requested cash sponsorship of $10,000 (19% of the total cost of the event). Organisers advise that the event would be unable to continue without cash sponsorship from the City. Organisers have confirmed in-kind sponsorship from marquee and security companies and will look to partner with an organisation to provide beverages for the event.

**Eligibility for Sponsorship:**

| Criterion | Satisfied |
|---|---|
| The total value of the event exceeds the sponsorship requested. | Yes |
| The event takes place within a public space in the City. | No |

**Assessment of Application (Events):**

**1. Contributes towards the achievement of one or more of the City's marketing objectives:**

- to position the city as a city of regional and international significance;
- to increase visitation to the city;
- to increase economic investment in the city;
- to create a vibrant, energetic 24 hour city.

The event will create vibrancy in Northbridge. The event will increase visitation to the City over two days, and may provide some economic benefit for businesses in the area.

**2. Encourages use of public spaces.**

Organisers are investigating two potential locations, both of which are privately owned spaces.

**3. Preference will be given to events which provide free attendance.**

The event is ticketed at a cost of $50 per head.

**4. Preference will be given to events which will be held exclusively in the city.**

The event will be held exclusively in the City of Perth.

**5. Benefits to be provided to the City:**

Organisers will provide the following benefits for the requested cash sponsorship of $10,000:-

- the City to be acknowledged as a key sponsor of the event in all marketing and media promotion;
- the City of Perth crest and Eat Drink Perth logos to appear on all marketing and promotional material, both in print and social media;
- an opportunity for the City of Perth and Eat Drink Perth logos to appear on all picnic boxes;
- an opportunity for the City to display signage at the event;
- VIP invitations for Elected Members to attend the event;
- An additional 25 tickets for City of Perth representatives to attend one session.

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**Comments:**

The event is a pop up picnic concept which will attract people to the City over two days. The event is not free to attend and is not planned to be held in a public space. It is recommended that cash sponsorship is declined for this event.

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# EVENTS

## Event Sponsorship Evaluation Form

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| **Applicant:** | The Trustee Bar and Bistro |
| **Event:** | Bar Wars |
| **Date and Time:** | 18 April 2015, 2.00pm – 10.00pm |
| **Location:** | Chung Wah Lane |
| **Total Cost of Event:** | $20,500 |
| **Sponsorship Requested:** | $10,000 |
| **Sponsorship Recommended:** | $5,000 |

**Background on Applicant:**

The Trustee Bar and Bistro has been operating in Brookfield Place for three years. The venue is owned and operated by the brother and sister team of Scott and Angie Taylor, who are also responsible for the Beaufort Street Merchant and Enrique's School For To Bullfighting in Highgate, as well as Obsesso Espresso in Brookfield Place. In June 2014, the venue owners converted the existing wine vault above the Trustee into a rum bar called The Angels Cut.

The bars form part of the growing trend of small bars in the city and a such form a key part of our night time economy.

**Summary of Event:**

Organisers have requested cash sponsorship for "Bar Wars", to be held on Saturday 18 April 2015, from 2.00pm to 10.00pm. The event is a competition where two bars compete for the inaugural Bar Wars trophy.

Organisers propose that the Angels Cut (rum bar) will compete against Enrique's School For To Bullfighting (gin bar). The venues will each provide two drink offers for sale and the public will vote for their favourite drink through a token voting system with tokens placed in one of two giant martini glasses. The venue with the most tokens by 9.00pm will receive the Bar Wars Trophy. The event will also include food offerings available for purchase, designed to match the drinks.

Each bar will offer:-

- water and soft drink;
- one full strength and one mid strength beer;

- one red, one white and one sparkling wine;
- three signature cocktails from each bar;
- simple food offerings.

Venues also have the chance to earn points via different competitions which will be run throughout the evening:-

- a dunk tank with a 'celebrity; representing each bar
- a strong man competition with a side show mallet
- a cocktail competition – each venue to recruit two barmen from other venues who will do battle on their behalf, judged by a panel of industry leaders.

Further proposed event entertainment includes:-

- DJ's and live music;
- a cocktail masterclass with James Connolly, bar guru;
- the five best rum cocktails ever.

Organisers anticipate that attendance at the event will be 200.

Organisers are working with the City of Perth to facilitate approvals for the use of the space and to maximise the reach and economic impact of the event. The event will also form part of the Northbridge Piazza's Innovation Month to be held over April.

The event organiser is fully aware of the responsible service of alcohol and as such will ensure that consumption of alcohol is monitored. Security will be onsite throughout the event to monitor numbers and patrons generally.

**Funding**
The total cost of the event is $20,500. Organisers have requested cash sponsorship of $10,000 (49% of the total cost of the event). Organisers advise that should they be unsuccessful in securing sponsorship, the event would be unable to continue.

**Eligibility for Sponsorship:**

| Criterion | Satisfied |
|---|---|
| The total value of the event exceeds the sponsorship requested. | Yes |
| The event takes place within a public space in the City. | No |

**Assessment of Application (Events):**

**1. Contributes towards the achievement of one or more of the City's marketing objectives:**

- to position the city as a city of regional and international significance;
- to increase visitation to the city;
- to increase economic investment in the city;

- to create a vibrant, energetic 24 hour city.

  The event will provide exposure for the participating venues and may provide some small increase in visitation to the city. The event will create vibrancy in the city.

**2. Encourages use of public spaces.**

The event is to be held in Chung Wah Lane which is privately owned, however the event will be completely accessible to the public.

**3. Preference will be given to events which provide free attendance.**

The event will be free to the public to attend. Attendees can purchase food and beverages at the event.

**4. Preference will be given to events which will be held exclusively in the city.**

The event will be held exclusively in the City of Perth.

**5. Benefits to be provided to the City:**

The following benefits will be provided for the requested cash sponsorship of $5,000:-

- an opportunity for the City to display City of Perth and Eat Drink Perth signage at the event;
- the City of Perth and Eat Drink Perth logos to appear on all print and online advertising;
- the Lord Mayor, or representative, to be invited to attend the event and to judge the cocktail competition.

**6. Additional benefits to be provided:**

Organisers advise that no additional benefits would be provided for the requested cash sponsorship of $10,000.

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**Comments:**

Bar Wars is to be held in Chung Wah Lane in Northbridge. The event is free to attend and is held in a publically accessible privately owned space. Organisers are working closely with the City of Perth to maximise the reach and economic impact of the event. The event will form part of the Northbridge Piazza's Innovation Month as well as the City's Eat Drink Perth program of events. Cash sponsorship of $5,000 is recommended.

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# EVENTS

## Event Sponsorship Evaluation Form

| | |
|---|---|
| **Applicant:** | Food Truck Rumble |
| **Event:** | Food Truck Rumble |
| **Date and Time:** | 12 April 2015, 11am to 8.00pm |
| **Location:** | Perth Cultural Centre |
| **Total Cost of Event:** | $50,000 |
| **Sponsorship Requested:** | $10,000 |
| **Sponsorship Recommended:** | $10,000 |

**Background on Applicant:**

Food Truck Rumble was formed to deliver the Food Truck Rumble, the first Food Truck Festival in Perth. The event brings together the best food trucks to the heart of the city for people to experience the food truck phenomenon.

**Summary of Event:**
The Food Truck Rumble is to be held on Sunday 12 April 2015, from 11.00am to 8.00pm in the Perth Cultural Centre. The event is a Food Truck Festival with a proposed 30 food trucks attending the event to sell food to the public, with food costs ranging from $5.00 to $15.00. The event will operate through lunch and dinner and will also feature a pop up bar, seating and shade, DJs, music, a mobile app and a street dance competition. The event will have the theme of street food and street dance, linking together two scenes which have emerged from the streets.

The inaugural Food Truck Rumble was held in the Perth Cultural Centre in 2014, as part of Eat Drink Perth. The event had 16 food trucks and an anticipated attendance of 5,000 and included a pop up bar, carnival amusements, swing dancing performances and a cupcake eating competition. The event attracted a total attendance of 10,000. Several food trucks ran out of food and had to restock due to the unexpected high numbers attending the event.

**Funding**
The total cost of the event is $50,000. Organisers have requested cash sponsorship of $10,000 (20% of the total cost of the event). Organisers advise that should they be unsuccessful in securing sponsorship for the event, it will still continue.

**Eligibility for Sponsorship:**

| Criterion | Satisfied |
|---|---|
| The total value of the event exceeds the sponsorship requested. | Yes |
| The event takes place within a public space in the City. | Yes |

**Assessment of Application (Events):**

**1. Contributes towards the achievement of one or more of the City's marketing objectives:**

- to position the city as a city of regional and international significance;
- to increase visitation to the city;
- to increase economic investment in the city;
- to create a vibrant, energetic 24 hour city.

The event will increase visitation to the city on a Sunday with an estimated 10,000 people attending the event over nine hours. The event will increase economic investment in the city with attendees likely to visit surrounding businesses before or after they attend the Food Truck Rumble.

**2. Encourages use of public spaces.**

The event will be held exclusively in the Perth Cultural Centre

**3. Preference will be given to events which provide free attendance.**

The event is free to the public to attend. Food and beverages will be available for purchase and there will be free entertainment.

**4. Preference will be given to events which will be held exclusively in the city.**

The event will be held exclusively in the city.

**5. Benefits to be provided to the City:**

Organisers will provide the following benefits for cash sponsorship of $10,000:-

- the event to be acknowledged as part of Eat Drink Perth in all promotional material;
- the City of Perth crest to appear on all promotional material including banners, posters, flyers and the program booklet;
- the support of the City of Perth to be acknowledged on the event social media accounts;
- the event organiser to promote other Eat Drink Perth events through its social media channels;

- an opportunity for the City to display signage at the event;
- an opportunity for the City to utilise one full page of the official event program for promotion of other Eat Drink Perth events;
- the Lord Mayor to be invited to provide a foreword for the official event program.

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**Comments:**

The Food Truck Rumble was held in 2014 and attracted an attendance of 10,000. Organisers plan to hold the event again in 2015 with almost double the number of trucks. The event will activate the Cultural Centre on a Sunday during trading hours, will add vibrancy to the city and will increase economic benefit in the city with attendees likely to visit surrounding businesses and attractions before or after attending the event. Cash sponsorship of $10,000 is recommended for the event.

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# EVENTS

## Event Sponsorship Evaluation Form

| | |
|---|---|
| **Applicant:** | Perth Symphony Orchestra |
| **Event:** | Perth Chamber Orchestra presents Lights Out: Earth Hour by Candlelight |
| **Date and Time:** | 28 March 2015, 6.30p0m to 9.30pm |
| **Location:** | St Georges Cathedral |
| **Total Cost of Event:** | $46,330 |
| **Sponsorship Requested:** | $7,000 |
| **Sponsorship Recommended:** | Decline |

**Background on Applicant:**

Perth Chamber Orchestra is the sister of the new Perth Symphony Orchestra. The organisation aims to bring unique concert experiences to Perth and WA.

**Summary of Event:**

Perth Chamber Orchestra presents 'Lights Out': Earth Hour by Candlelight is to be held in St Georges Cathedral on Saturday 28 March 2015, from 6.30pm to 9.30pm. The event is a candlelight food, wine and music event in conjunction with Earth Hour.

The event will be ticketed as follows:-

- $25 for under 18 years;
- $65 concession;
- $79 full price.

Attendees will arrive at 7.00pm and view a gallery of images of Perth on the theme of natural light, as they sample raw food created for the event by Perth based caterer Comestibles. The food will be created without using power, and sourced from local suppliers. Wines will be supplied by Karafilis – a WA organic wine producer. At 8pm guests will be invited out to the lawn of the cathedral to watch the lights go out along St Georges Terrace. Attendees will then return inside for a candlelit concert recalling the flavours and scents of the food they have consumed.

Organisers have not previously delivered an Earth Hour concert before, however they have run several candlelit concerts with matching menus and wine and theatricals. These concerts have sold out in advance, and received wide media coverage and positive reviews.

Organisers anticipate an attendance of approximately 400 at the event.

**Funding**
The total cost of the event is $47,000. Perth Chamber Orchestra has requested cash sponsorship of $7,000 (15% of the total cost of the event). Organisers are also seeking sponsorship from private organisations. Should the event be unsuccessful in receiving sponsorship from the City, organisers advise that the event would continue in a scaled down format.

**Eligibility for Sponsorship:**

| Criterion | Satisfied |
|---|---|
| The total value of the event exceeds the sponsorship requested. | Yes |
| The event takes place within a public space in the City. | No |

**Assessment of Application (Events):**

1. **Contributes towards the achievement of one or more of the City's marketing objectives:**

- to position the city as a city of regional and international significance;
- to increase visitation to the city;
- to increase economic investment in the city;
- to create a vibrant, energetic 24 hour city.

The event will create vibrancy in the city but will only provide a small increase in visitation to the city. The event is not likely to increase economic investment in the city as it is held on a Saturday evening after retail trading hours, and attendees are unlikely to visit surrounding businesses before or after the event.

2. **Encourages use of public spaces.**

The event is not held in a public space; a small portion of the event is planned to take place on the front lawn of the Cathedral.

3. **Preference will be given to events which provide free attendance.**

The event will be ticketed with prices ranging between $25 and 79. Tickets costs will assist in covering the running costs of the event and the provision of food and beverages.

4. **Preference will be given to events which will be held exclusively in the city.**

The event will be held exclusively in the city.

5. **Benefits to be provided to the City:**

Organisers will provide the following benefits for the requested sponsorship of $7,000:-

- the City of Perth to be recognised as an event partner;
- the City of Perth crest to appear on all promotional material for the event, including newspaper advertising, social media and the official event program ;
- an opportunity for the City to display signage at the event;
- the Lord Mayor and Deputy Lord Mayor and their guests to be invited to attend the event as VIPs;
- the Lord Mayor, or representative, to be invited to give the official welcome at the event;
- an opportunity for the City to leverage the event for cross promotion of Eat Drink Perth and related events.

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**Comments:**
Perth Chamber Orchestra presents Lights Out: Earth Hour by Candlelight is not held in a public space, which is one of the key criteria for City of Perth Event Sponsorship. The event is also ticketed with most prices quite high, and therefore does not meet the City's preference for events to be free to the public to attend. The event is an arts based event with the addition of a food and beverage component. The intention of Eat Drink Perth sponsorships is to encourage events which have food and beverage as the primary component. Organisers advise that the event is likely to go ahead without City funding. It is recommended that sponsorship is declined for this event.

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SCHEDULE 28

**FINANCIAL ACTIVITY STATEMENT FOR THE FIVE MONTHS TO 30 NOVEMBER 2014**

**REPORT OF VARIANCES TO BUDGET**

**This report compares the actual performance for the five months to 30 November 2014 compared to the revised budget approved by Council on 18 November 2014.**

## Operating Revenue

- Parking revenue is $302,000 below the revised budget which reduced revenue by $3.8 million on the original budget. The shortfall occurred in Undercover Car Parks with Elder Street ($139,000), the Convention Centre ($142,000), Pier Street ($49,000) and Mayfair Street ($44,000) being the main car parks experiencing shortfalls. Kerbside parking is $67,000 above revised budget. Various actions including price reduction to meet competition from adjacent competitors is being initiated.

- Fines and costs are ($169,000) below revised budget with the City experiencing lower traffic volumes during the holiday season and some disruption owing to construction projects.

- Investment income is $121,000 higher than revised budget with high levels of cash invested. An adverse November result of ($131,000) from the balanced fund partly offset previous positive returns. The overall average return for the period was 3.02%.

- Other income is $670,000 above the revised budget mainly due to the timing of a Lotteries Commission grant of $358,000 in respect of the Channel 7 Christmas Pageant offsetting sponsorship of the Pageant. Additionally a $105,000 rebate on insurance and a timing difference on an anticipated FESA administration fee of $100,000 contributed to the favourable variance.

## Operating Expenditure

- Employee costs are $335,000 below the revised budget with vacancies resulting from timing differences in the recruitment of staff.

- Materials and contracts are $837,000 under the revised budget, which is spread through a range of activities. The principal area is property maintenance which is $278,000, covering Council House, various car parks and other buildings. Other areas are contractor expenditure in Footpaths $105,000, Road Reserves $108,000, Hay Street Mall $98,000 and smaller variances generally spread throughout the organisation.

- Utilities are $71,000 below revised budget due to lower power costs $82,000, partly caused by timing differences.

## REPORT OF VARIANCES TO BUDGET

- Depreciation is $653,000 under the estimates mainly due to Roads and Kerbs $448,000. Timing of additional depreciation is dependent upon bringing on revalued infrastructure and capitalisation of completed works.

- Expense provisions are $145,000 above revised budget due to reclassification of some infrastructure projects recognised as operational rather than being capitalised as assets.

### Investing Activities

- Capital expenditure is $13.9 million less than anticipated but this variance will be reduced as projects underway accelerate as part of the timing process. A number of large projects are progressing including the City of Perth Library and Public Plaza, drainage at Kings Park and Mounts Bay Road, lighting in St Georges Terrace (William to King Streets) and Barrack Street 2-Way Conversion.
- Transfers to Reserves are running slightly below budget.

### Financing Activities

- Transfers from Reserves are running below budget by $9.3 million reflecting the lower level of capital expenditure.

- Funding from carry forwards is lower than the budget as a result of delays in the capital works programme.

- Proceeds from the disposal of assets are above budget due to the timing of disposals $126,000.

### Amounts sourced from Rates

- Rates revenue raised is running marginally higher than the revised budget.

# SCHEDULE 28

## FINANCIAL ACTIVITY STATEMENT - for the period ended 30 November 2014

| | Revised Budget 2014/15 | Budget YTD 30-Nov-14 | Actual YTD 30-Nov-14 | Variance YTD 30-Nov-14 |
|---|---|---|---|---|
| **Proceeds from Operating Activities** | **$** | **$** | **$** | **$** |
| **Operating Revenue** | | | | |
| *Nature of Income* | | | | |
| Parking Fees | 74,755,597 | 32,130,575 | 31,828,783 | (301,793) |
| Fines and Costs | 9,617,112 | 4,072,603 | 3,903,914 | (168,689) |
| Investment Income and Interest | 5,271,058 | 2,511,009 | 2,632,058 | 121,049 |
| Community Service Fees | 1,495,502 | 648,900 | 600,521 | (48,379) |
| Rubbish Collection | 6,021,816 | 5,997,509 | 6,017,605 | 20,095 |
| Rentals and Hire Charges | 5,181,125 | 2,263,738 | 2,260,605 | (3,133) |
| Recurrent Grants | 2,310,946 | 522,280 | 498,857 | (23,423) |
| Contributions, Donations and Reimbursements | 549,849 | 230,576 | 181,208 | (49,368) |
| Other Income | 5,522,863 | 2,743,815 | 3,414,103 | 670,288 |
| | **110,725,869** | **51,121,005** | **51,337,654** | **216,649** |
| **Less: Operating Expenditure** | | | | |
| *Nature of Expenditure* | | | | |
| Employee Costs | 64,406,792 | 25,548,675 | 25,213,162 | 335,513 |
| Materials and Contracts | 49,926,976 | 17,440,447 | 16,602,860 | 837,587 |
| Utilities | 3,064,779 | 1,292,834 | 1,221,412 | 71,422 |
| Insurance Expenditure | 1,166,965 | 494,825 | 498,534 | (3,709) |
| Depreciation and Amortisation | 31,227,307 | 12,276,228 | 11,623,297 | 652,930 |
| Interest Expenses | 1,680,797 | 658,157 | 672,253 | (14,096) |
| Expense Provisions | 992,713 | 411,672 | 556,802 | (145,130) |
| Loss on Disposal of Assets | 1,032,366 | 221,591 | 148,203 | 73,388 |
| Other Expenditure | 22,209,797 | 9,009,532 | 8,963,084 | 46,448 |
| | **175,708,492** | **67,353,960** | **65,499,607** | **1,854,353** |
| Add back Depreciation | (31,227,307) | (12,276,228) | (11,623,297) | (652,930) |
| (Loss) / Profit on Disposals | (1,032,366) | (221,591) | (148,203) | (73,388) |
| | **143,448,819** | **54,856,141** | **53,728,107** | **1,128,034** |
| **Net Surplus/(Deficit) from Operations** | **(32,722,950)** | **(3,735,136)** | **(2,390,453)** | **1,344,683** |
| **Investing Activities** | | | | |
| Capital Expenditure | (78,628,637) | (33,719,659) | (19,861,592) | 13,858,067 |
| Repayment of Borrowings | (6,128,375) | (2,449,886) | (2,449,886) | - |
| Transfers to Reserves | (22,147,677) | (1,856,764) | (1,307,964) | 548,800 |
| | **(106,904,689)** | **(38,026,309)** | **(23,619,442)** | **14,406,868** |
| **Financing Activities** | | | | |
| Transfer from Reserves | 27,955,363 | 16,718,275 | 7,401,240 | (9,317,035) |
| Carry Forwards | 15,038,420 | 8,451,235 | 5,604,325 | (2,846,910) |
| Proceeds from Disposal of Assets/Investments | 1,139,000 | 827,444 | 953,166 | 125,722 |
| Distribution from TPRC | 1,667,000 | - | - | - |
| Capital Grants | 2,057,337 | 542,194 | 532,194 | (10,000) |
| | **47,857,120** | **26,539,148** | **14,490,925** | **(12,048,223)** |
| **Net Surplus/(Deficit) before Rates** | **(91,770,519)** | **(15,222,297)** | **(11,518,969)** | **3,703,328** |
| **Add: Opening Funds** | **16,073,145** | **16,073,145** | **16,073,145** | - |
| **Less: Closing Funds** | **428,477** | **76,466,658** | **80,363,293** | **3,896,635** |
| **Amount Sourced from Rates** | **76,125,851** | **75,615,810** | **75,809,117** | **193,307** |

| | | | | |
|---|---|---|---|---|
| **Net Cash on Hand** | | | | |
| Cash On Hand | 3,347,108 | 1,952,480 | 1,679,977 | (272,503) |
| Money Market Investments | 96,209,472 | 140,126,772 | 146,221,984 | 6,095,212 |
| **Funds on Hand** | **99,556,580** | **142,079,252** | **147,901,961** | **5,822,709** |
| **Analysis of Funds on Hand** | | | | |
| Reserves | 76,460,086 | 63,716,738 | 61,910,593 | (1,806,145) |
| Provisions | 11,525,004 | 10,465,284 | 10,725,012 | 259,728 |
| Carry forwards | - | 11,672,622 | 10,563,459 | (1,109,163) |
| Restricted Grants not yet utilised | 437,037 | 482,500 | 437,037 | (45,463) |
| General Funds | 11,134,453 | 55,742,108 | 64,265,860 | 8,523,752 |
| **Funds on Hand** | **99,556,580** | **142,079,252** | **147,901,961** | **5,822,709** |

CITY OF PERTH

# SCHEDULE 28

**CURRENT POSITION AS AT THE END OF THE PERIOD**

**30-November-2014**

| | 2014/15 Revised Budget | 2014/15 Budget YTD | 2014/15 Actual YTD | 2014/15 Variance |
|---|---|---|---|---|
| **Current Assets** | **$** | **$** | **$** | **$** |
| Cash and Cash Equivalents | 3,347,108 | 1,952,479.67 | 1,679,977 | (272,503) |
| Deposits and Prepayments | 1,527,289 | 11,517,490 | 11,124,654 | (392,836) |
| Money Market Investments - Municipal Funds | 19,749,386 | 76,410,034 | 84,311,391 | 7,901,357 |
| Money Market Investments - Restricted Funds | 76,460,086 | 63,716,738 | 61,910,593 | (1,806,145) |
| Trade and Other Receivables | 12,403,590 | 20,366,652 | 21,442,473 | 1,075,821 |
| Inventories | 2,845,342 | 2,437,468 | 2,929,642 | 492,174 |
| **Total Current Assets** | **116,332,801** | **176,400,862** | **183,398,730** | **6,997,868** |
| | | | | |
| **Current Liabilities** | | | | |
| | | | | |
| Trade and Other Payables | 27,476,715 | 24,059,453 | 29,724,798 | 5,665,345 |
| Employee Entitlements | 11,525,004 | 10,241,283 | 10,725,012 | 483,729 |
| Provisions | 224,001 | 224,001 | 237,997 | 13,996 |
| Borrowings | 6,441,707 | 6,250,781 | 6,250,781 | - |
| **Total Current Liabilities** | **45,667,427** | **40,775,518** | **46,938,588** | **6,163,070** |
| | | | | |
| **Working Capital Position Brought Forward** | **$ 70,665,374** | **$ 135,625,344** | **$ 136,460,142** | **$ 834,798** |
| | | | | |
| Deduct Restricted Cash Holdings | (76,460,086) | (63,716,738) | (61,910,593) | 1,806,145 |
| Deduct Unspent Borrowings | (218,519) | (1,210,229) | - | 1,210,229 |
| Deduct Restricted Capital Grants | - | (482,500) | (437,037) | 45,463 |
| Add Current Borrowings | 6,441,707 | 6,250,781 | 6,250,781 | - |
| | | | | |
| **Current Funds Position Brought Forward** | **$ 428,477** | **$ 76,466,658** | **$ 80,363,293** | **$ 3,896,635** |

SCHEDULE 28

# EXPLANATORY NOTES – FINANCIAL ACTIVITY STATEMENT

BACKGROUND

- Regulation 34 of the Local Government (Financial Management) Regulations 1996 was amended effective from 1 July 2005.
- The amendment prescribes a monthly Financial Activity Statement (FAS) reporting the sources and application of funds, as set out in the Rate Setting Statement which is included in the Annual Budget.

PURPOSE

- The FAS reports the actual financial performance of the City in relation to its adopted budget, which has been structured on financial viability and sustainability principles.
- The FAS is intended to act as a guide to Council of the impact of financial activities and the reasons for major variances to the annual budget estimates.

PRESENTATION

- Regulation 34 prescribes the minimum detail to be included in the FAS. These are listed below.
  - Annual Budget estimates, and approved revisions to these, are to be included for comparison purposes.
  - Actual amounts of income and expenditure to the end of the month of the FAS.
  - Material variances between the comparable amounts and commentary on reasons for these.
  - The net current assets at the end of the month to which the FAS relates.
- An explanation of the composition of the net current assets at the end of the month to which the FAS relates; less committed and restricted assets.
- Councils are given the option of adopting a format which is considered most appropriate to their needs. These options are listed below.
  - According to nature and type classification,
  - by program, or
  - by business unit.
- It is recommended that while the information presented by cost objects (programs and activities) or by cost centres (business units) are useful for expense allocation and cost centre accountability purposes, they are less informative and difficult to comprehend in matters of disclosure and less effective in cost management and control.
- The FAS has therefore been presented in the format using nature and type classification as the most meaningful disclosure to the Council and public.

FORMAT

- The FAS is formatted to align with the Rate Setting Statement.
- The first part deals with operating income and expenditure, excluding rate revenue.
- The next classification is the amount spent on capital expenditure and debt repayments.
- The classification ‘Financing Activities’ provides a statement of sources of funds other than from operating or rates revenue, which are usually associated with capital expenditure.
- Attached to the FAS is a statement of ‘Net Current Assets’ for the budget and actual expenditure to the end of the month to which the FAS relates.
- Opening and closing funds represent the balance of ‘Net Current Assets’, not including any funds which are committed or restricted.
- “Committed assets” means revenue unspent but set aside under the annual budget for a specific purpose.
- “Restricted assets” means those assets the uses of which are restricted, wholly or partially, by regulations or other externally imposed requirements”, e.g. reserves set aside for specific purposes.
- To avoid duplication in calculating ‘Closing Funds on hand’, certain balances, such as provisions and borrowings, are also deducted.
- The total Closing Funds on hand are to be taken into account when calculating the amount to be raised by rates each year.
- The classification “Net Cash on Hand” represents the balances of funds held in cash or invested and the analysis into those funds reserved, carried forward or remaining unspent at the end of the month to which the FAS relates.

CITY *of* PERTH

# CITY of PERTH

# Financial Report

## For the 5 months ended 30 November 2014

SCHEDULE 28

# CITY OF PERTH
# MUNICIPAL
## *Statement of Comprehensive Income for the 5 months ended 30 November 2014*
## *(By Program)*

| | Note | Budget 2014/2015 | Revised Budget YTD | Actual YTD 30/11/2014 | YTD Variance | |
|---|---|---|---|---|---|---|
| **OPERATING REVENUE** | | $ | $ | $ | $ | % |
| Governance | | - | 51 | 51 | - | 0.0% |
| General Purpose Funding Rates | | 77,090,912 | 76,284,436 | 76,592,121 | 307,685 | 0.4% |
| General Purpose Funding Other | | 5,698,125 | 2,594,468 | 2,687,784 | 93,316 | 3.6% |
| Law, Order, Public Safety | | 43,850 | 20,211 | 20,107 | (104) | -0.5% |
| Health | | 794,500 | 845,121 | 833,550 | (11,571) | -1.4% |
| Education and Welfare | | 2,004,694 | 903,939 | 821,087 | (82,852) | -9.2% |
| Housing | | 599,130 | 264,233 | 292,798 | 28,565 | 10.8% |
| Community Amenities | | 8,834,955 | 7,384,983 | 7,511,679 | 126,696 | 1.7% |
| Recreation and Culture | | 2,020,166 | 409,307 | 737,617 | 328,310 | 80.2% |
| Transport | | 90,391,399 | 36,979,604 | 36,511,553 | (468,051) | -1.3% |
| Economic Services | | 1,271,410 | 510,965 | 488,021 | (22,944) | -4.5% |
| Other Property and Services | | 1,688,879 | 539,497 | 650,403 | 110,906 | 20.6% |
| Total Operating Income | | 190,438,021 | 126,736,815 | 127,146,771 | 409,956 | 0.3% |
| **OPERATING EXPENDITURE** | | | | | | |
| Governance | | 10,146,717 | 3,936,420 | 3,595,610 | 340,810 | 8.7% |
| General Purpose Funding | | 2,780,601 | 1,226,880 | 1,175,303 | 51,577 | 4.2% |
| Law, Order, Public Safety | | 3,754,876 | 1,499,655 | 1,517,328 | (17,673) | -1.2% |
| Health | | 2,079,830 | 819,111 | 735,293 | 83,818 | 10.2% |
| Education and Welfare | | 3,485,384 | 1,442,995 | 1,444,339 | (1,344) | -0.1% |
| Housing | | 586,705 | 240,697 | 235,938 | 4,759 | 2.0% |
| Community Amenities | | 27,934,599 | 11,276,414 | 10,413,962 | 862,452 | 7.6% |
| Recreation and Culture | | 32,733,027 | 11,707,062 | 11,499,841 | 207,221 | 1.8% |
| Transport | | 78,645,533 | 31,229,609 | 30,120,268 | 1,109,341 | 3.6% |
| Economic Services | | 10,502,529 | 4,077,848 | 4,201,398 | (123,550) | -3.0% |
| Other Property and Services | | 4,508,297 | (324,322) | 412,123 | (736,445) | 227.1% |
| Total Operating Expenditure | | 177,158,097 | 67,132,369 | 65,351,403 | 1,780,966 | 2.7% |
| **NET FROM OPERATIONS** | | 13,279,924 | 59,604,446 | 61,795,368 | 2,190,922 | 3.7% |
| **GRANTS/CONTRIBUTIONS** | | | | | | |
| For the Development of Assets | | | | | | |
| - General Purpose Funding | | 76,885 | 80,200 | 80,200 | - | 0.0% |
| - Recreation and Culture | | 60,000 | 32,535 | 22,535 | (10,000) | -30.7% |
| - Transport | | 1,684,010 | 429,459 | 429,460 | 1 | 0.0% |
| Total Grants/Contributions | | 1,820,895 | 542,194 | 532,195 | (9,999) | -1.8% |
| **DISPOSAL/WRITE OFF OF ASSETS** | | | | | | |
| Gain/(Loss) on Disposal of Assets | 2 | (1,032,366) | (221,591) | (148,203) | 73,388 | -33.1% |
| ***Change in net assets resulting from operations*** **before significant items** | | 14,068,453 | 59,925,049 | 62,179,360 | 2,254,311 | 3.8% |
| **SIGNIFICANT ITEMS** | | | | | | |
| Distribution from TPRC | | 1,667,000 | - | - | - | 0.0% |
| ***Change in net assets resulting from operations after significant items*** | | 15,735,453 | 59,925,049 | 62,179,360 | 2,254,311 | 3.8% |

# SCHEDULE 28

## CITY OF PERTH
## MUNICIPAL

***Statement of Comprehensive Income for the 5 months ended 30 November 2014***

***(By Nature)***

| | Note | Budget 2014/2015 | Revised Budget YTD | Actual YTD 30/11/2014 | YTD Variance | |
|---|---|---|---|---|---|---|
| **OPERATING REVENUE** | | $ | $ | $ | $ | % |
| Rates | | 76,236,923 | 75,615,810 | 75,809,117 | 193,307 | 0.3% |
| Grants and Contributions for Non Capital Purposes | | 1,857,558 | 522,280 | 498,857 | (23,423) | -4.5% |
| Donations and Reimbursements | | 518,722 | 230,576 | 181,208 | (49,368) | -21.4% |
| Fees and Charges | | 104,440,404 | 47,235,577 | 46,873,263 | (362,314) | -0.8% |
| Interest and Investment Income | | 5,487,586 | 2,511,009 | 2,632,058 | 121,049 | 4.8% |
| Other Revenue | | 1,896,827 | 621,563 | 1,152,269 | 530,706 | 85.4% |
| Total Revenue from Operating Activities | | 190,438,021 | 126,736,815 | 127,146,771 | 409,956 | 0.3% |
| **OPERATING EXPENDITURE** | | | | | | |
| Employee Costs | | 64,501,116 | 25,548,675 | 25,213,162 | 335,513 | 1.3% |
| Materials and Contracts | | 49,484,905 | 17,440,447 | 16,602,860 | 837,587 | 4.8% |
| Utilities | | 2,995,573 | 1,292,834 | 1,221,412 | 71,422 | 5.5% |
| Depreciation and Amortisation | | 34,536,990 | 12,276,228 | 11,623,295 | 652,933 | 5.3% |
| Interest | | 1,640,018 | 658,157 | 672,252 | (14,095) | -2.1% |
| Insurance | | 1,179,533 | 494,825 | 498,534 | (3,709) | -0.7% |
| Expenses Provision | | 992,713 | 411,672 | 556,804 | (145,132) | -35.3% |
| Other Expenses from Ordinary Activities | | 21,827,249 | 9,009,532 | 8,963,084 | 46,448 | 0.5% |
| Total Expenses from Ordinary Activities | | 177,158,097 | 67,132,369 | 65,351,403 | 1,780,966 | 2.7% |
| Change in Net Assets from Ordinary Activities before Capital Amounts | | 13,279,924 | 59,604,446 | 61,795,368 | 2,190,922 | 3.7% |
| **GRANTS/CONTRIBUTIONS** | | | | | | |
| Grants and Contributions- Capital | | 1,820,895 | 542,194 | 532,195 | (9,999) | -1.8% |
| **NET OPERATING SURPLUS** | | 15,100,819 | 60,146,640 | 62,327,563 | 2,180,923 | 3.6% |
| **DISPOSAL/WRITE OFF OF ASSETS** | 2 | (1,032,366) | (221,591) | (148,203) | 73,388 | -33.1% |
| **SIGNIFICANT ITEMS** | | | | | | |
| Distribution from TPRC | | 1,667,000 | - | - | - | 0.0% |
| ***Change in net assets resulting from operations after capital amounts and significant items*** | | 15,735,453 | 59,925,049 | 62,179,360 | 2,254,311 | 3.8% |

# SCHEDULE 28

## CITY OF PERTH
## MUNICIPAL

### *Statement of Financial Position as at 30 November 2014*

| | Note | 30/11/2014 | 30/06/2014 |
|---|---|---|---|
| **CURRENT ASSETS** | | $ | $ |
| Cash and Cash Equivalents | 11 | 1,679,977 | 4,464,366 |
| Deposits/Prepayments | 4 | 11,124,654 | 1,420,810 |
| Investments | 3, 11 | 146,221,984 | 103,131,912 |
| Trade and Other Receivables | 5 | 12,328,639 | 10,613,937 |
| Rates Receivable | 1 | 9,113,834 | 52,088 |
| Inventories | | 2,929,642 | 2,107,372 |
| TOTAL CURRENT ASSETS | | 183,398,730 | 121,790,485 |
| **NON CURRENT ASSETS** | | | |
| Investments | 3 | 9,571,004 | 9,660,340 |
| Trade and Other Receivables | 5 | 33,808 | 44,205 |
| Property, Plant and Equipment | 8 | 644,026,766 | 650,724,102 |
| Infrastructure | 8 | 300,620,808 | 305,154,277 |
| Capital Work in Progress | 8 | 63,321,710 | 45,032,351 |
| TOTAL NON CURRENT ASSETS | | 1,017,574,096 | 1,010,615,275 |
| **TOTAL ASSETS** | | 1,200,972,826 | 1,132,405,760 |
| **CURRENT LIABILITIES** | | | |
| Trade and Other Payables | 6 | 29,724,798 | 20,884,773 |
| Employee Benefits | 7 | 10,725,012 | 10,712,176 |
| Provisions | 7 | 237,997 | 287,225 |
| Loan Liability | 9 | 6,250,781 | 6,128,375 |
| TOTAL CURRENT LIABILITIES | | 46,938,588 | 38,012,549 |
| **NON CURRENT LIABILITIES** | | | |
| Employee Benefits | 7 | 2,178,257 | 2,306,727 |
| Provisions | 7 | 3,642,272 | 3,479,847 |
| Loan Liability | 9 | 40,196,419 | 42,768,711 |
| TOTAL NON CURRENT LIABILITIES | | 46,016,948 | 48,555,285 |
| **TOTAL LIABILITIES** | | 92,955,536 | 86,567,834 |
| **NET ASSETS** | | $1,108,017,290 | $1,045,837,926 |
| **EQUITY** | | | |
| Accumulated Surplus | | 660,754,268 | 587,289,902 |
| Asset Revaluation Reserve | 10 | 372,942,447 | 372,942,447 |
| Reserves | 10 | 74,320,575 | 85,605,577 |
| **TOTAL EQUITY** | | $1,108,017,290 | $1,045,837,926 |

SCHEDULE 28

## CITY OF PERTH
## MUNICIPAL

***Statement of Changes in Equity for the 5 months ended 30 November 2014***

| | Accumulated Surplus | Asset Revaluation Reserve | Cash Backed Reserves | Total Equity |
|---|---|---|---|---|
| | $ | $ | $ | $ |
| **Balance at 1 July 2013** | 468,362,919 | 377,710,375 | 90,492,874 | 936,566,168 |
| Change in net assets resulting from operations | 109,271,758 | - | - | 109,271,758 |
| Transfer to Cash Backed Reserves | (26,612,491) | - | 26,612,491 | - |
| Transfers to Asset Revaluation Reserve | (575,625) | 575,625 | - | - |
| Transfers from Asset Revaluation Reserve | 5,343,553 | (5,343,553) | - | - |
| Transfer from Cash Backed Reserves | 31,499,788 | - | (31,499,788) | - |
| Balance at 30 June 2014 | $587,289,902 | $372,942,447 | $85,605,577 | $1,045,837,926 |
| | $ | $ | $ | $ |
| Balance at 1 July 2014 | 587,289,902 | 372,942,447 | 85,605,577 | 1,045,837,926 |
| Change in net assets resulting from operations | 62,179,360 | | | 62,179,360 |
| Transfer to Cash Backed Reserves | (1,307,964) | - | 1,307,964 | - |
| Transfers to Asset Revaluation Reserve | - | - | - | - |
| Transfers from Asset Revaluation Reserve | - | - | - | - |
| Transfer from Cash Backed Reserves | 12,592,966 | - | (12,592,966) | - |
| **Balance at the end of the reporting period** | **$660,754,262** | **$372,942,447** | **$74,320,575** | **$1,108,017,286** |

SCHEDULE 28

# CITY OF PERTH
# MUNICIPAL

## *Statement of Cash Flows for the 5 months ended 30 November 2014*

| | Note | Budget 2014/2015 | YTD Actual 30/11/2014 | YTD Variation | |
|---|---|---|---|---|---|
| ***Cash Flows from Operating Activities*** | | $ | $ | $ | % |
| **Receipts** | | | | | |
| Rates | | 76,080,929 | 63,905,417 | (12,175,512) | -16.0% |
| Fees and Charges | | 101,023,509 | 47,960,666 | (53,062,843) | -52.5% |
| Interest | | 5,436,794 | 2,517,495 | (2,919,299) | -53.7% |
| Other | | 5,353,848 | 1,230,230 | (4,123,618) | -77.0% |
| | | 187,895,081 | 115,613,808 | (72,281,273) | -38.5% |
| **Payments** | | | | | |
| Employee Costs | | (64,749,961) | (25,342,149) | 39,407,812 | 60.9% |
| Materials and Contracts | | (49,537,107) | (19,559,012) | 29,978,095 | 60.5% |
| Interest | | (1,600,976) | (640,860) | 960,116 | 60.0% |
| Other | | (21,913,648) | (10,918,434) | 10,995,214 | 50.2% |
| | | (137,801,692) | (56,460,455) | 81,341,237 | 59.0% |
| Net Cash Flows from Operating Activities | 12 | 50,093,388 | 59,153,353 | 9,059,965 | -18.1% |
| ***Cash Flows from Investing Activities*** | | | | | |
| **Receipts** | | | | | |
| Distribution from TPRC | | 1,667,000 | - | (1,667,000) | -100.0% |
| Proceeds from Disposal of Assets | | 1,139,000 | 863,830 | (275,170) | -24.2% |
| Proceeds from Disposal of Investments(Non Current) | | - | 89,336 | 89,336 | 0.0% |
| **Payments** | | | | | |
| Purchase Land and Buildings | | (23,156,250) | - | 23,156,250 | -100.0% |
| Purchase Infrastructure Assets | | (38,694,561) | - | 38,694,561 | -100.0% |
| Purchase Plant and Mobile Equipment | | (4,353,760) | (861,684) | 3,492,076 | 80.2% |
| Purchase Office Furniture and Equipment | | (767,801) | - | 767,801 | -100.0% |
| Work in Progress | | - | (17,623,566) | (17,623,566) | 0.0% |
| | | (66,972,372) | (18,485,250) | 48,487,122 | 72.4% |
| Net Cash Flows from Investing Activities | | (64,166,372) | (17,532,084) | 46,634,288 | 72.7% |
| ***Cash Flows from Financing Activities*** | | | | | 0.0% |
| Proceeds from Borrowings | | 1,032,988 | - | (1,032,988) | -100.0% |
| Repayment of Borrowings | | (6,128,375) | (2,449,886) | 3,678,489 | 60.0% |
| | | (5,095,387) | (2,449,886) | 2,645,501 | 51.9% |
| ***Cash Flows from Government and Other Parties*** | | | | | |
| **Receipts from Appropriations/Grants** | | | | | |
| Recurrent | | 1,857,558 | 602,104 | (1,255,454) | -67.6% |
| Capital | | 1,820,895 | 532,195 | (1,288,700) | -70.8% |
| | | 3,678,453 | 1,134,299 | (2,544,154) | -69.2% |
| Net Increase (Decrease) in Cash Held | | (15,489,918) | 40,305,682 | 55,795,600 | -360.2% |
| ***Cash at 1 July 2014*** | | 113,706,928 | 107,596,278 | (6,110,650) | -5.4% |
| ***Cash at 30 November 2014*** | 11 | 98,217,010 | 147,901,961 | 49,684,951 | 50.6% |

# SCHEDULE 28

## MUNICIPAL

### Notes to the Balance Sheet for the 5 months ended 30 November 2014

**1 Rates Receivable**

| | Actual YTD 30/11/2014 | 2013/14 YTD 30/11/2013 |
|---|---|---|
| | $ | $ |
| Outstanding Amount at 30 June 2014 | 52,088 | 24,530 |
| Rates Levied for the Year | 75,946,175 | 71,007,549 |
| Late Payment Penalties | 62,993 | 58,520 |
| Ex Gratia Rates | 10,283 | 13,125 |
| Rates Administration Fee | 275,786 | 252,951 |
| Rates Instalment Interest | 317,472 | 297,142 |
| Back Rates | (147,341) | 1,311 |
| Bins Levy | 57,236 | 22,351 |
| | 76,574,692 | 71,677,479 |
| Amount Received during the Period | 67,460,858 | 63,933,760 |
| Outstanding Amount at 30 November 2014 | **$9,113,834** | **$7,743,719** |

**2 Gain/(Loss) on Disposal/Write off of Assets**

| | Annual Budget | Actual YTD 30/11/2014 |
|---|---|---|
| **Infrastructure** | | |
| Proceeds on Disposal | - | - |
| **Less:** Carrying amount of assets written off | 1,157,145 | 5,077 |
| (Loss) on Write Off | (1,157,145) | (5,077) |
| **Plant and Mobile Equipment** | | |
| Proceeds on Disposal | 1,139,000 | 863,830 |
| **Less:** Carrying amount of assets sold/written off | 1,014,221 | 1,004,011 |
| Profit/Loss on Disposal/Write Off | 124,779 | (140,181) |
| **Furniture and Equipment** | | |
| Proceeds on Disposal | - | - |
| **Less:** Carrying amount of assets sold /written off | - | 2,945 |
| (Loss) on Disposal/Write Off | - | (2,945) |
| **Gain/(Loss) on Disposal/Write off of Assets** | **($1,032,366)** | **($148,203)** |

**3 Investments**

| Current | 30/11/2014 | 30/06/2014 |
|---|---|---|
| **Short Term Cash Investments** * | $ | $ |
| Call Funds | 1,056,804 | 1,043,523 |
| Bank/Term Deposits | 141,250,000 | 98,190,000 |
| Balanced Funds | 3,915,180 | 3,898,389 |
| Total Current Investments | **$146,221,984** | **$103,131,912** |

* Short Term Cash Investments as stated in Note 11.

| Non Current Investments | 30/11/2014 | 30/06/2014 |
|---|---|---|
| | $ | $ |
| Floating Rate Note (FRN) | 3,003,655 | 3,003,655 |
| Mortgage Backed Securities (MBS) | 2,675,582 | 2,764,918 |
| | 5,679,237 | 5,768,573 |
| Equity in Local Government House | 10,000 | 10,000 |
| Equity in Mindarie Regional Council | 377,011 | 377,011 |
| Equity in Tamala Park Regional Council | 3,504,756 | 3,504,756 |
| | **$9,571,004** | **$9,660,340** |

# SCHEDULE 28

## MUNICIPAL

### Notes to the Balance Sheet for the 5 months ended 30 November 2014

**4 Deposits/Prepayments**

| | 30/11/2014 | 30/06/2014 |
|---|---|---|
| | $ | $ |
| Prepaid Insurance | 1,448,319 | - |
| Prepaid Parking Bay Licence Fees | 8,200,872 | 91,560 |
| Other | 1,475,463 | 1,329,250 |
| | **$11,124,654** | **$1,420,810** |

**5 Trade And Other Receivables**

| | 30/11/2014 | 30/06/2014 |
|---|---|---|
| **Current** | $ | $ |
| Emergency Services Levy (ESL) | 2,956,254 | 32,858 |
| Accrued Interest and Investment Income | 1,464,585 | 1,350,021 |
| Accrued Income | 1,525,722 | 831,046 |
| Modified Penalties/Fines and Costs | 6,940,907 | 6,600,487 |
| Debtors - General | | |
| Australian Taxation Office - GST Refundable | 423,967 | 479,963 |
| Works and Services | 168,248 | 156,225 |
| Other Debtors | 1,800,366 | 3,949,938 |
| | 15,280,049 | 13,400,538 |
| **Less:** Provision for Doubtful Debts | (2,951,410) | (2,786,601) |
| | **$12,328,639** | **$10,613,937** |
| **Non Current** | | |
| Pensioners' Rates Deferred | 33,808 | 44,205 |
| | **$33,808** | **$44,205** |

**6 Trade And Other Payables**

| | 30/11/2014 | 30/06/2014 |
|---|---|---|
| **Current** | $ | $ |
| Trade Creditors | 5,027,989 | 13,831,285 |
| Emergency Services Levy | 15,104,022 | - |
| Interest Payable on Loans | 316,199 | 284,807 |
| Accrued Expenses - Operating | 4,774,546 | 2,818,834 |
| Accrued Expenses - Capital | 2,397,281 | 1,029,676 |
| Advances Received for Recoverable Works | 113,036 | 72,116 |
| Income Received / Raised in Advance | 652,580 | 855,479 |
| Other Creditors | 1,339,145 | 1,992,576 |
| | **$29,724,798** | **$20,884,773** |

# SCHEDULE 28

## MUNICIPAL

### Notes to the Balance Sheet for the 5 months ended 30 November 2014

**7 Employee Benefits**

| | 30/11/2014 | 30/06/2014 |
|---|---|---|
| **Current** | $ | $ |
| **Leave Entitlements** | | |
| Annual Leave | 4,274,550 | 4,397,244 |
| Self Funded Leave | 322,467 | 307,440 |
| Long Service Leave | 5,980,666 | 5,855,705 |
| Recognition of Employees- Presentations | 147,329 | 151,787 |
| | **$10,725,012** | **$10,712,176** |
| **Non Current** | | |
| Annual Leave | 1,085,822 | 1,214,292 |
| Long Service Leave | 1,092,435 | 1,092,435 |
| | **$2,178,257** | **$2,306,727** |

**Provisions**

| | 30/11/2014 | 30/06/2014 |
|---|---|---|
| | $ | $ |
| **Current** | | |
| Workers Compensation | 237,997 | 287,225 |
| | **$237,997** | **$287,225** |
| **Non Current** | | |
| Provision for Equipment Replacement PCEC | 3,642,272 | 3,479,847 |
| | **$3,642,272** | **$3,479,847** |

**8 Property, Plant and Equipment and Work in Progress**

| | 30/11/2014 | 30/06/2014 |
|---|---|---|
| | $ | $ |
| Land and Air Rights - at cost/fair value | 381,707,244 | 381,707,245 |
| **Less:** Accumulated Depreciation | (2,242,014) | (2,005,206) |
| | 379,465,230 | 379,702,039 |
| Buildings/Freehold - at fair value | 375,163,269 | 375,188,177 |
| **Less:** Accumulated Depreciation | (141,442,999) | (138,059,884) |
| | 233,720,270 | 237,128,293 |
| Improvements - at fair value | 7,837,188 | 7,837,189 |
| **Less:** Accumulated Depreciation | (4,211,946) | (4,102,509) |
| | 3,625,242 | 3,734,680 |
| Infrastructure Assets - at cost/fair value | 415,256,054 | 414,735,710 |
| **Less:** Accumulated Depreciation | (114,635,246) | (109,581,432) |
| | 300,620,808 | 305,154,278 |
| Plant and Mobile Equipment - at cost/fair value | 41,900,807 | 44,379,151 |
| **Less:** Accumulated Depreciation | (25,221,117) | (25,496,556) |
| | 16,679,690 | 18,882,595 |
| Office Furniture and Equipment - at cost/fair value | 21,675,805 | 22,007,987 |
| **Less:** Accumulated Depreciation | (11,733,978) | (11,325,996) |
| | 9,941,827 | 10,681,991 |
| Agricultural - at cost | 594,507 | 594,507 |
| **Less:** Accumulated Depreciation | - | - |
| | 594,507 | 594,507 |
| Property, Plant and Equipment | 944,647,574 | 955,878,383 |
| Work in Progress - at cost | 63,321,710 | 45,032,351 |
| | 63,321,710 | 45,032,351 |
| Total Property, Plant and Equipment and Work in Progress | **$1,007,969,284** | **$1,000,910,730** |

# SCHEDULE 28

## MUNICIPAL

### Notes to the Balance Sheet for the 5 months ended 30 November 2014

**8 Property, Plant and Equipment and Work in Progress - Movement at Cost**

| | Balance 30/06/2014 | Acquisitions Actual YTD 30/11/2014 | Transfers Actual YTD 30/11/2014 | Disposals/ Write off/ Actual YTD 30/11/2014 | Balance 30/11/2014 |
|---|---|---|---|---|---|
| | $ | $ | $ | $ | $ |
| Land and Air Rights | 381,707,245 | - | - | - | 381,707,245 |
| Buildings | 375,188,177 | - | 11,647 | (36,554) | 375,163,270 |
| Improvements | 7,837,189 | - | - | - | 7,837,189 |
| Infrastructure Assets | 414,735,710 | - | 531,192 | (10,847) | 415,256,055 |
| Plant and Mobile Equipment | 44,379,151 | 861,684 | - | (3,340,028) | 41,900,807 |
| Office Furniture and Equipment | 22,007,987 | - | - | (332,182) | 21,675,805 |
| Agricultural | 594,507 | - | - | - | 594,507 |
| Work in Progress | 45,032,351 | 18,991,171 | (701,812) | - | 63,321,710 |
| | **$1,291,482,317** | **$19,852,857** | **(158,973)** | **($3,719,611)** | **$1,307,456,588** |

**9 Loan Liability**

| | 30/11/2014 | 30/06/2014 |
|---|---|---|
| **Current** | $ | $ |
| Loans - Western Australian Treasury Corporation | **6,250,781** | **6,128,375** |
| **Non Current** | | |
| Loans - Western Australian Treasury Corporation | **40,196,419** | **42,768,711** |

**10 Reserve Funds**

| | Purpose of Reserve Fund | Balance 30/06/2014 | Transfer from Accumulated Surplus | Transfer to Accumulated Surplus | Balance 30/11/2014 |
|---|---|---|---|---|---|
| | | $ | $ | $ | $ |
| | Refuse Disposal and Treatment | 4,755,639 | 74,747 | - | 4,830,386 |
| | Concert Hall - Refurbishment and Maint. | 4,640,442 | 72,396 | - | 4,712,838 |
| | Asset Enhancement | 30,427,044 | 454,159 | (1,219,165) | 29,662,038 |
| | Community Recreation Centres/Facilities | 337,663 | 5,268 | - | 342,931 |
| | Street Furniture Replacement | 476,186 | 7,430 | - | 483,616 |
| | Parking Levy | 11,099,114 | 58,977 | (11,053,947) | 104,144 |
| | Art Acquisition | 257,642 | 3,867 | (1,636) | 259,873 |
| | Heritage Incentive | 1,113,339 | 17,452 | - | 1,130,791 |
| | Parking Facilities Development | 26,316,681 | 409,088 | (318,218) | 26,407,551 |
| | Employee Entitlements | 1,028,800 | 16,050 | - | 1,044,850 |
| | David Jones Bridge | 260,014 | 4,057 | - | 264,071 |
| | Bonus Plot Ratio | 573,018 | 8,940 | - | 581,958 |
| | PCEC Fixed Plant Replacement | 3,479,847 | 162,425 | - | 3,642,272 |
| | Enterprise and Initative | 840,154 | 13,108 | - | 853,256 |
| | | 85,605,583 | 1,307,964 | (12,592,966) | 74,320,575 |
| * | Asset Revaluation | 372,942,447 | - | - | 372,942,447 |
| | | **$458,548,030** | **$1,307,964** | **($12,592,966)** | **$447,263,022** |

* The Asset Revaluation Reserve is a non cash backed reserve and cannot be used ,except for adjustments to fixed assets on their revaluation, disposal or write off

# SCHEDULE 28

## MUNICIPAL

### Notes to the Balance Sheet for the 5 months ended 30 November 2014

**11 Cash Reconciliation**

| | 30/11/2014 | 30/06/2014 |
|---|---|---|
| | $ | $ |
| Cash and Cash Equivalents | 1,679,977 | 4,464,366 |
| Short Term Cash Investments | 146,221,984 | 103,131,912 |
| | **$147,901,961** | **$107,596,278** |

**12 Reconciliation of Net Cash Provided By Operating Activities to Operating Surplus**

| | 30/11/2014 | 30/06/2014 |
|---|---|---|
| | $ | $ |
| Change in Net Assets Resulting from Operations | 62,179,360 | 29,354,176 |
| Adjustment for items not involving the movement of Funds: | | |
| Depreciation | 11,623,295 | 22,543,017 |
| Doubtful Debts | 164,809 | 36,912 |
| Non Capitalised Work in Progress | 158,973 | 125,694 |
| (Gain)/Loss on Disposal/Write off/Contribution of Assets | 148,203 | 1,561,090 |
| Profit on Disposal of Investments | - | 170,926 |
| | 74,274,640 | 53,791,815 |
| Revenues Provided By : | | |
| Government Grants | (1,134,299) | (4,606,455) |
| Contribution from Other Parties | - | (22,000) |
| | (1,134,299) | (4,628,455) |
| Change in Operating Assets and Liabilities | | |
| **Add Back** | | |
| Decrease in Inventories | - | 24,830 |
| Decrease in Deposits and Prepayments | - | 119,105 |
| Decrease in Accrued Interest and Dividend Income | - | - |
| Decrease in Debtors | - | - |
| Decrease in Deferred Debtors | 10,397 | 1,955 |
| Decrease in Accrued Income | - | 165,623 |
| Increase in Income Received /Raised in Advance | - | 699,823 |
| Increase in Accrued Interest Payable | 31,392 | 256,798 |
| Increase in Accrued Expenses | 1,955,712 | - |
| Increase in Provisions | - | 478,533 |
| Increase in Trade and Other Payables | 5,647,295 | - |
| **Deduct** | | |
| Decrease in Trade and Other Payables | - | (467,888) |
| Decrease in Income Received /Raised in Advance | (161,979) | - |
| Decrease in Provisions | (2,437) | - |
| Increase in Inventories | (822,270) | (330,519) |
| Increase in Trade and Other Receivables | (10,132,018) | (59,028) |
| Increase in Prepayments | (9,703,844) | - |
| Increase in Accrued Income | (694,676) | - |
| Increase in Accrued Interest and Investment Income | (114,563) | (344,877) |
| | (13,986,991) | 544,355 |
| Net Cash Provided by Operating Activities | **$59,153,353** | **$49,707,715** |

# SCHEDULE 28

## MUNICIPAL

### Notes to the Balance Sheet for the 5 months ended 30 November 2014

13 Ratios

| | 30/11/2014 | 30/06/2014 |
|---|---|---|
| **1 Current Ratio** | | |
| Current Assets minus Restricted Assets | | |
| Current Liabilities minus Liabilities | 2.44 | 0.83 |
| associated with Restricted Assets | | |
| **2 Debt Ratio** | | |
| Total Liabilities | | |
| Total Assets | 7.74% | 7.64% |
| **3 Debt Service Ratio** | | |
| Debt Service Cost | | |
| Available Operating Revenue | 2.69% | 5.04% |
| **4 Rate Coverage Ratio** | | |
| Net Rate Revenue | | |
| Operating Revenue | 60.24% | 40.71% |
| **5 Outstanding Rates Ratio** | | |
| Rates Outstanding | | |
| Rates Collectable | 11.90% | 0.07% |
| **6 Untied Cash to Unpaid Creditors Ratio** | | |
| Untied Cash | | |
| Unpaid Trade Creditors | 15.76 | 1.29 |
| **7 Operating Surplus Ratio** | | |
| Operating Revenue Minus Operating Expense | | |
| Own Source Operating Revenue | 36.53% | 10.82% |
| **8 Own Source Revenue Coverage Ratio** | | |
| Own Source Operating Revenue | | |
| Operating Expense | 5.16% | 5.91% |

Restricted Assets includes reserve funds and tied contributions not utilised at 30.11.2014

# CITY OF PERTH

## FAS GRAPHS

## Nov-14

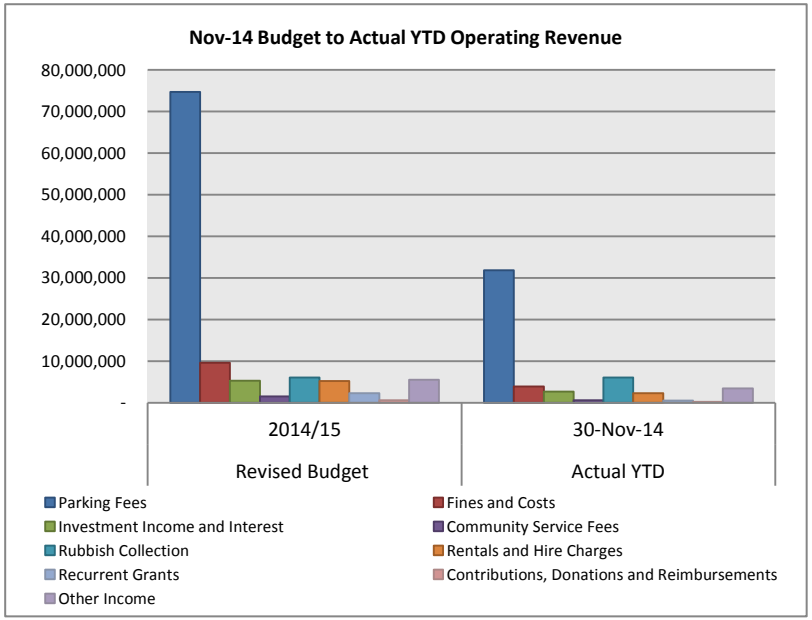
# CONTENTS

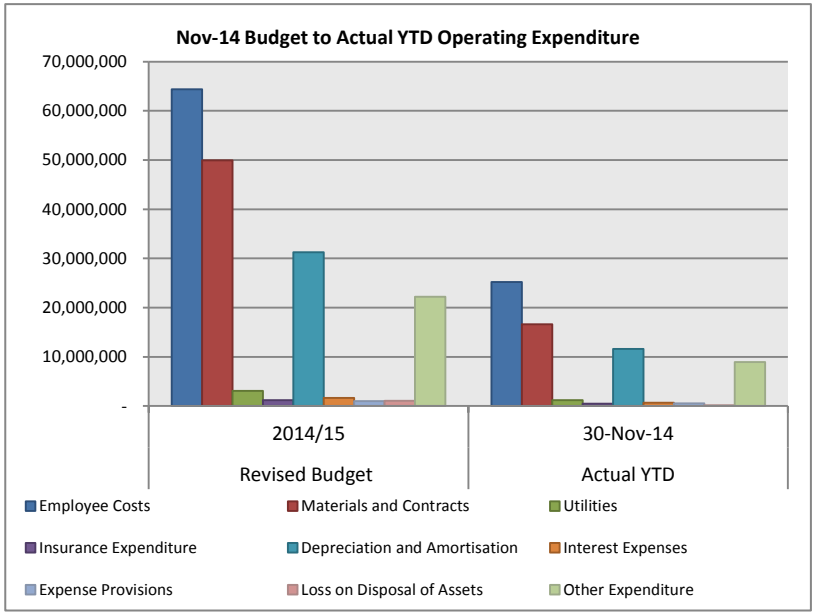

| Section | Description | Page |
|---|---|---|
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| 2 | Cash | 4 |
| 3 | Summary Operating Statement | 5 |
| 4 | Summary Statement of Financial Position | 6 |
| 5 | Ratio Analysis | 7 |

# SCHEDULE 28

## Financial Activity Statement

| Proceeds from Operating Activities | Annual Revised Budget 2014/15 $000s | Year To Date Nov-14 Budget YTD $000s | Actual $000s | Variance $000s |
|---|---|---|---|---|
| Operating Revenue | 110,726 | 51,121 | 51,338 | 217 |
| Less: Operating Expenditure | 175,708 | 67,354 | 65,500 | 1,854 |
| Add back Depreciation | -31,227 | -12,276 | -11,623 | -653 |
| (Loss)/Profit on Disposals | -1,032 | -222 | -148 | -74 |
| **Net Surplus/(Deficit) from Operations** | **-32,723** | **-3,735** | **-2,391** | **1,344** |
| **Investing Activities** | | | | |
| Capital Expenditure | -78,629 | -33,720 | -19,862 | 13,858 |
| Repayment of Borrowings | -6,128 | -2,450 | -2,450 | 0 |
| Transfers to Reserves | -22,148 | -1,857 | -1,308 | 549 |
| **Financing Activities** | | | | |
| Transfers from Reserves | 27,955 | 16,718 | 7,401 | -9,317 |
| Carry Forwards | 15,038 | 8,451 | 5,604 | -2,847 |
| Proceeds from Disposal of Assets | 1,139 | 827 | 953 | 126 |
| Distribution from TPRC | 1,667 | 0 | 0 | 0 |
| Capital Grants | 2,057 | 542 | 532 | -10 |
| **Net Surplus/(Deficit) before Rates** | **-91,772** | **-15,224** | **-11,521** | **3,703** |
| **Add: Opening Funds** | **16,073** | **16,073** | **16,073** | **0** |
| **Less: Closing Funds** | **428** | **76,467** | **80,363** | **3,897** |
| **Amount Sourced from Rates** | **76,127** | **75,618** | **75,811** | **193** |

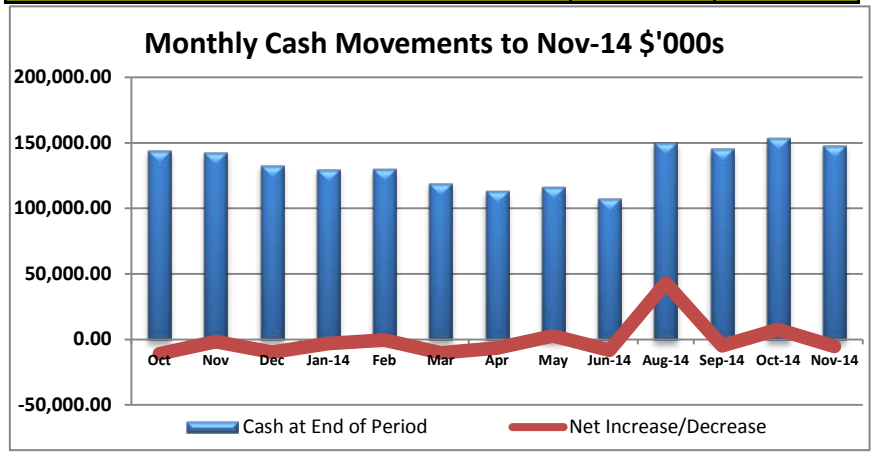


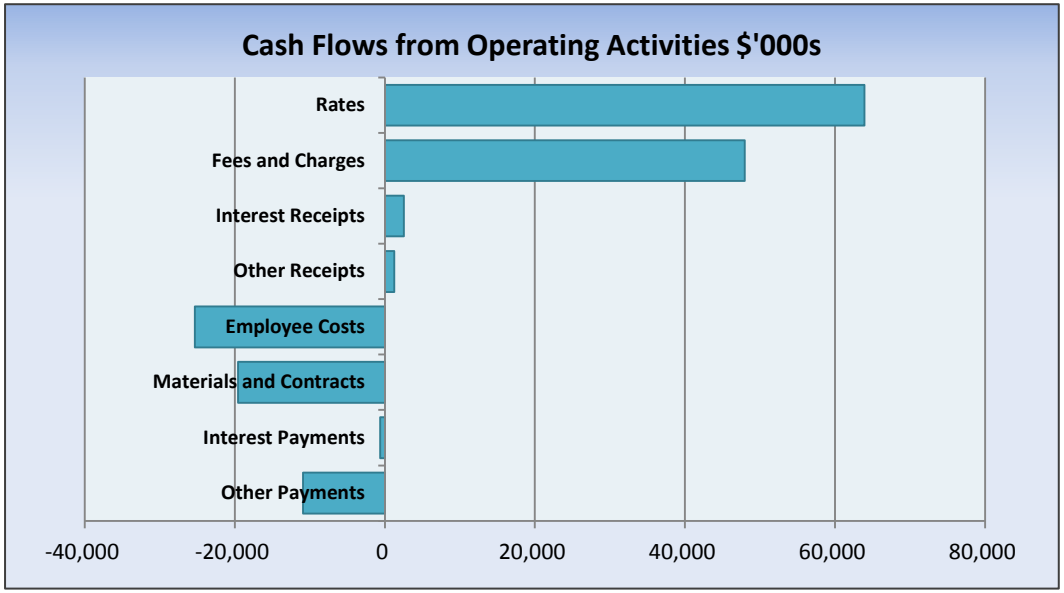



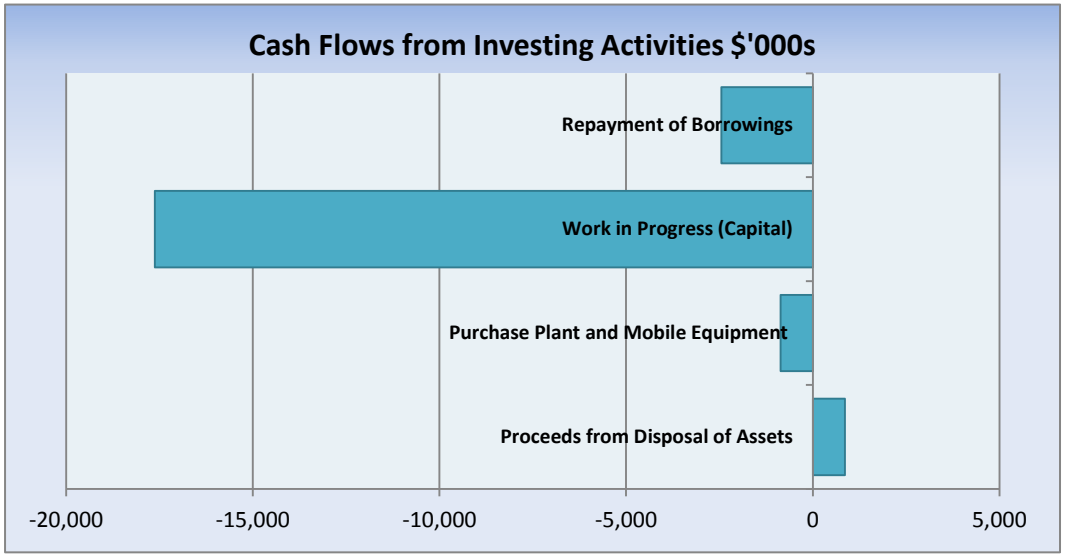
## Cash

### SUMMARY CASH FLOW STATEMENT

| | Budget $'000s 2014/2015 | YTD Actual $'000s Nov-14 |
|---|---|---|
| Receipts from Customers | 187,895 | 115,614 |
| Payments to Suppliers and Creditors | -137,802 | -56,460 |
| Net Cash Inflow/Outflow from Operating Activities | 50,093 | 59,154 |
| Net Cash Inflow/Outflow from Investing Activities | -64,166 | -17,532 |
| Net Cash Inflow/Outflow from Financing Activities | -5,095 | -2,450 |
| Cash Flows from Government and Other Parties | 3,678 | 1,134 |
| Cash at 1 July 2014 | 113,707 | 107,596 |
| Net Increase (Decrease) in Cash Held | -15,490 | 40,306 |
| Cash at 30 November 2014 | 98,217 | 147,902 |



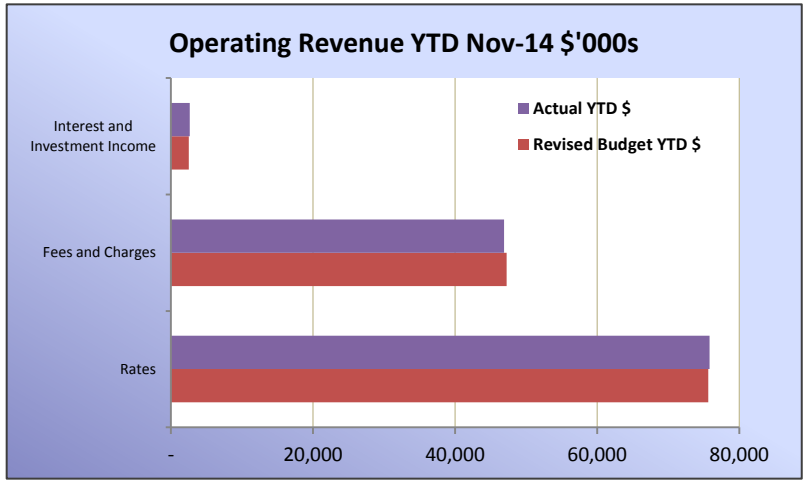



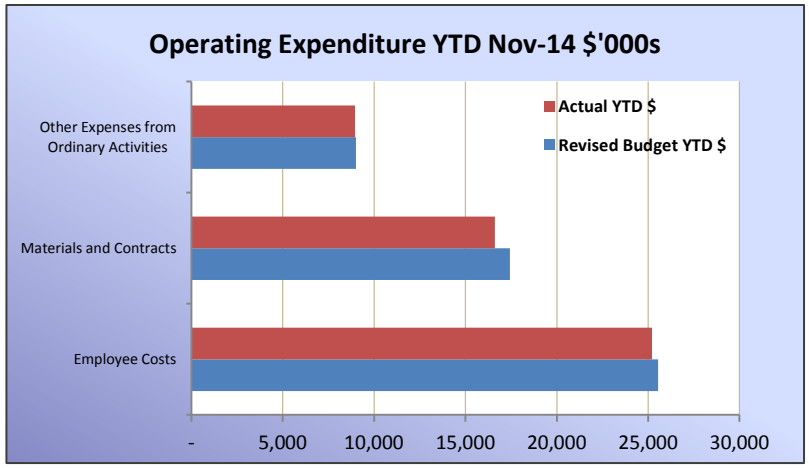



# SCHEDULE 28

## Summary Operating Statement

| | 2014/2015 | Year To Date | | |
|---|---|---|---|---|
| | Original Budget $000 | Revised Budget $000s | Actual $000s | Variance $000s |
| Operating Revenue | 190,438 | 126,737 | 127,147 | 410 |
| less Operating Expenses | -140,982 | -54,199 | -53,056 | 1,143 |
| Earnings before Interest and Depreciation (EBID) | 49,456 | 72,538 | 74,091 | 1,553 |
| less Interest Expense | -1,640 | -658 | -672 | -14 |
| less Depreciation | -34,537 | -12,276 | -11,623 | 653 |
| Operating Surplus/(Deficit) | 13,279 | 59,604 | 61,796 | 2,192 |
| Grants and Contributions- Capital | 1,821 | 542 | 532 | -10 |
| NET OPERATING SURPLUS | 15,100 | 60,146 | 62,328 | 2,182 |
| DISPOSAL/WRITE OFF OF ASSETS | -1,032 | -222 | -148 | 74 |
| Distribution from TPRC | 1,667 | 0 | 0 | 0 |
| Change in net assets resulting from operations after capital amounts and significant items | 15,735 | 59,924 | 62,180 | 2,256 |

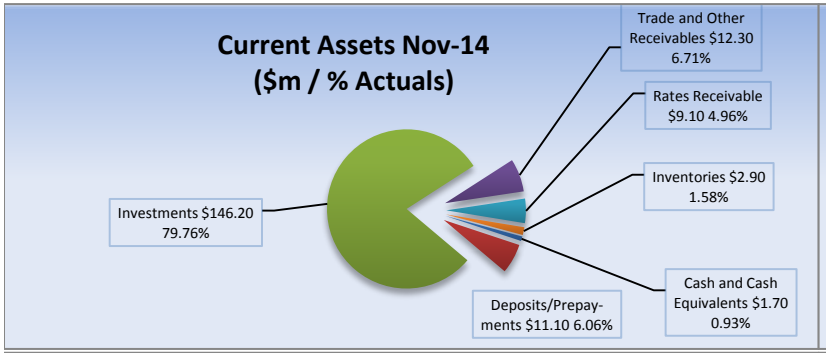


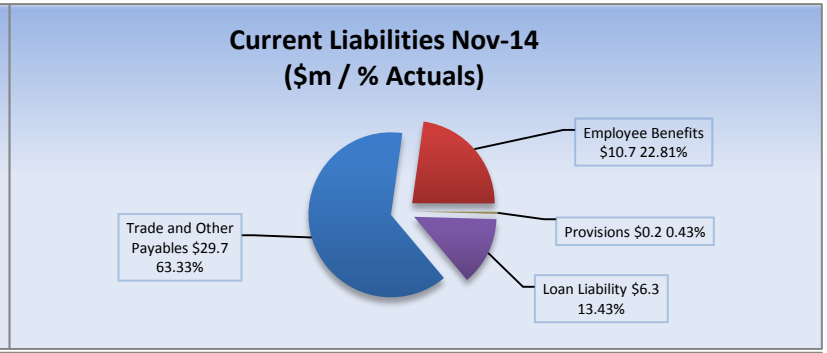



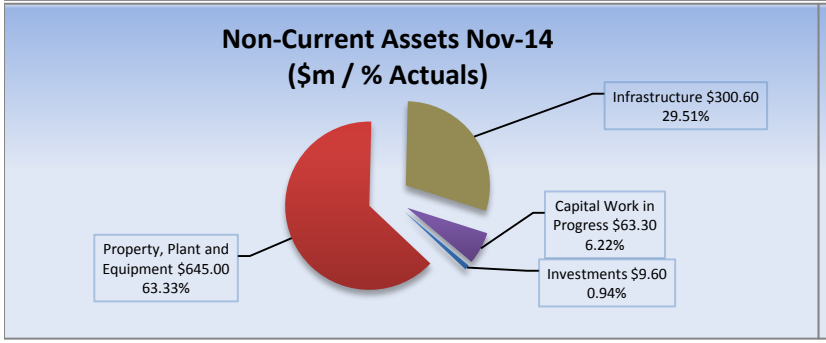
# SCHEDULE 28

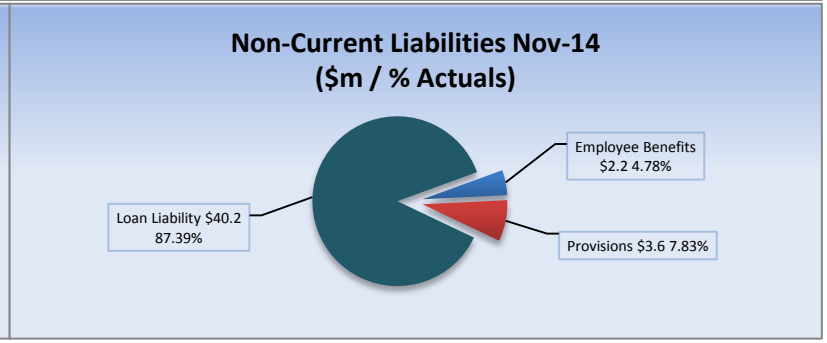
## Summary Statement of Financial Position

| | 30-Nov-14<br>Actual $000s | 30-Jun-14<br>Actual $000s |
|---|---|---|
| Total Current Assets | 183,399 | 121,790 |
| Total Non Current Assets | 1,017,574 | 1,010,615 |
| TOTAL ASSETS | 1,200,973 | 1,132,405 |
| Total Current Liabilities | 46,939 | 38,013 |
| Total Non Current Liabilities | 46,017 | 48,555 |
| TOTAL LIABILITIES | 92,956 | 86,568 |
| NET ASSETS | 1,108,017 | 1,045,838 |
| COMMUNITY EQUITY | | |
| Accumulated Surplus | 660,754 | 587,290 |
| Asset Revaluation Reserve | 372,942 | 372,942 |
| Reserves (Cash Backed) | 74,321 | 85,606 |
| TOTAL EQUITY | 1,108,017 | 1,045,838 |



# SCHEDULE 28

## Ratio Analysis

| | Nov-14 |
|---|---|
| Current Ratio (Current Assets minus Restricted Assets/Current Liabilities minus Liabilities associated with Restricted Assets) | 2.44 |

**Ability to generate working capital to meet our commitments**

**Target is greater than 2.00**

| | |
|---|---|
| Operating Surplus Ratio (Revenue YTD/Operating Surplus YTD) | 2.04 |

**Ability to fund capital and exceptional expenditure**

**Target is greater than 1.5**

| | |
|---|---|
| Rate Coverage Ratio (Net Rate Revenue/Operating Revenue) | 60.24% |

**Ability to reduce rates to ratepayers**

**Target is less than 40.00% - The percentage will diminish as the bulk of the rates are raised in July**

| | |
|---|---|
| Debt Service Ratio (Interest and principal repayments/Available Operating Revenue) | 2.69% |

**Ability to service loans including principal and interest**

**Target is less than 10.0%**

| | |
|---|---|
| Cash Capacity in Months (Cash < 90 days invest / (Cash Operating Costs divided by 5 months) | 2.71 |

**Ability to manage cashflow**

**Target is greater than 2.0 months**

| | |
|---|---|
| Gross Debt to Economically Realisable Assets Ratio (Gross Debt / Economically Realisable Assets) | 5.16% |

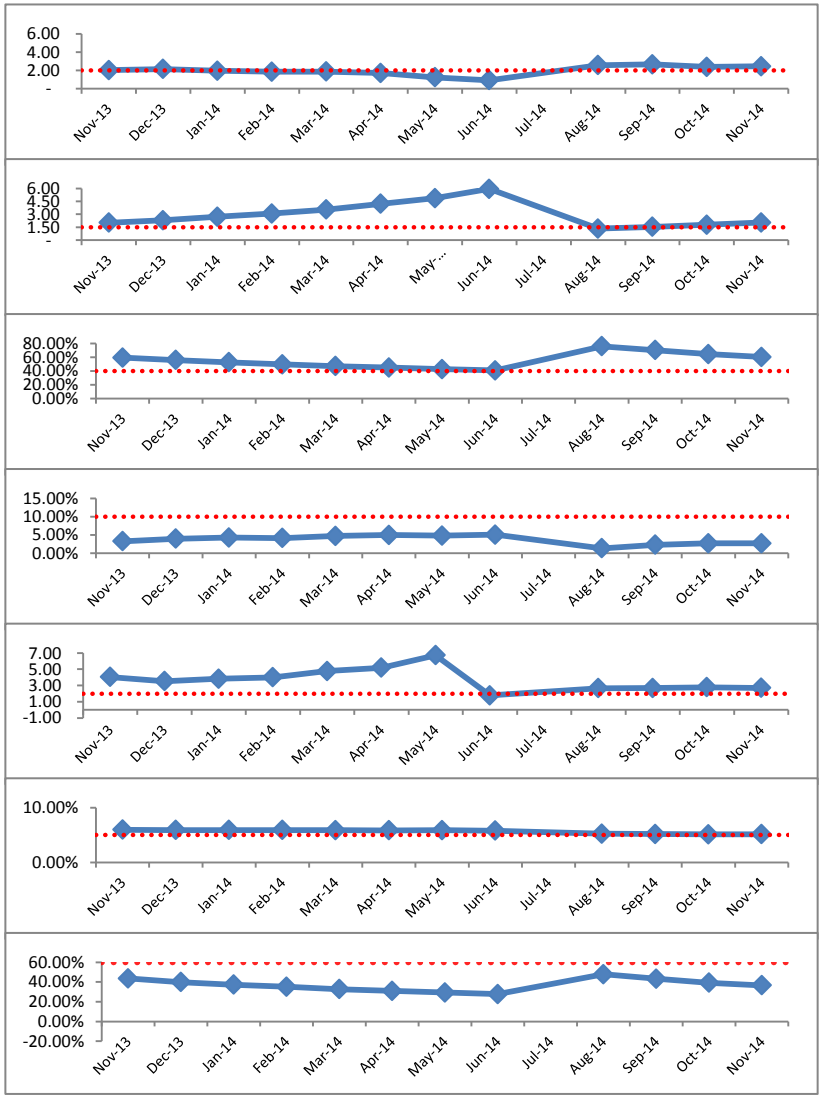
**Ability to retire debt from readily realisable assets**

**Target is greater than 5.0%**

| | |
|---|---|
| Gross Debt to Revenue Ratio (Gross Debt / Total Revenue) | 36.53% |

**Ability to service debt out of total revenue**

**Target is less than 60.0%**



SCHEDULE 29

**FINANCIAL ACTIVITY STATEMENT FOR THE SIX MONTHS TO 31 DECEMBER 2014**

**REPORT OF VARIANCES TO BUDGET**

**This report compares the actual performance for the six months to 31 December 2014 compared to the revised budget approved by Council on 18 November 2014.**

## Operating Revenue

- Parking revenue is overall $708,000 below the revised budget, which was reduced by $3.8 million from the original budget. The shortfall occurred in undercover car parks ($624,000) with Elder Street ($261,000), the Convention Centre ($168,000), Pier Street ($98,000) and Mayfair Street ($56,000) being the main car parks experiencing shortfalls. Also Open Air car parks ($76,000) fell short of the revised budget, mainly Queens Gardens ($75,000) and Kerbside parking ($215,000). Compliance revenue from Work Zone fees is $210,000 above budget owing to the construction activity within the City. Various actions including price reduction to meet competition from adjacent competitors are being initiated.

- Investment income is $239,000 above the revised budget with high levels of cash invested and a good return from Balance Funds in December of $80,000. The overall average return for the period was 4.32%.

- Rental and Hire Charges are $73,000 above budget for the period arising from Banners $22,000, Affordable Housing $48,000 and Reserve Hire $40,000, partly offset by smaller variances across a range of activities.

- Recurrent Grants are ($142,000) below the revised budget as a result of timing of receipts of Main Roads Department Blackspot grants ($108,000).

- Other income is $803,000 above the revised budget following an earlier than expected payment from the Lotteries Commission of a $358,000 grant in respect of the Channel 7 Christmas Pageant and offsetting sponsorship of the Pageant. Additionally Planning Fees are $184,000 higher, Rates Administration $98,000, an insurance rebate $105,000 was received and a timing difference on an anticipated FESA administration fee of $100,000 contributed to the favourable variance.

## Operating Expenditure

- Employee costs are $587,000 below the revised budget due to vacancies resulting in timing differences in the recruitment of staff.

- Materials and contracts are $2.2 million under the revised budget, which is spread through a range of activities. The principal area is

property maintenance which is $404,000 lower, covering Council House, various car parks and a number of other buildings. Other areas include contractor expenditure in the Hay Street Mall $196,000, Footpaths $177,000, Road Reserves $183,000, Consultancy $185,000, Security Services $162,000, Drainage $110,000 and smaller variances spread generally throughout the organisation.

- Utilities are $126,000 below revised budget mainly due to lower power costs $99,000.

- Depreciation is $955,000 under the budget including Roads and Kerbs $665,000, Buildings $110,000 and Computers $150,000. Timing of additional depreciation is dependent upon capitalisation of completed works and asset purchases, plus bringing on revalued infrastructure.

- Expense provisions are ($151,000) above the revised budget due to reclassification of some infrastructure projects recognised as operational rather than being capitalised as assets.

- Loss on disposal of assets lagged behind expected write-offs which normally occur upon close outs of completed works.

**Investing Activities**

- Capital expenditure is $20.8 million less than anticipated but this variance will be reduced as projects underway accelerate as part of the timing process. A number of large projects are nearing completion or being progressed, including the City of Perth Library and Public Plaza, drainage at Kings Park and Mounts Bay Road, lighting in St Georges Terrace (William to King Streets) and Barrack Street 2-Way Conversion.
- Transfers to Reserves are running marginally ahead of the revised budget.

**Financing Activities**

- Transfers from Reserves are below the expected level in the revised budget by ($8.6 million), which is in line with timing of capital expenditure.

- Funding from carry forwards expected in the revised budget is also dependant on the progress of the capital works program.

- Proceeds from the disposal of assets realised $115,000 more funds than anticipated in the revised budget.

SCHEDULE 29

**FINANCIAL ACTIVITY STATEMENT FOR THE SIX MONTHS TO 31 DECEMBER 2014**

## REPORT OF VARIANCES TO BUDGET

### Amounts sourced from Rates

- Rates revenue raised is running close to revised budget.

# SCHEDULE 29

## FINANCIAL ACTIVITY STATEMENT - for the period ended 31 December 2014

| Proceeds from Operating Activities | Revised Budget 2014/15 $ | Budget YTD 31-Dec-14 $ | Actual YTD 31-Dec-14 $ | Variance YTD 31-Dec-14 $ |
|---|---|---|---|---|
| **Operating Revenue** | | | | |
| *Nature of Income* | | | | |
| Parking Fees | 74,755,597 | 38,355,296 | 37,647,120 | (708,176) |
| Fines and Costs | 9,617,112 | 4,623,450 | 4,582,494 | (40,956) |
| Investment Income and Interest | 5,271,058 | 2,959,730 | 3,198,443 | 238,713 |
| Community Service Fees | 1,495,502 | 762,956 | 750,286 | (12,670) |
| Rubbish Collection | 6,021,816 | 6,000,982 | 6,010,174 | 9,192 |
| Rentals and Hire Charges | 5,181,125 | 2,684,874 | 2,758,240 | 73,367 |
| Recurrent Grants | 2,310,946 | 645,541 | 503,460 | (142,081) |
| Contributions, Donations and Reimbursements | 549,849 | 235,726 | 226,108 | (9,618) |
| Other Income | 5,522,863 | 3,070,504 | 3,873,651 | 803,148 |
| | **110,725,869** | **59,339,058** | **59,549,977** | **210,919** |
| **Less: Operating Expenditure** | | | | |
| *Nature of Expenditure* | | | | |
| Employee Costs | 64,406,792 | 31,195,956 | 30,608,860 | 587,096 |
| Materials and Contracts | 49,926,976 | 22,779,802 | 20,615,343 | 2,164,459 |
| Utilities | 3,064,779 | 1,582,211 | 1,456,586 | 125,625 |
| Insurance Expenditure | 1,166,965 | 591,887 | 598,323 | (6,436) |
| Depreciation and Amortisation | 31,227,307 | 14,921,669 | 13,966,351 | 955,318 |
| Interest Expenses | 1,680,797 | 787,050 | 792,751 | (5,701) |
| Expense Provisions | 992,713 | 479,420 | 631,116 | (151,696) |
| Loss on Disposal of Assets | 1,032,366 | 337,416 | 146,597 | 190,819 |
| Other Expenditure | 22,209,797 | 11,255,707 | 11,230,255 | 25,452 |
| | **175,708,492** | **83,931,117** | **80,046,182** | **3,884,935** |
| Add back Depreciation | (31,227,307) | (14,921,669) | (13,966,351) | (955,318) |
| (Loss) / Profit on Disposals | (1,032,366) | (337,416) | (146,597) | (190,819) |
| | **143,448,819** | **68,672,032** | **65,933,234** | **2,738,798** |
| **Net Surplus/(Deficit) from Operations** | **(32,722,950)** | **(9,332,974)** | **(6,383,257)** | **2,949,717** |
| **Investing Activities** | | | | |
| Capital Expenditure | (78,628,637) | (48,666,928) | (27,852,510) | 20,814,418 |
| Repayment of Borrowings | (6,128,375) | (3,445,548) | (3,445,548) | - |
| Transfers to Reserves | (22,147,677) | (2,232,971) | (2,790,465) | (557,494) |
| | **(106,904,689)** | **(54,345,447)** | **(34,088,523)** | **20,256,924** |
| **Financing Activities** | | | | |
| Transfer from Reserves | 27,955,363 | 14,531,589 | 5,833,903 | (8,697,686) |
| Carry Forwards | 15,038,420 | 12,310,032 | 9,332,659 | (2,977,373) |
| Proceeds from Disposal of Assets/Investments | 1,139,000 | 924,181 | 1,039,720 | 115,539 |
| Distribution from TPRC | 1,667,000 | 1,667,000 | 1,667,000 | - |
| Capital Grants | 2,057,337 | 542,194 | 744,523 | 202,329 |
| | **47,857,120** | **29,974,995** | **18,617,805** | **(11,357,190)** |
| **Net Surplus/(Deficit) before Rates** | **(91,770,519)** | **(33,703,426)** | **(21,853,975)** | **11,849,451** |
| **Add: Opening Funds** | **16,073,145** | **16,073,145** | **16,073,145** | - |
| **Less: Closing Funds** | **428,477** | **58,070,528** | **69,965,320** | **11,894,792** |
| **Amount Sourced from Rates** | **76,125,851** | **75,700,810** | **75,746,150** | **45,340** |

| **Net Cash on Hand** | | | | |
|---|---|---|---|---|
| Cash On Hand | 3,347,108 | 594,628 | (566,242) | (1,160,870) |
| Money Market Investments | 96,209,472 | 129,755,099 | 139,605,042 | 9,849,944 |
| **Funds on Hand** | **99,556,580** | **130,349,727** | **138,310,248** | **7,960,521** |
| **Analysis of Funds on Hand** | | | | |
| Reserves | 76,460,086 | 57,345,065 | 62,699,452 | 5,354,388 |
| Provisions | 11,525,004 | 12,756,696 | 10,812,171 | (1,944,525) |
| Carry forwards | - | 7,552,813 | 6,835,125 | (717,688) |
| Restricted Grants not yet utilised | 437,037 | 482,500 | 437,037 | (45,463) |
| General Funds | 11,134,453 | 52,212,653 | 57,526,463 | 5,313,810 |
| **Funds on Hand** | **99,556,580** | **130,349,727** | **138,310,248** | **7,960,521** |

CITY OF PERTH

# SCHEDULE 29

## CURRENT POSITION AS AT THE END OF THE PERIOD

**31-December-2014**

| | 2014/15 Revised Budget | 2014/15 Budget YTD | 2014/15 Actual YTD | 2014/15 Variance |
|---|---|---|---|---|
| **Current Assets** | **$** | **$** | **$** | **$** |
| Cash and Cash Equivalents | 3,347,108 | 594,628 | 162,310 | (432,318) |
| Deposits and Prepayments | 1,527,289 | 8,717,490 | 9,646,256 | 928,766 |
| Money Market Investments - Municipal Funds | 19,749,386 | 72,410,034 | 76,905,590 | 4,495,556 |
| Money Market Investments - Restricted Funds | 76,460,086 | 57,345,065 | 62,699,452 | 5,354,388 |
| Trade and Other Receivables | 12,403,590 | 13,833,371 | 15,921,907 | 2,088,536 |
| Inventories | 2,845,342 | 2,037,468 | 3,003,998 | 966,530 |
| **Total Current Assets** | **116,332,801** | **154,938,056** | **168,339,513** | **13,401,457** |
| | | | | |
| **Current Liabilities** | | | | |
| Bank Overdraft | | | 728,552 | 728,552 |
| Trade and Other Payables | 27,476,715 | 25,073,038 | 23,497,284 | (1,575,754) |
| Employee Entitlements | 11,525,004 | 12,532,695 | 10,812,171 | (1,720,524) |
| Provisions | 224,001 | 224,001 | 199,697 | (24,304) |
| Borrowings | 6,441,707 | 5,855,175 | 5,855,175 | - |
| **Total Current Liabilities** | **45,667,427** | **43,684,909** | **41,092,879** | **- 2,592,030** |
| | | | | |
| **Working Capital Position Brought Forward** | **$ 70,665,374** | **$ 111,253,147** | **$ 127,246,634** | **$ 15,993,487** |
| | | | | |
| Deduct Restricted Cash Holdings | (76,460,086) | (57,345,065) | (62,699,452) | (5,354,388) |
| Deduct Unspent Borrowings | (218,519) | (1,210,229) | - | 1,210,229 |
| Deduct Restricted Capital Grants | - | (482,500) | (437,037) | 45,463 |
| Add Current Borrowings | 6,441,707 | 5,855,175 | 5,855,175 | - |
| | | | | |
| **Current Funds Position Brought Forward** | **$ 428,477** | **$ 58,070,528** | **$ 69,965,320** | **$ 11,894,792** |

SCHEDULE 29

# EXPLANATORY NOTES – FINANCIAL ACTIVITY STATEMENT

BACKGROUND

- Regulation 34 of the Local Government (Financial Management) Regulations 1996 was amended effective from 1 July 2005.
- The amendment prescribes a monthly Financial Activity Statement (FAS) reporting the sources and application of funds, as set out in the Rate Setting Statement which is included in the Annual Budget.

PURPOSE

- The FAS reports the actual financial performance of the City in relation to its adopted budget, which has been structured on financial viability and sustainability principles.
- The FAS is intended to act as a guide to Council of the impact of financial activities and the reasons for major variances to the annual budget estimates.

PRESENTATION

- Regulation 34 prescribes the minimum detail to be included in the FAS. These are listed below.
  - Annual Budget estimates, and approved revisions to these, are to be included for comparison purposes.
  - Actual amounts of income and expenditure to the end of the month of the FAS.
  - Material variances between the comparable amounts and commentary on reasons for these.
  - The net current assets at the end of the month to which the FAS relates.
- An explanation of the composition of the net current assets at the end of the month to which the FAS relates; less committed and restricted assets.
- Councils are given the option of adopting a format which is considered most appropriate to their needs. These options are listed below.
  - According to nature and type classification,
  - by program, or
  - by business unit.
- It is recommended that while the information presented by cost objects (programs and activities) or by cost centres (business units) are useful for expense allocation and cost centre accountability purposes, they are less informative and difficult to comprehend in matters of disclosure and less effective in cost management and control.
- The FAS has therefore been presented in the format using nature and type classification as the most meaningful disclosure to the Council and public.

FORMAT

- The FAS is formatted to align with the Rate Setting Statement.
- The first part deals with operating income and expenditure, excluding rate revenue.
- The next classification is the amount spent on capital expenditure and debt repayments.
- The classification ‘Financing Activities’ provides a statement of sources of funds other than from operating or rates revenue, which are usually associated with capital expenditure.
- Attached to the FAS is a statement of ‘Net Current Assets’ for the budget and actual expenditure to the end of the month to which the FAS relates.
- Opening and closing funds represent the balance of ‘Net Current Assets’, not including any funds which are committed or restricted.
- “Committed assets” means revenue unspent but set aside under the annual budget for a specific purpose.
- “Restricted assets” means those assets the uses of which are restricted, wholly or partially, by regulations or other externally imposed requirements”, e.g. reserves set aside for specific purposes.
- To avoid duplication in calculating ‘Closing Funds on hand’, certain balances, such as provisions and borrowings, are also deducted.
- The total Closing Funds on hand are to be taken into account when calculating the amount to be raised by rates each year.
- The classification “Net Cash on Hand” represents the balances of funds held in cash or invested and the analysis into those funds reserved, carried forward or remaining unspent at the end of the month to which the FAS relates.

CITY *of* PERTH

# CITY of PERTH

## Financial Statements

## For the 6 months ended 31 December 2014

SCHEDULE 29

# CITY OF PERTH
# MUNICIPAL

## *Statement of Comprehensive Income for the 6 months ended 31 December 2014*

## *(By Program)*

| | Note | Budget 2014/2015 | Revised Budget YTD | Actual YTD 31/12/2014 | YTD Variance | |
|---|---|---|---|---|---|---|
| **OPERATING REVENUE** | | $ | $ | $ | $ | % |
| Governance | | - | 51 | 383 | 332 | 651.0% |
| General Purpose Funding Rates | | 77,090,912 | 76,390,278 | 76,542,962 | 152,684 | 0.2% |
| General Purpose Funding Other | | 5,698,125 | 3,058,178 | 3,257,827 | 199,649 | 6.5% |
| Law, Order, Public Safety | | 43,850 | 23,683 | 22,074 | (1,609) | -6.8% |
| Health | | 794,500 | 847,202 | 855,230 | 8,028 | 0.9% |
| Education and Welfare | | 2,004,694 | 1,051,382 | 1,012,739 | (38,643) | -3.7% |
| Housing | | 599,130 | 314,160 | 362,272 | 48,112 | 15.3% |
| Community Amenities | | 8,834,955 | 7,621,751 | 7,862,496 | 240,745 | 3.2% |
| Recreation and Culture | | 2,020,166 | 443,961 | 845,970 | 402,009 | 90.6% |
| Transport | | 90,391,399 | 44,039,783 | 43,192,161 | (847,622) | -1.9% |
| Economic Services | | 1,271,410 | 600,784 | 583,079 | (17,705) | -2.9% |
| Other Property and Services | | 1,688,879 | 648,655 | 758,932 | 110,277 | 17.0% |
| Total Operating Income | | 190,438,021 | 135,039,868 | 135,296,125 | 256,257 | 0.2% |
| **OPERATING EXPENDITURE** | | | | | | |
| Governance | | 10,146,717 | 4,897,315 | 4,383,488 | 513,827 | 10.5% |
| General Purpose Funding | | 2,780,601 | 1,472,467 | 1,403,219 | 69,248 | 4.7% |
| Law, Order, Public Safety | | 3,754,876 | 1,856,806 | 1,826,387 | 30,419 | 1.6% |
| Health | | 2,079,830 | 1,046,065 | 896,253 | 149,812 | 14.3% |
| Education and Welfare | | 3,485,384 | 1,748,825 | 1,733,170 | 15,655 | 0.9% |
| Housing | | 586,705 | 303,540 | 277,885 | 25,655 | 8.5% |
| Community Amenities | | 27,934,599 | 13,869,570 | 12,627,706 | 1,241,864 | 9.0% |
| Recreation and Culture | | 32,733,027 | 15,103,391 | 14,705,151 | 398,240 | 2.6% |
| Transport | | 78,645,533 | 37,954,950 | 35,872,314 | 2,082,636 | 5.5% |
| Economic Services | | 10,502,529 | 5,321,193 | 5,417,884 | (96,691) | -1.8% |
| Other Property and Services | | 4,508,297 | (10,418) | 756,125 | (766,543) | 7357.9% |
| Total Operating Expenditure | | 177,158,097 | 83,563,703 | 79,899,582 | 3,664,121 | 4.4% |
| **NET FROM OPERATIONS** | | 13,279,924 | 51,476,165 | 55,396,543 | 3,920,378 | 7.6% |
| **GRANTS/CONTRIBUTIONS** | | | | | | |
| For the Development of Assets | | | | | | |
| - General Purpose Funding | | 76,885 | 80,200 | 80,200 | - | 0.0% |
| - Recreation and Culture | | 60,000 | 32,535 | 22,535 | (10,000) | -30.7% |
| - Transport | | 1,684,010 | 429,459 | 641,788 | 212,329 | 49.4% |
| Total Grants/Contributions | | 1,820,895 | 542,194 | 744,523 | 202,329 | 37.3% |
| **DISPOSAL/WRITE OFF OF ASSETS** | | | | | | |
| Gain/(Loss) on Disposal of Assets | 2 | (1,032,366) | (337,416) | (146,597) | 190,819 | -56.6% |
| ***Change in net assets resulting from operations*** | | | | | | |
| **before significant items** | | 14,068,453 | 51,680,943 | 55,994,469 | 4,313,526 | 8.3% |
| **SIGNIFICANT ITEMS** | | | | | | |
| Distribution from TPRC | | 1,667,000 | - | - | - | 0.0% |
| ***Change in net assets resulting from operations*** | | | | | | |
| ***after significant items*** | | 15,735,453 | 51,680,943 | 55,994,469 | 4,313,526 | 8.3% |

SCHEDULE 29

## CITY OF PERTH
## MUNICIPAL
### *Statement of Comprehensive Income for the 6 months ended 31 December 2014*
### *(By Nature)*

| | Note | Budget 2014/2015 | Revised Budget YTD | Actual YTD 31/12/2014 | YTD Variance | |
|---|---|---|---|---|---|---|
| **OPERATING REVENUE** | | $ | $ | $ | $ | % |
| Rates | | 76,236,923 | 75,700,810 | 75,746,150 | 45,340 | 0.1% |
| Grants and Contributions for Non Capital Purposes | | 1,857,558 | 645,541 | 503,460 | (142,081) | -22.0% |
| Donations and Reimbursements | | 518,722 | 235,726 | 226,108 | (9,618) | -4.1% |
| Fees and Charges | | 104,440,404 | 54,749,833 | 54,333,488 | (416,345) | -0.8% |
| Interest and Investment Income | | 5,487,586 | 2,959,730 | 3,198,443 | 238,713 | 8.1% |
| Other Revenue | | 1,896,827 | 748,228 | 1,288,477 | 540,249 | 72.2% |
| Total Revenue from Operating Activities | | 190,438,021 | 135,039,868 | 135,296,125 | 256,257 | 0.2% |
| **OPERATING EXPENDITURE** | | | | | | |
| Employee Costs | | 64,501,116 | 31,195,956 | 30,608,860 | 587,096 | 1.9% |
| Materials and Contracts | | 49,484,905 | 22,779,802 | 20,615,343 | 2,164,459 | 9.5% |
| Utilities | | 2,995,573 | 1,582,211 | 1,456,586 | 125,625 | 7.9% |
| Depreciation and Amortisation | | 34,536,990 | 14,921,669 | 13,966,348 | 955,321 | 6.4% |
| Interest | | 1,640,018 | 787,050 | 792,751 | (5,701) | -0.7% |
| Insurance | | 1,179,533 | 591,887 | 598,323 | (6,436) | -1.1% |
| Expenses Provision | | 992,713 | 479,420 | 631,116 | (151,696) | -31.6% |
| Other Expenses from Ordinary Activities | | 21,827,249 | 11,225,707 | 11,230,255 | (4,548) | 0.0% |
| Total Expenses from Ordinary Activities | | 177,158,097 | 83,563,703 | 79,899,582 | 3,664,121 | 4.4% |
| Change in Net Assets from Ordinary Activities before Capital Amounts | | 13,279,924 | 51,476,165 | 55,396,543 | 3,920,378 | 7.6% |
| **GRANTS/CONTRIBUTIONS** | | | | | | |
| Grants and Contributions- Capital | | 1,820,895 | 542,194 | 744,523 | 202,329 | 37.3% |
| **NET OPERATING SURPLUS** | | 15,100,819 | 52,018,359 | 56,141,066 | 4,122,707 | 7.9% |
| **DISPOSAL/WRITE OFF OF ASSETS** | 2 | (1,032,366) | (337,416) | (146,597) | 190,819 | -56.6% |
| **SIGNIFICANT ITEMS** | | | | | | |
| Distribution from TPRC | | 1,667,000 | - | - | - | 0.0% |
| ***Change in net assets resulting from operations after capital amounts and significant items*** | | 15,735,453 | 51,680,943 | 55,994,469 | 4,313,526 | 8.3% |

# SCHEDULE 29

## CITY OF PERTH
## MUNICIPAL

### *Statement of Financial Position as at 31 December 2014*

| | Note | 31/12/2014 | 30/06/2014 |
|---|---|---|---|
| **CURRENT ASSETS** | | $ | $ |
| Cash and Cash Equivalents | **11** | 162,310 | 4,464,366 |
| Deposits/Prepayments | **4** | 9,646,256 | 1,420,810 |
| Investments | **3, 11** | 139,605,042 | 103,131,912 |
| Trade and Other Receivables | **5** | 10,523,820 | 10,613,937 |
| Rates Receivable | **1** | 5,398,087 | 52,088 |
| Inventories | | 3,003,998 | 2,107,372 |
| TOTAL CURRENT ASSETS | | 168,339,513 | 121,790,485 |
| **NON CURRENT ASSETS** | | | |
| Investments | **3** | 8,404,337 | 9,660,340 |
| Trade and Other Receivables | **5** | 34,211 | 44,205 |
| Property, Plant and Equipment | **8** | 643,467,804 | 650,724,102 |
| Infrastructure | **8** | 300,334,669 | 305,154,277 |
| Capital Work in Progress | **8** | 67,794,121 | 45,032,351 |
| TOTAL NON CURRENT ASSETS | | 1,020,035,142 | 1,010,615,275 |
| **TOTAL ASSETS** | | 1,188,374,655 | 1,132,405,760 |
| **CURRENT LIABILITIES** | | | |
| Bank Overdraft | **11** | 728,552 | - |
| Trade and Other Payables | **6** | 23,497,284 | 20,884,773 |
| Employee Benefits | **7** | 10,812,171 | 10,712,176 |
| Provisions | **7** | 199,697 | 287,225 |
| Loan Liability | **9** | 5,855,175 | 6,128,375 |
| TOTAL CURRENT LIABILITIES | | 41,092,879 | 38,012,549 |
| **NON CURRENT LIABILITIES** | | | |
| Employee Benefits | **7** | 2,178,257 | 2,306,727 |
| Provisions | **7** | 3,674,757 | 3,479,847 |
| Loan Liability | **9** | 39,596,363 | 42,768,711 |
| TOTAL NON CURRENT LIABILITIES | | 45,449,377 | 48,555,285 |
| **TOTAL LIABILITIES** | | 86,542,256 | 86,567,834 |
| **NET ASSETS** | | $1,101,832,399 | $1,045,837,926 |
| **EQUITY** | | | |
| Accumulated Surplus | | 653,780,518 | 587,289,902 |
| Asset Revaluation Reserve | **10** | 372,942,447 | 372,942,447 |
| Reserves | **10** | 75,109,434 | 85,605,577 |
| **TOTAL EQUITY** | | $1,101,832,399 | $1,045,837,926 |

SCHEDULE 29

## CITY OF PERTH
## MUNICIPAL

***Statement of Changes in Equity for the 6 months ended 31 December 2014***

| | Accumulated Surplus | Asset Revaluation Reserve | Cash Backed Reserves | Total Equity |
|---|---|---|---|---|
| | $ | $ | $ | $ |
| **Balance at 1 July 2013** | 468,362,919 | 377,710,375 | 90,492,874 | 936,566,168 |
| Change in net assets resulting from operations | 109,271,758 | - | - | 109,271,758 |
| Transfer to Cash Backed Reserves | (26,612,491) | - | 26,612,491 | - |
| Transfers to Asset Revaluation Reserve | (575,625) | 575,625 | - | - |
| Transfers from Asset Revaluation Reserve | 5,343,553 | (5,343,553) | - | - |
| Transfer from Cash Backed Reserves | 31,499,788 | - | (31,499,788) | - |
| Balance at 30 June 2014 | $587,289,902 | $372,942,447 | $85,605,577 | $1,045,837,926 |
| | $ | $ | $ | $ |
| Balance at 1 July 2014 | 587,289,902 | 372,942,447 | 85,605,577 | 1,045,837,926 |
| Change in net assets resulting from operations | 55,994,469 | | | 55,994,469 |
| Transfer to Cash Backed Reserves | (2,790,465) | - | 2,790,465 | - |
| Transfers to Asset Revaluation Reserve | - | - | - | - |
| Transfers from Asset Revaluation Reserve | - | - | - | - |
| Transfer from Cash Backed Reserves | 13,286,608 | - | (13,286,608) | - |
| **Balance at the end of the reporting period** | **$653,780,512** | **$372,942,447** | **$75,109,434** | **$1,101,832,395** |

SCHEDULE 29

# CITY OF PERTH
# MUNICIPAL
## *Statement of Cash Flows for the 6 months ended 31 December 2014*

| | Note | Budget 2014/2015 | YTD Actual 31/12/2014 | YTD Variation | |
|---|---|---|---|---|---|
| ***Cash Flows from Operating Activities*** | | $ | $ | $ | % |
| **Receipts** | | | | | |
| Rates | | 76,080,929 | 68,674,009 | (7,406,920) | -9.7% |
| Fees and Charges | | 101,023,509 | 56,348,845 | (44,674,664) | -44.2% |
| Interest | | 5,436,794 | 2,966,589 | (2,470,205) | -45.4% |
| Other | | 5,353,848 | 1,371,316 | (3,982,532) | -74.4% |
| | | 187,895,081 | 129,360,759 | (58,534,322) | -31.2% |
| **Payments** | | | | | |
| Employee Costs | | (64,749,961) | (31,570,563) | 33,179,398 | 51.2% |
| Materials and Contracts | | (49,537,107) | (28,242,277) | 21,294,830 | 43.0% |
| Interest | | (1,600,976) | (962,632) | 638,344 | 39.9% |
| Other | | (21,913,648) | (13,562,395) | 8,351,253 | 38.1% |
| | | (137,801,692) | (74,337,867) | 63,463,825 | 46.1% |
| Net Cash Flows from Operating Activities | 12 | 50,093,388 | 55,022,892 | 4,929,504 | -9.8% |
| ***Cash Flows from Investing Activities*** | | | | | |
| **Receipts** | | | | | |
| Distribution from TPRC | | 1,667,000 | 1,166,667 | (500,333) | -30.0% |
| Proceeds from Disposal of Assets | | 1,139,000 | 950,384 | (188,616) | -16.6% |
| Proceeds from Disposal of Investments(Non Current) | | - | 89,336 | 89,336 | 0.0% |
| **Payments** | | | | | |
| Purchase Land and Buildings | | (23,156,250) | - | 23,156,250 | -100.0% |
| Purchase Infrastructure Assets | | (38,694,561) | - | 38,694,561 | -100.0% |
| Purchase Plant and Mobile Equipment | | (4,353,760) | (1,696,378) | 2,657,382 | 61.0% |
| Purchase Office Furniture and Equipment | | (767,801) | - | 767,801 | -100.0% |
| Work in Progress | | - | (22,036,084) | (22,036,084) | 0.0% |
| | | (66,972,372) | (23,732,462) | 43,239,910 | 64.6% |
| Net Cash Flows from Investing Activities | | (64,166,372) | (21,526,075) | 42,640,297 | 66.5% |
| ***Cash Flows from Financing Activities*** | | | | | 0.0% |
| Proceeds from Borrowings | | 1,032,988 | - | (1,032,988) | -100.0% |
| Repayment of Borrowings | | (6,128,375) | (3,445,548) | 2,682,827 | 43.8% |
| | | (5,095,387) | (3,445,548) | 1,649,839 | 32.4% |
| ***Cash Flows from Government and Other Parties*** | | | | | |
| **Receipts from Appropriations/Grants** | | | | | |
| Recurrent | | 1,857,558 | 646,729 | (1,210,829) | -65.2% |
| Capital | | 1,820,895 | 744,523 | (1,076,372) | -59.1% |
| | | 3,678,453 | 1,391,252 | (2,287,201) | -62.2% |
| Net Increase (Decrease) in Cash Held | | (15,489,918) | 31,442,521 | 46,932,439 | -303.0% |
| ***Cash at 1 July 2014*** | | 113,706,928 | 107,596,278 | (6,110,650) | -5.4% |
| ***Cash at 31 December 2014*** | 11 | 98,217,010 | 139,038,800 | 40,821,790 | 41.6% |

# SCHEDULE 29

## MUNICIPAL

### Notes to the Balance Sheet for the 6 months ended 31 December 2014

**1 Rates Receivable**

| | Actual YTD 31/12/2014 | 2013/14 YTD 31/12/2013 |
|---|---|---|
| | $ | $ |
| Outstanding Amount at 30 June 2014 | 52,088 | 24,530 |
| Rates Levied for the Year | 75,883,208 | 71,164,704 |
| Late Payment Penalties | 70,595 | 69,750 |
| Ex Gratia Rates | 10,283 | 13,125 |
| Rates Administration Fee | 280,254 | 258,581 |
| Rates Instalment Interest | 317,472 | 297,142 |
| Back Rates | (147,341) | 1,311 |
| Bins Levy | 22,511 | 3,692 |
| | 76,489,070 | 71,832,835 |
| Amount Received during the Period | 71,090,983 | 66,914,836 |
| Outstanding Amount at 31 December 2014 | **$5,398,087** | **$4,917,999** |

**2 Gain/(Loss) on Disposal/Write off of Assets**

| | Annual Budget | Actual YTD 31/12/2014 |
|---|---|---|
| **Infrastructure** | | |
| Proceeds on Disposal | - | - |
| **Less:** Carrying amount of assets written off | 1,157,145 | 5,077 |
| (Loss) on Write Off | (1,157,145) | (5,077) |
| **Plant and Mobile Equipment** | | |
| Proceeds on Disposal | 1,139,000 | 950,384 |
| **Less:** Carrying amount of assets sold/written off | 1,014,221 | 1,088,959 |
| Profit/Loss on Disposal/Write Off | 124,779 | (138,575) |
| **Furniture and Equipment** | | |
| Proceeds on Disposal | - | - |
| **Less:** Carrying amount of assets sold /written off | - | 2,945 |
| (Loss) on Disposal/Write Off | - | (2,945) |
| **Gain/(Loss) on Disposal/Write off of Assets** | **($1,032,366)** | **($146,597)** |

**3 Investments**

| **Current** | 31/12/2014 | 30/06/2014 |
|---|---|---|
| **Short Term Cash Investments** * | $ | $ |
| Call Funds | 1,059,410 | 1,043,523 |
| Bank/Term Deposits | 134,550,000 | 98,190,000 |
| Balanced Funds | 3,995,632 | 3,898,389 |
| Total Current Investments | **$139,605,042** | **$103,131,912** |

* Short Term Cash Investments as stated in Note 11.

| **Non Current Investments** | 31/12/2014 | 30/06/2014 |
|---|---|---|
| | $ | $ |
| Floating Rate Note (FRN) | 3,003,655 | 3,003,655 |
| Mortgage Backed Securities (MBS) | 2,675,582 | 2,764,918 |
| | 5,679,237 | 5,768,573 |
| Equity in Local Government House | 10,000 | 10,000 |
| Equity in Mindarie Regional Council | 377,011 | 377,011 |
| Equity in Tamala Park Regional Council | 2,338,089 | 3,504,756 |
| | **$8,404,337** | **$9,660,340** |

# SCHEDULE 29

## MUNICIPAL

### Notes to the Balance Sheet for the 6 months ended 31 December 2014

**4 Deposits/Prepayments**

| | 31/12/2014 | 30/06/2014 |
|---|---|---|
| | $ | $ |
| Prepaid Insurance | 1,241,416 | - |
| Prepaid Parking Bay Licence Fees | 7,029,319 | 91,560 |
| Other | 1,375,521 | 1,329,250 |
| | **$9,646,256** | **$1,420,810** |

**5 Trade And Other Receivables**

| | 31/12/2014 | 30/06/2014 |
|---|---|---|
| **Current** | $ | $ |
| Emergency Services Levy (ESL) | 1,805,314 | 32,858 |
| Accrued Interest and Investment Income | 1,581,876 | 1,350,021 |
| Accrued Income | 880,950 | 831,046 |
| Modified Penalties/Fines and Costs | 6,764,027 | 6,600,487 |
| Debtors - General | | |
| Australian Taxation Office - GST Refundable | 337,798 | 479,963 |
| Works and Services | 165,692 | 156,225 |
| Other Debtors | 1,817,514 | 3,949,938 |
| | 13,353,171 | 13,400,538 |
| **Less:** Provision for Doubtful Debts | (2,829,351) | (2,786,601) |
| | **$10,523,820** | **$10,613,937** |
| **Non Current** | | |
| Pensioners' Rates Deferred | 34,211 | 44,205 |
| | **$34,211** | **$44,205** |

**6 Trade And Other Payables**

| | 31/12/2014 | 30/06/2014 |
|---|---|---|
| **Current** | $ | $ |
| Trade Creditors | 4,952,194 | 13,831,285 |
| Emergency Services Levy | 8,673,998 | - |
| Interest Payable on Loans | 114,926 | 284,807 |
| Accrued Expenses - Operating | 3,721,442 | 2,818,834 |
| Accrued Expenses - Capital | 3,205,380 | 1,029,676 |
| Advances Received for Recoverable Works | 110,079 | 72,116 |
| Income Received / Raised in Advance | 794,834 | 855,479 |
| Other Creditors | 1,924,431 | 1,992,576 |
| | **$23,497,284** | **$20,884,773** |

# SCHEDULE 29

## MUNICIPAL

### Notes to the Balance Sheet for the 6 months ended 31 December 2014

**7 Employee Benefits**

| | 31/12/2014 | 30/06/2014 |
|---|---|---|
| **Current** | $ | $ |
| **Leave Entitlements** | | |
| Annual Leave | 4,301,733 | 4,397,244 |
| Self Funded Leave | 321,114 | 307,440 |
| Long Service Leave | 6,041,995 | 5,855,705 |
| Recognition of Employees- Presentations | 147,329 | 151,787 |
| | **$10,812,171** | **$10,712,176** |
| **Non Current** | | |
| Annual Leave | 1,085,822 | 1,214,292 |
| Long Service Leave | 1,092,435 | 1,092,435 |
| | **$2,178,257** | **$2,306,727** |

**Provisions**

| | 31/12/2014 | 30/06/2014 |
|---|---|---|
| | $ | $ |
| **Current** | | |
| Workers Compensation | 199,697 | 287,225 |
| | **$199,697** | **$287,225** |
| **Non Current** | | |
| Provision for Equipment Replacement PCEC | 3,674,757 | 3,479,847 |
| | **$3,674,757** | **$3,479,847** |

**8 Property, Plant and Equipment and Work in Progress**

| | 31/12/2014 | 30/06/2014 |
|---|---|---|
| | $ | $ |
| Land and Air Rights - at cost/fair value | 381,707,244 | 381,707,245 |
| **Less:** Accumulated Depreciation | (2,289,994) | (2,005,206) |
| | 379,417,250 | 379,702,039 |
| Buildings/Freehold - at fair value | 375,163,269 | 375,188,177 |
| **Less:** Accumulated Depreciation | (142,134,640) | (138,059,884) |
| | 233,028,629 | 237,128,293 |
| Improvements - at fair value | 7,837,188 | 7,837,189 |
| **Less:** Accumulated Depreciation | (4,234,120) | (4,102,509) |
| | 3,603,068 | 3,734,680 |
| Infrastructure Assets - at cost/fair value | 416,004,260 | 414,735,710 |
| **Less:** Accumulated Depreciation | (115,669,591) | (109,581,432) |
| | 300,334,669 | 305,154,278 |
| Plant and Mobile Equipment - at cost/fair value | 42,573,800 | 44,379,151 |
| **Less:** Accumulated Depreciation | (25,549,811) | (25,496,556) |
| | 17,023,989 | 18,882,595 |
| Office Furniture and Equipment - at cost/fair value | 21,675,805 | 22,007,987 |
| **Less:** Accumulated Depreciation | (11,875,444) | (11,325,996) |
| | 9,800,361 | 10,681,991 |
| Agricultural - at cost | 594,507 | 594,507 |
| **Less:** Accumulated Depreciation | - | - |
| | 594,507 | 594,507 |
| Property, Plant and Equipment | 943,802,473 | 955,878,383 |
| Work in Progress - at cost | 67,794,121 | 45,032,351 |
| | 67,794,121 | 45,032,351 |
| Total Property, Plant and Equipment and Work in Progress | **$1,011,596,594** | **$1,000,910,730** |

# SCHEDULE 29

## MUNICIPAL

### Notes to the Balance Sheet for the 6 months ended 31 December 2014

**8 Property, Plant and Equipment and Work in Progress - Movement at Cost**

| | Balance 30/06/2014 | Acquisitions Actual YTD 31/12/2014 | Transfers Actual YTD 31/12/2014 | Disposals/ Write off/ Actual YTD 31/12/2014 | Balance 31/12/2014 |
|---|---|---|---|---|---|
| | $ | $ | $ | $ | $ |
| Land and Air Rights | 381,707,245 | - | - | - | 381,707,245 |
| Buildings | 375,188,177 | - | 11,647 | (36,554) | 375,163,270 |
| Improvements | 7,837,189 | - | - | - | 7,837,189 |
| Infrastructure Assets | 414,735,710 | - | 1,279,398 | (10,847) | 416,004,261 |
| Plant and Mobile Equipment | 44,379,151 | 1,696,378 | - | (3,501,729) | 42,573,800 |
| Office Furniture and Equipment | 22,007,987 | - | - | (332,182) | 21,675,805 |
| Agricultural | 594,507 | - | - | - | 594,507 |
| Work in Progress | 45,032,351 | 24,211,788 | (1,450,018) | - | 67,794,121 |
| | **$1,291,482,317** | **$25,908,168** | **(158,973)** | **($3,881,312)** | **$1,313,350,198** |

**9 Loan Liability**

| | 31/12/2014 | 30/06/2014 |
|---|---|---|
| **Current** | $ | $ |
| Loans - Western Australian Treasury Corporation | **5,855,175** | **6,128,375** |
| **Non Current** | | |
| Loans - Western Australian Treasury Corporation | **39,596,363** | **42,768,711** |

**10 Reserve Funds**

| | Purpose of Reserve Fund | Balance 30/06/2014 | Transfer from Accumulated Surplus | Transfer to Accumulated Surplus | Balance 31/12/2014 |
|---|---|---|---|---|---|
| | | $ | $ | $ | $ |
| | Refuse Disposal and Treatment | 4,755,639 | 92,494 | (373,910) | 4,474,223 |
| | Concert Hall - Refurbishment and Maint. | 4,640,442 | 91,164 | - | 4,731,606 |
| | Asset Enhancement | 30,427,044 | 572,141 | (1,254,734) | 29,744,451 |
| | Community Recreation Centres/Facilities | 337,663 | 6,634 | - | 344,297 |
| | Street Furniture Replacement | 476,186 | 9,356 | - | 485,542 |
| | Parking Levy | 11,099,114 | 59,392 | (11,053,947) | 104,559 |
| | Art Acquisition | 257,642 | 4,898 | (2,545) | 259,995 |
| | Heritage Incentive | 1,113,339 | 21,955 | - | 1,135,294 |
| | Parking Facilities Development | 26,316,681 | 513,124 | (601,472) | 26,228,333 |
| | Employee Entitlements | 1,028,800 | 20,211 | - | 1,049,011 |
| | David Jones Bridge | 260,014 | 5,109 | - | 265,123 |
| | Bonus Plot Ratio | 573,018 | 11,258 | - | 584,276 |
| | PCEC Fixed Plant Replacement | 3,479,847 | 194,910 | - | 3,674,757 |
| | Enterprise and Initative | 840,154 | 1,187,819 | - | 2,027,967 |
| | | 85,605,583 | 2,790,465 | (13,286,608) | 75,109,434 |
| * | Asset Revaluation | 372,942,447 | - | - | 372,942,447 |
| | | **$458,548,030** | **$2,790,465** | **($13,286,608)** | **$448,051,881** |

* The Asset Revaluation Reserve is a non cash backed reserve and cannot be used ,except for adjustments to fixed assets on their revaluation, disposal or write off

# SCHEDULE 29

## MUNICIPAL

### Notes to the Balance Sheet for the 6 months ended 31 December 2014

**11 Cash Reconciliation**

| | 31/12/2014 | 30/06/2014 |
|---|---|---|
| | $ | $ |
| Cash and Cash Equivalents | 162,310 | 4,464,366 |
| Short Term Cash Investments | 139,605,042 | 103,131,912 |
| Bank Overdraft | (728,552) | - |
| | **$139,038,800** | **$107,596,278** |

**Bank Overdraft**

As at the 31/12/2014 the general ledger bank accounts are shown to be in overdraft. The actual physical bank accounts on the respective date were not overdrawn. The reason for the different positions is that cheques have been drawn on the bank accounts and reflected within the general ledger on the day, but remain unpresented at the bank on the reporting day.

However there is a right of set off between all the bank accounts of the City and with this set off, the City was not in overdraft on 31 December 2014

**12 Reconciliation of Net Cash Provided By Operating Activities to Operating Surplus**

| | 31/12/2014 | 30/06/2014 |
|---|---|---|
| | $ | $ |
| Change in Net Assets Resulting from Operations | 55,994,469 | 29,354,176 |
| Adjustment for items not involving the movement of Funds: | | |
| Depreciation | 13,966,348 | 22,543,017 |
| Doubtful Debts | 42,750 | 36,912 |
| Non Capitalised Work in Progress | 158,973 | 125,694 |
| (Gain)/Loss on Disposal/Write off/Contribution of Assets | 146,597 | 1,561,090 |
| Profit on Disposal of Investments | - | 170,926 |
| | 70,309,137 | 53,791,815 |
| Revenues Provided By : | | |
| Government Grants | (1,391,252) | (4,606,455) |
| Contribution from Other Parties | - | (22,000) |
| | (1,391,252) | (4,628,455) |
| Change in Operating Assets and Liabilities | | |
| **Add Back** | | |
| Decrease in Inventories | - | 24,830 |
| Decrease in Deposits and Prepayments | - | 119,105 |
| Decrease in Deferred Debtors | 9,994 | 1,955 |
| Decrease in Accrued Income | - | 165,623 |
| Increase in Income Received /Raised in Advance | - | 699,823 |
| Increase in Accrued Interest Payable | - | 256,798 |
| Increase in Accrued Expenses | 902,608 | - |
| Increase in Provisions | 78,907 | 478,533 |
| **Deduct** | | |
| Decrease in Trade and Other Payables | (273,238) | (467,888) |
| Decrease in Income Received /Raised in Advance | (22,682) | - |
| Decrease in Accrued Interest Payable | (169,881) | - |
| Increase in Inventories | (896,626) | (330,519) |
| Increase in Trade and Other Receivables | (5,016,874) | (59,028) |
| Increase in Prepayments | (8,225,446) | - |
| Increase in Accrued Income | (49,904) | - |
| Increase in Accrued Interest and Investment Income | (231,854) | (344,877) |
| | (13,894,996) | 544,355 |
| Net Cash Provided by Operating Activities | **$55,022,892** | **$49,707,715** |

# SCHEDULE 29

## MUNICIPAL

### Notes to the Balance Sheet for the 6 months ended 31 December 2014

**13 Ratios**

| | 31/12/2014 | 30/06/2014 |
|---|---|---|
| **1 Current Ratio** | | |
| Current Assets minus Restricted Assets | | |
| Current Liabilities minus Liabilities associated with Restricted Assets | 2.41 | 0.83 |
| **2 Debt Ratio** | | |
| Total Liabilities | | |
| Total Assets | 7.28% | 7.64% |
| **3 Debt Service Ratio** | | |
| Debt Service Cost | | |
| Available Operating Revenue | 3.40% | 5.04% |
| **4 Rate Coverage Ratio** | | |
| Net Rate Revenue | | |
| Operating Revenue | 56.57% | 40.71% |
| **5 Outstanding Rates Ratio** | | |
| Rates Outstanding | | |
| Rates Collectable | 7.06% | 0.07% |
| **6 Untied Cash to Unpaid Creditors Ratio** | | |
| Untied Cash | | |
| Unpaid Trade Creditors | 14.06 | 1.29 |
| **7 Operating Surplus Ratio** | | |
| Operating Revenue Minus Operating Expense | | |
| Own Source Operating Revenue | 34.13% | 10.82% |
| **8 Own Source Revenue Coverage Ratio** | | |
| Own Source Operating Revenue | | |
| Operating Expense | 5.20% | 5.91% |

Restricted Assets includes reserve funds and tied contributions not utilised at 31.12.2014

# CITY OF PERTH

## FAS GRAPHS

## Dec-14

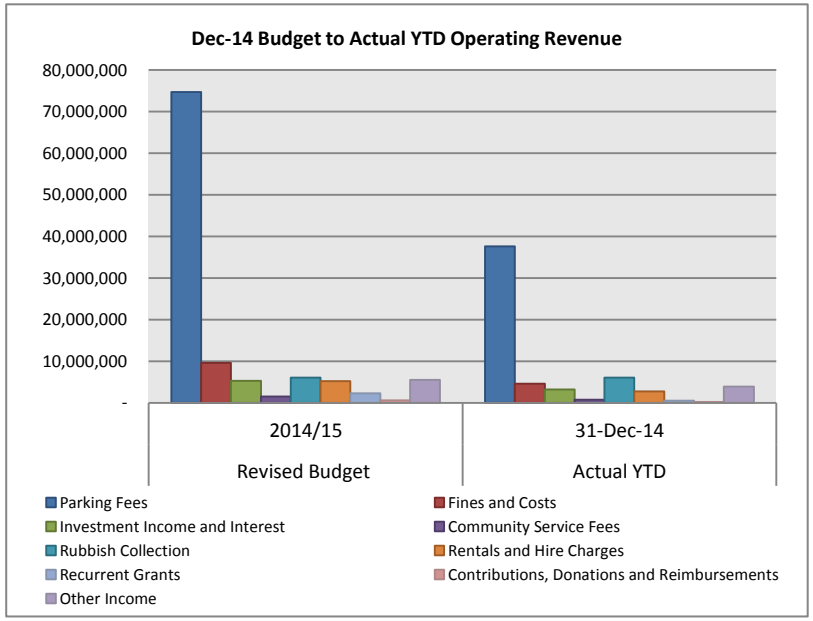
# CONTENTS

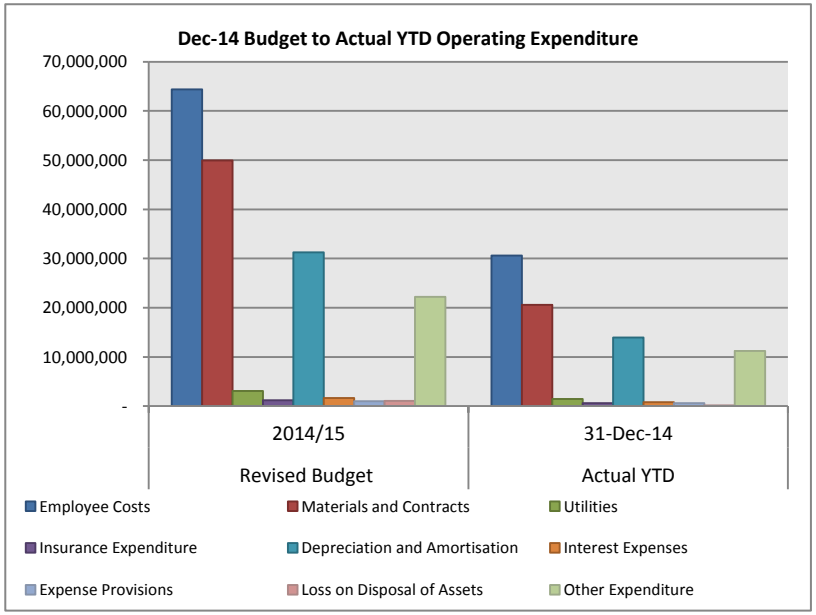

| Section | Description | Page |
|---|---|---|
| | Contents | 2 |
| 1 | Financial Activity Statement | 3 |
| 2 | Cash | 4 |
| 3 | Summary Operating Statement | 5 |
| 4 | Summary Statement of Financial Position | 6 |
| 5 | Ratio Analysis | 7 |

# SCHEDULE 29

## Financial Activity Statement

| Proceeds from Operating Activities | Annual Revised Budget 2014/15 $000s | Year To Date Dec-14 Budget YTD $000s | Actual $000s | Variance $000s |
|---|---|---|---|---|
| Operating Revenue | 110,726 | 59,339 | 59,550 | 211 |
| Less: Operating Expenditure | 175,708 | 83,931 | 80,046 | 3,885 |
| Add back Depreciation | -31,227 | -14,922 | -13,966 | -956 |
| (Loss)/Profit on Disposals | -1,032 | -337 | -147 | -190 |
| **Net Surplus/(Deficit) from Operations** | **-32,723** | **-9,333** | **-6,383** | **2,950** |
| **Investing Activities** | | | | |
| Capital Expenditure | -78,629 | -48,667 | -27,853 | 20,814 |
| Repayment of Borrowings | -6,128 | -3,446 | -3,446 | 0 |
| Transfers to Reserves | -22,148 | -2,233 | -2,790 | -557 |
| **Financing Activities** | | | | |
| Transfers from Reserves | 27,955 | 14,532 | 5,834 | -8,698 |
| Carry Forwards | 15,038 | 12,310 | 9,333 | -2,977 |
| Proceeds from Disposal of Assets | 1,139 | 924 | 1,040 | 116 |
| Distribution from TPRC | 1,667 | 1,667 | 1,667 | 0 |
| Capital Grants | 2,057 | 542 | 745 | 203 |
| **Net Surplus/(Deficit) before Rates** | **-91,772** | **-33,704** | **-21,853** | **11,851** |
| **Add: Opening Funds** | **16,073** | **16,073** | **16,073** | **0** |
| **Less: Closing Funds** | **428** | **58,071** | **69,965** | **11,895** |
| **Amount Sourced from Rates** | **76,126** | **75,701** | **75,746** | **45** |

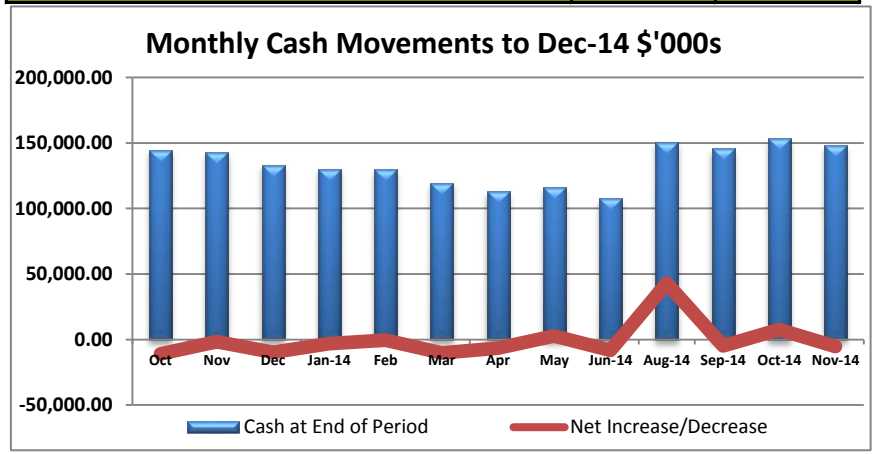


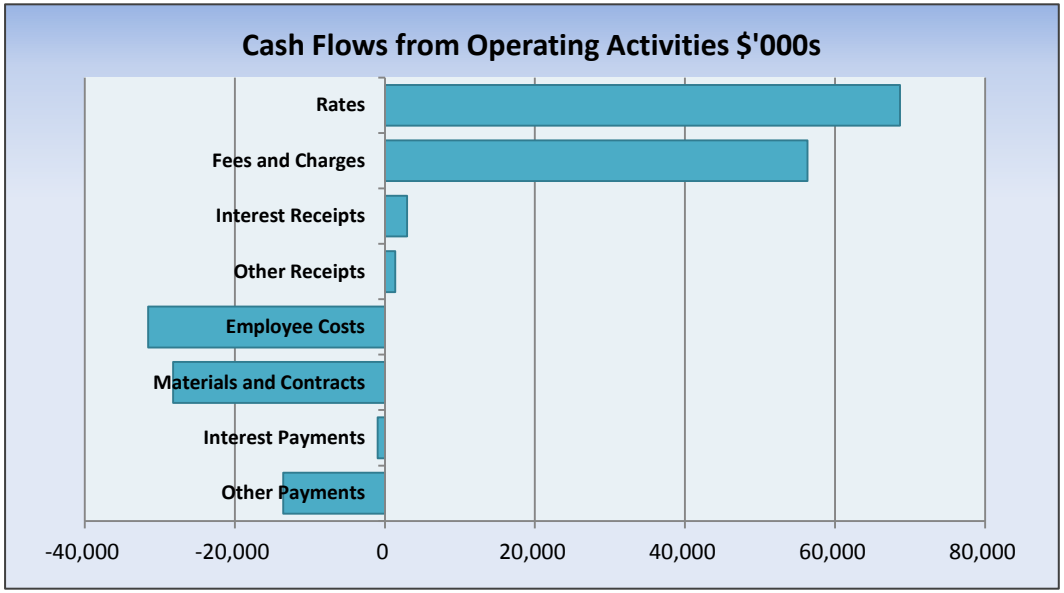



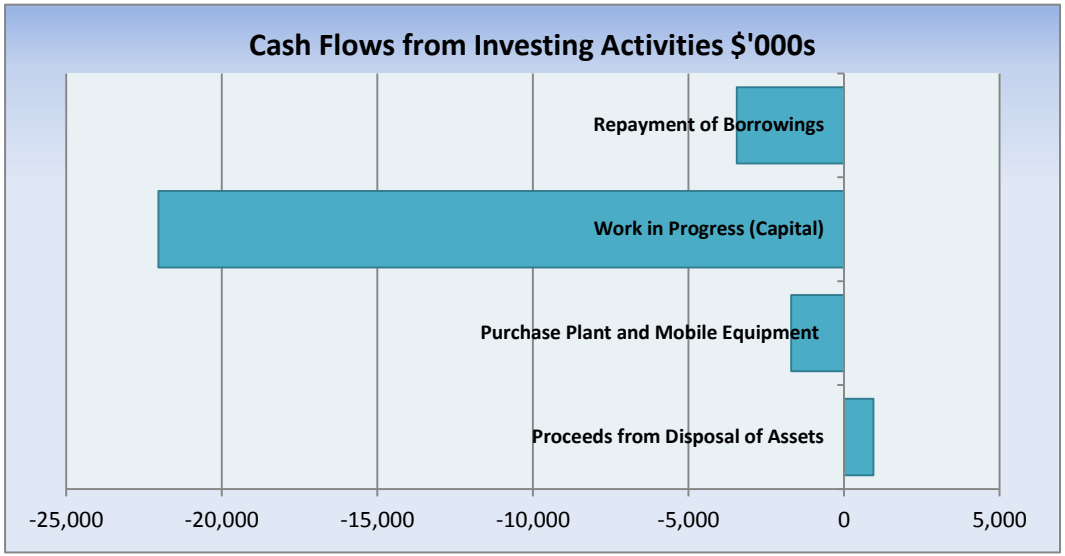
## Cash

### SUMMARY CASH FLOW STATEMENT

| | Budget $'000s 2014/2015 | YTD Actual $'000s Dec-14 |
|---|---|---|
| Receipts from Customers | 187,895 | 129,361 |
| Payments to Suppliers and Creditors | -137,802 | -74,338 |
| Net Cash Inflow/Outflow from Operating Activities | 50,093 | 55,023 |
| Net Cash Inflow/Outflow from Investing Activities | -64,166 | -21,526 |
| Net Cash Inflow/Outflow from Financing Activities | -5,095 | -3,446 |
| Cash Flows from Government and Other Parties | 3,678 | 1,391 |
| Cash at 1 July 2014 | 113,707 | 107,596 |
| Net Increase (Decrease) in Cash Held | -15,490 | 31,442 |
| Cash at 31 December 2014 | 98,217 | 139,038 |



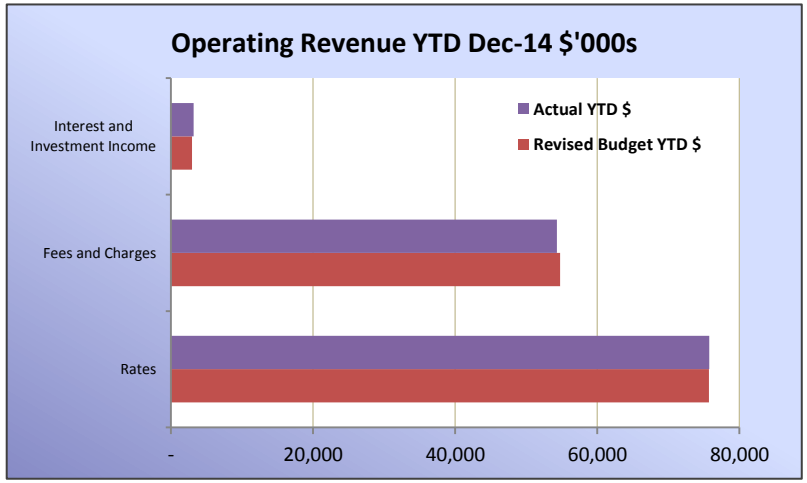



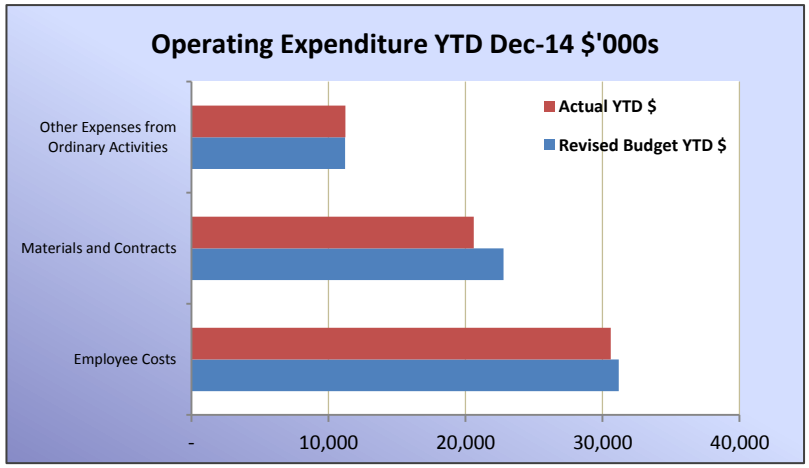



# SCHEDULE 29

## Summary Operating Statement

| | 2014/2015 | Year To Date | | |
|---|---|---|---|---|
| | Original Budget $000 | Revised Budget $000s | Actual $000s | Variance $000s |
| Operating Revenue | 190,438 | 135,040 | 135,296 | 256 |
| less Operating Expenses | -140,982 | -67,855 | -65,140 | 2,715 |
| Earnings before Interest and Depreciation (EBID) | 49,456 | 67,185 | 70,156 | 2,971 |
| less Interest Expense | -1,640 | -787 | -793 | -6 |
| less Depreciation | -34,537 | -14,922 | -13,966 | 956 |
| Operating Surplus/(Deficit) | 13,279 | 51,476 | 55,397 | 3,921 |
| Grants and Contributions- Capital | 1,821 | 542 | 745 | 203 |
| NET OPERATING SURPLUS | 15,100 | 52,018 | 56,142 | 4,124 |
| DISPOSAL/WRITE OFF OF ASSETS | -1,032 | -337 | -147 | 190 |
| Distribution from TPRC | 1,667 | 0 | 0 | 0 |
| Change in net assets resulting from operations after capital amounts and significant items | 15,735 | 51,681 | 55,995 | 4,314 |

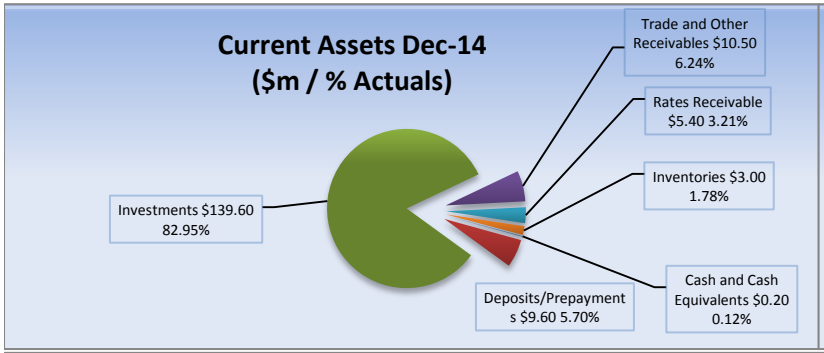


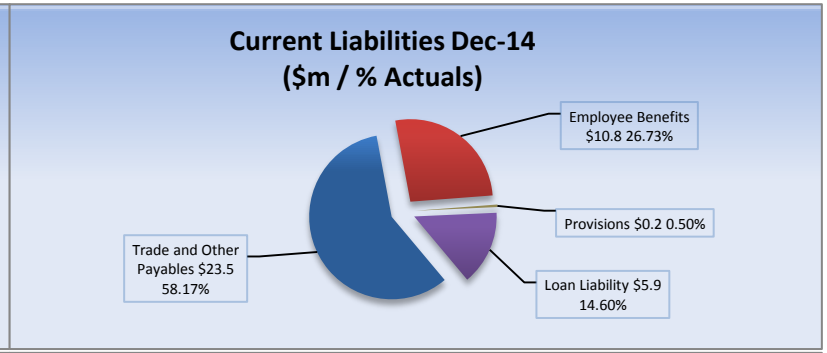



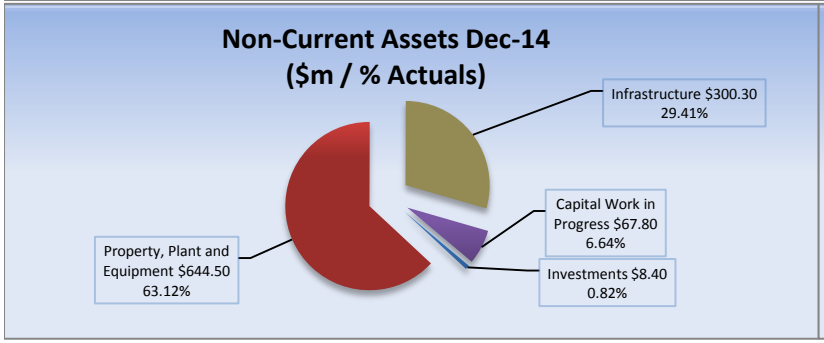
# SCHEDULE 29

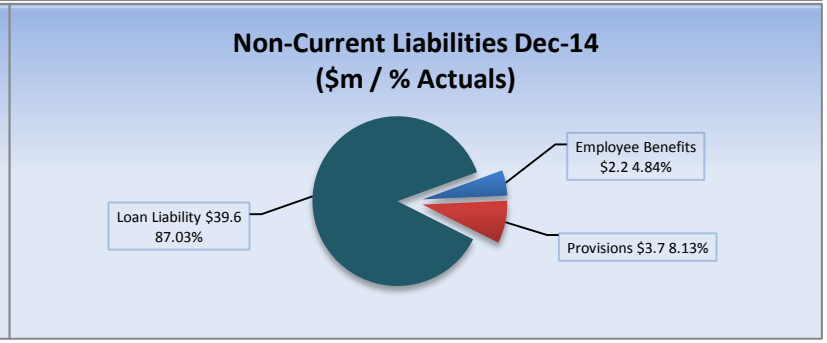
## Summary Statement of Financial Position

| | 31-Dec-14 | 30-Jun-14 |
|---|---|---|
| | Actual $000s | Actual $000s |
| Total Current Assets | 168,340 | 121,790 |
| Total Non Current Assets | 1,020,035 | 1,010,615 |
| TOTAL ASSETS | 1,188,375 | 1,132,405 |
| Total Current Liabilities | 41,093 | 38,013 |
| Total Non Current Liabilities | 45,449 | 48,555 |
| TOTAL LIABILITIES | 86,542 | 86,568 |
| NET ASSETS | 1,101,832 | 1,045,838 |
| COMMUNITY EQUITY | | |
| Accumulated Surplus | 653,781 | 587,290 |
| Asset Revaluation Reserve | 372,942 | 372,942 |
| Reserves (Cash Backed) | 75,109 | 85,606 |
| TOTAL EQUITY | 1,101,832 | 1,045,838 |



# SCHEDULE 29

## Ratio Analysis

| | Dec-14 |
|---|---|
| Current Ratio (Current Assets minus Restricted Assets/Current Liabilities minus Liabilities associated with Restricted Assets) | 2.41 |

**Ability to generate working capital to meet our commitments**

**Target is greater than 2.00**

| | |
|---|---|
| Operating Surplus Ratio (Revenue YTD/Operating Surplus YTD) | 2.41 |

**Ability to fund capital and exceptional expenditure**

**Target is greater than 1.5**

| | |
|---|---|
| Rate Coverage Ratio (Net Rate Revenue/Operating Revenue) | 56.57% |

**Ability to reduce rates to ratepayers**

**Target is less than 40.00% - The percentage will diminish as the bulk of the rates are raised in July**

| | |
|---|---|
| Debt Service Ratio (Interest and principal repayments/Available Operating Revenue) | 3.40% |

**Ability to service loans including principal and interest**

**Target is less than 10.0%**

| | |
|---|---|
| Cash Capacity in Months (Cash < 90 days invest / (Cash Operating Costs divided by 6 months) | 2.46 |

**Ability to manage cashflow**

**Target is greater than 2.0 months**

| | |
|---|---|
| Gross Debt to Economically Realisable Assets Ratio (Gross Debt / Economically Realisable Assets) | 5.20% |

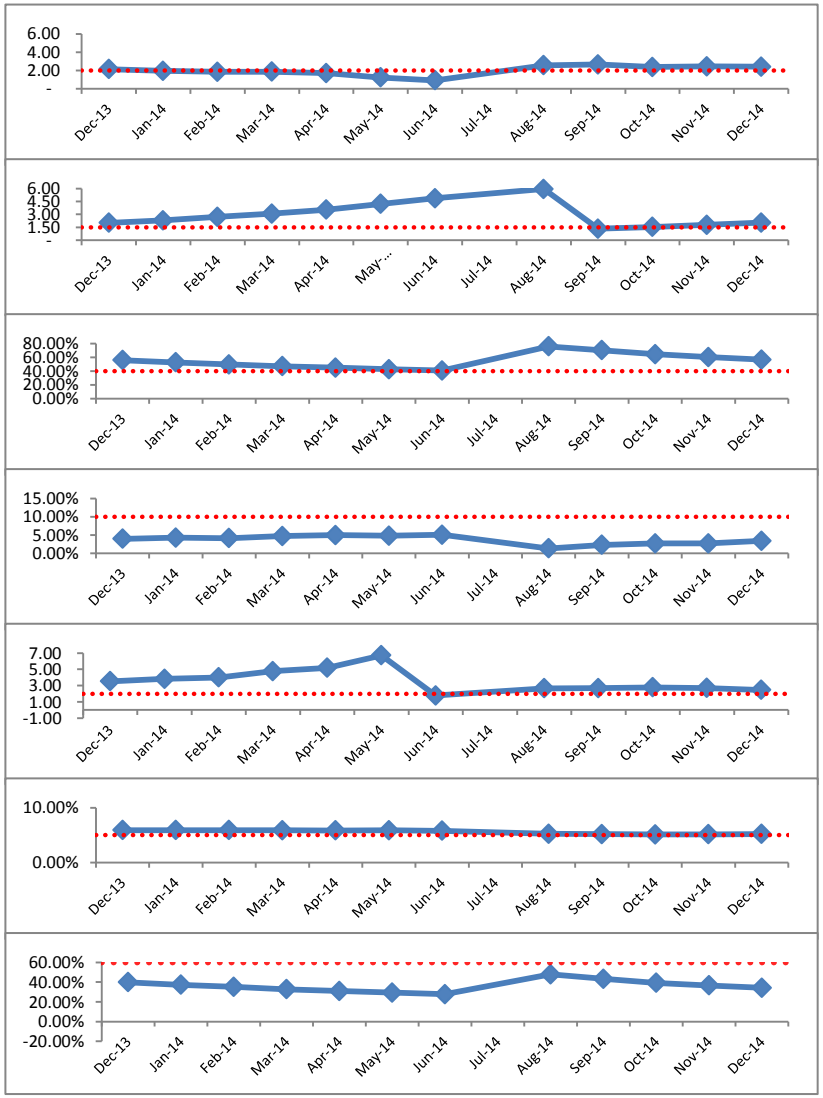
**Ability to retire debt from readily realisable assets**

**Target is greater than 5.0%**

| | |
|---|---|
| Gross Debt to Revenue Ratio (Gross Debt / Total Revenue) | 34.13% |

**Ability to service debt out of total revenue**

**Target is less than 60.0%**



# CP 9.9 Overdue Rates Policy

## POLICY OBJECTIVE

To have a consistent approach to rates recovery and debt collection whilst maintaining a quality customer service.

## POLICY STATEMENT

1. Any rates payments due to the City of Perth that have not been received by the due date shall be recovered in accordance with this policy.

2. The City may, at the request of a ratepayer, approve special payment arrangements other than the options offered on the rate notice subject to the following:-

   a) The ratepayer will be eligible for an arrangement if their rates outstanding are for the current year only.
   b) Special arrangements will be for regular instalments with the debt to be finalised prior to the date on which the rates are generated for the next financial year.
   c) The arrangement shall not be repeated for more than three consecutive years unless authorised by the Chief Executive Officer, Director Corporate Services or Manager Financial Services in exceptional circumstances. Where a ratepayer has received a maximum three year arrangement, and providing the ratepayer has met all the conditions of that arrangement, the ratepayer will be advised prior to the third year's rates that it is the last year of the arrangement after which any entitlements to any further arrangement ceases.

3. Amounts outstanding after the due date for payment will be followed up within 30 days of the due date with a Final Notice.

4. The sequence of actions taken against defaulting ratepayers who have been referred for recovery action will be as follows:-

   a) Letter of demand (7 day letter).
   b) Call campaign – contact is made by telephone (where possible) or email in order to seek payment or a special arrangement. Special payment

arrangements are subject to approval by the City. If this action is unsuccessful, the matter is then referred for legal action to commence.

5. Issuing of Court proceedings in accordance with Section 6.56 of the *Local Government Act 1995*. Processes to enforce judgment are as follows:-

   a) Proceed with issuing of a General Procedure Claim.
   b) Obtain a Default Judgment.
   c) Obtain a Property (Seizure and Sale) Order (PSSO).
   d) Appropriate earnings through an Earnings Appropriation Order.

6. Other courses of action that may be taken include:-

   a) Section 6.60 Notice – divert rental payments due to the lessor to the City.
   b) Section 6.64(3) - Lodge a Caveat on the property so the property cannot be settled until the debt is paid in full.
   c) Take possession of the land under Section 6.64 of the *Local Government Act 1995*. In this instance, the City may rent or dispose of the property if rates remain unpaid for at least three years. A resolution of Council is required before proceeding with this course of action.
   d) Query with Mortgager details of the loan where applicable, to determine if it is a condition of the loan for the rates and taxes to be kept current with a view to having the mortgagee enforce the relevant clause of the mortgage concerning the punctual payment of proper related rates & taxes.

| **Document Control Box** | | | | | | | |
|---|---|---|---|---|---|---|---|
| **Document Responsibilities:** | | | | | | | |
| **Custodian:** | Senior Rates Coordinator | | **Custodian Unit:** | Finance | | | |
| **Decision Maker:** | Policy approved by Council | | | | | | |
| **Compliance Requirements:** | | | | | | | |
| **Legislation:** | Section 6.56 of the *Local Government Act 1995* | | | | | | |
| **Industry:** | | | | | | | |
| **Organisational:** | | | | | | | |
| **Document Management:** | | | | | | | |
| **Risk Rating**: | Minor | **Review Frequency**: | Triennial | **Next Due:** | | **TRIM Ref:** | P1022727 |
| **Version #** | **Decision Reference:** | **Synopsis:** | | | | | |
| 1. | OCM – 08/11/2011 | | | | | | |
| 2. | | | | | | | |
| 3. | | | | | | | |

Government of **Western Australia**
Department of **Culture and the Arts**

PERTH THEATRE TRUST

*File Ref: 11/125*

INV R1006548

24 November 2014

Mr Gary Dunne
Director, Service Units
City of Perth
GPO Box C120
PERTH WA 6839

Dear Mr Dunne

**PERTH CONCERT HALL OPERATIONAL ANNUAL REPORT 2013 - 2014**

Under the terms of the lease agreement between Perth Theatre Trust and the City of Perth, an operational report on the Perth Concert Hall is to be submitted to the City of Perth on an annual basis.

Please find enclosed a copy of the Perth Concert Hall Report for 2013 – 2014.

Also enclosed is an invoice for $220,747.70, which is for the PTT annual operating subsidy 2014/15.

Please contact me on 6552 7552 if you have any queries.

Yours sincerely

Gracias

**Rudi Gracias**
**A/General Manager**
**Perth Theatre Trust**

Gordon Stephenson House, 140 William St, Perth Western Australia 6000
Postal Address: PO Box 8349, Perth Business Centre, WA 6849
Telephone: (08) 6552 7300 Facsimile: (08) 6552 7501 Email: info@ptt.wa.gov.au
Our venues: His Majesty's Theatre • Perth Concert Hall • State Theatre Centre of WA • Subiaco Arts Centre •Albany Entertainment Centre
www.ptt.wa.gov.au

PERTH CONCERT HALL

# Perth Concert Hall

# Annual Report 2013-2014

Prepared for the City of Perth

By the Perth Theatre Trust

## PROFILE OF ACTIVITIES

During the year the management succeeded in raising the overall number of days used throughout the venue which continued the increase from the previous year. The improving economy both nationally and internationally has assisted in this process.

There was a continued focus on the classical music genre as the venue is without doubt the best of its type in Australia for classical music performance given its exceptional acoustics which are second to none in the southern hemisphere, and certainly within Australia. The international standing of the venue continued to grow particularly with the presentation of the Royal Concertgebouw Orchestra of Amsterdam in November.

In addition to the many classical music performances held throughout the year, the venue nevertheless has been focused also on a highly diverse range of performances and events, and the staff worked to specifically target the venue to the broadest possible audience demographics and interests. To this end the range of non-classical music performances ranged from rock and roll through to comedy and world music.

Overall the Venue was in operation for 294 days including 170 performances which were attended by 199,789 patrons which is a significant increase on the previous year.

Two major activities dominated the year:

**Air-conditioning Chiller Replacement:**

- The two chillers in the venue's air-conditioning plant that have been breaking down had proven highly unreliable for many years. Through the cooperative relationship between the venue, City of Perth and the Perth Theatre Trust, agreement was reached for the shared 50/50 funding for the replacement of the chillers. The project was managed by the City of Perth in coordination with the venue management.

  Two energy efficient state of the art chillers were installed through the first half of the year and became operational in August. The installation was completed ahead of scheduled and slightly under budget with no interruption to operations and the concerts and events being held within the venue. The installation has been highly successful.

  In association to the air-conditioning system, the Building Management System (BMS) was also upgraded which was made possible with the modest residual funds that remained from the chiller installation works. This has been a most successful outcome as the BMS upgrade has provided a far more efficient use of the air-conditioning system overall.

## 40th Anniversary

The most important events for the year 2013 were those of the 40th Anniversary celebrations for the opening of the venue on January 26th 1973. Throughout the first half of 2013/14 a series of events by major hirers were nominated to be included in the anniversary brochure and celebrations. Encompassing a broad range of genres, the suite of performances highlighted the diversity of use and the important place in the cultural landscape and community Perth Concert Hall occupies; and how this is still ongoing and developing since its opening.

## Performance Highlights

The Perth Concert Hall events for the year once again show how diverse the venue has become over the previous 40 years, and how important this is to the cultural life of the State and particularly Perth audiences.

The Perth Concert Hall continues to be the venue of choice for many promoters and hirers.
Particular highlights and activities of note over the 2013/14 year included:

- The headline event for the 40th Anniversary year in the presentation of the Royal Concertgebouw Orchestra of Amsterdam. The Orchestra is considered to be the finest in the world in line with the reputation of the likes of the Berlin Philharmonic Orchestra. Once again the Royal Concertgebouw Orchestra embarked on its premier tour of Australia with their historic first performances being held on the stage of the Perth Concert Hall.
- Australian Chamber Orchestra featured as part of the Perth Concert Hall 40th Anniversary celebrations and presented a number of performances throughout the year.
- Musica Viva celebrated its 40th anniversary of association with the venue with numerous presentations of great chamber music ensembles most outstanding of which was that of the Academy of Ancient Music.
- The Perth International Arts Festival presented an exceptional performance by the acclaimed Academy of St Martin in the Field.
- Nigel Kennedy in a highly contemporary blues/folk and classical performance

Throughout the year just some of the acclaimed contemporary international artists who performed on the main stage included:

**Rock & Pop**

- Rock guitar legends; Steve Vai (July) and Jeff Beck (April)
- Neil Finn,
- Hugh Laurie and his blues band
- Joan Baez
- Don McLean
- Air Supply
- Petula Clark

**Comedy**

- Jimmy Carr, bought the house down in 2 sold out performances
- Billy Bragg
- Anh Do

**World Artists and Other performers included**:

- Paco Pena
- Ute Lemper
- Isabella Rossellini's Green Porno
- Kevin McCloud – Grand Designs

PERTH THEATRE TRUST

## Performance Statistics

| Main Auditorium | Total performances 2013-2014 | Total attendance 2013-2014 | % Capacity | Total performances 2012-2013 | Total attendance 2012-2013 | % Capacity |
|---|---|---|---|---|---|---|
| Ballet/Dance | 6 | 4,312 | 42% | 2 | 1,282 | 37% |
| Children's / Youth Performances | 4 | 6,318 | 91% | 3 | 4,094 | 79% |
| Classical Music | 85 | 104,894 | 71% | 71 | 86,091 | 70% |
| Comedy | 5 | 7,372 | 85% | 9 | 12,387 | 80% |
| Rock/Pop/Folk/Jazz | 27 | 31,619 | 68% | 19 | 22,960 | 70% |
| Conferences/Meetings | 0 | 0 | 0% | 0 | 0 | 0% |
| Dance Schools | 0 | 0 | 0% | 4 | 4,064 | 59% |
| Theatre | 1 | 723 | 42% | 0 | 0 | 0% |
| Musical Theatre | 0 | 0 | 0% | 0 | 0 | 0% |
| Opera | 1 | 1,612 | 93% | 2 | 968 | 28% |
| Other | 6 | 6,395 | 62% | 2 | 3,322 | 96% |
| Religious Meetings | 1 | 1,200 | 69% | 0 | 0 | 0% |
| Schools' Performances | 10 | 12,754 | 74% | 5 | 5,288 | 61% |
| Education/Academic/ Graduation | 13 | 17,941 | 80% | 11 | 16,023 | 84% |
| **Total Events/Performances** | **159** | **195,140** | **71%** | **128** | **156,479** | **71%** |

| Wardle Room | 2013-2014 Usage | 2013-2014 Attendances | 2012-2013 Usage | 2012-2013 Attendances |
|---|---|---|---|---|
| Performance | 7 | 1,949 | 20 | 5,622 |
| Other | 0 | 0 | 1 | 79 |

| Galleries and Other Spaces | 2013-2014 Usage | 2013-2014 Attendances | 2012-2013 Usage | 2012-2013 Attendances |
|---|---|---|---|---|
| Performance | 3 | 700 | 24 | 2,000 |
| Other | 1 | 2,000 | 5 | 760 |

| F&B Non-Show Related | 2013-2014 Usage | 2013-2014 Attendances | 2012-2013 Usage | 2012-2013 Attendances |
|---|---|---|---|---|
| PCH | 67 | 5,436 | 74 | 6,667 |

PERTH THEATRE TRUST

# Perth Concert Hall Annual Report to the City of Perth: 2013-2014

## Venue Assets and Infrastructure

*Key Area Result 3 – Gross Revenues*

| | 2011-2012 | 2012-2013 | 2013-2014 |
|---|---|---|---|
| Venue & Equipment Hire | **$656,863** | **$577,072** | **$638,770** |
| Other Revenue | **$27,922** | **$30,594** | **$67,758** |
| Programs & Merchandise | **$13,253** | **$12,111** | **$22,017** |
| Catering | **$1,466,240** | **$1,234,862** | **$1,653,587** |
| **Total Income** | **$2,164,278** | **$1,854,639** | **$2,382,132** |

*Key Area Result 4 – Maintenance Expenditure*

| | 2011-2012 | 2012-2013 | 2013-2014 |
|---|---|---|---|
| Operational items | $294,247 | $402,797 | $398,371 |
| Capital Works (excluding office equipment and furniture). | $113,022 | Nil | $390,000 |
| **Total Expenditure** | $407,269 | $402,797 | $398,371 |

## Revenues and Expenditures for 2012-2013

| Perth Concert Hall Revenue & Expenditure Report for City of Perth | | | | | | |
|---|---|---|---|---|---|---|
| | | Actual | | | | |
| **Compiled by AEG Ogden (Perth)** | | 2009/2010 | 2010/2011 | **2011/2012** | **2012/2013** | **2013/2014** |
| **Revenue** | | | | | | |
| Revenue reported as per AEG Ogden (Perth) P&L | | $831,222 | $905,272 | $979,758 | $902,349 | $1,089,021 |
| Less City of Perth Contribution | | $175,000 | $200,000 | $206,000 | $210,532 | $215,154 |
| Less Food & Beverage Revenues (Net) | | $45,754 | $105,030 | -$1,379 | $44,501 | $89,031 |
| Add Expense Recoveries | | $1,280,486 | $1,445,075 | $1,367,428 | $1,312,118 | $1,723,313 |
| Hiring Revenues | | $1,982,462 | $2,255,377 | $2,139,807 | $2,048,436 | $2,511,811 |
| | | | | | | |
| **Expenditure** | | | | | | |
| Expenditure reported as per AEG Ogden (Perth) P&L | | $1,208,212 | $1,464,653 | $1,396,654 | $1,628,522 | $1,456,874 |
| Add Expense Recoveries | | $1,280,486 | $1,445,075 | $1,367,428 | $1,312,118 | $1,723,313 |
| Admin Overheads Apportioned @ 35% | | $475,283 | $540,397 | $548,318 | $861,440 | $676,632 |
| Total Expenditure | $2,961,195 | $2,963,981 | $3,450,125 | $3,312,400 | $3,802,080 | $3,802,080 |
| | | | | | | |
| Operating Cost | | -$981,519 | -$1,194,748 | -$1,172,593 | -$1,753,644 | -$1,345,008 |
| City of Perth Contribution towards Operating Costs | | $175,000 | $200,000 | $206,000 | $210,532 | $215,154 |
| State Government Contribution | | -$806,519 | -$994,748 | -$966,593 | -$1,543,112 | -$1,129,854 |

PERTH THEATRE TRUST

**Perth Concert Hall Annual Report to the City of Perth: 2013-2014**

| Perth Concert Hall Food & Beverage Revenues (Net) | | | | |
|---|---|---|---|---|
| | **2010-2011** | **2011-2012** | **2012-2013** | **2013-2014** |
| Gross F&B Revenue | $1,438,589 | $1,372,362 | $1,234,862 | $1,653,587 |
| Gross Cost of Goods Sold | $342,927 | $370,327 | $309,066 | $417,924 |
| Gross F&B Expenditure | $990,632 | $1,003,413 | $881,296 | $1,146,632 |
| Food and Beverage Revenues (Net) | $105,030 | -$1,378 | $44,500 | $89,031 |

Andrew Bolt
General Manager
Perth Concert Hall

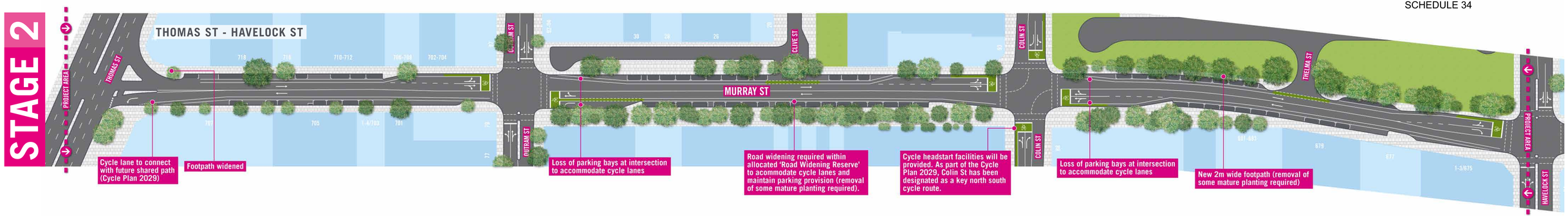
------ ----------
A/General Manager
Perth Theatre Trust

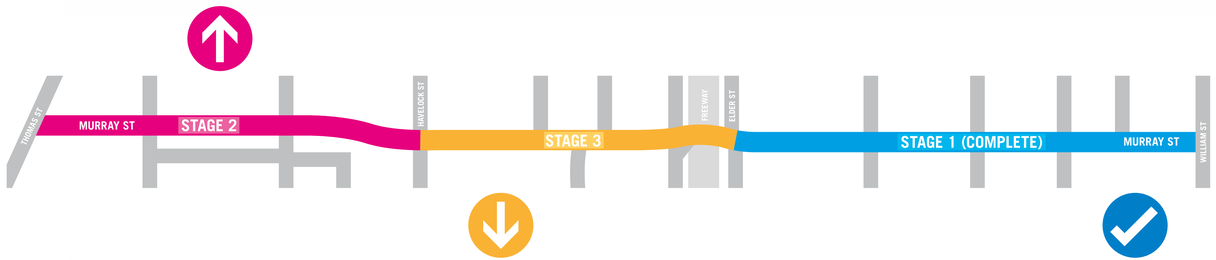
# CONFIDENTIAL SCHEDULES 32 AND 33
# ITEM 20 – TENDER 121-13/14 – SUPPLY & PRODUCT SUPPORT OF PARKING METERS

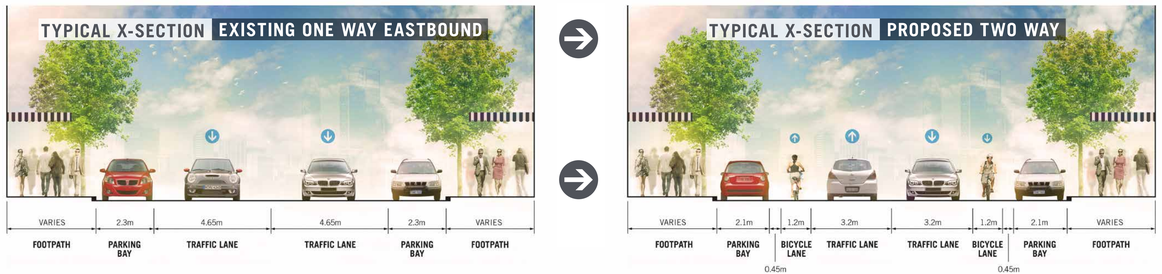
FOR THE COUNCIL MEETING

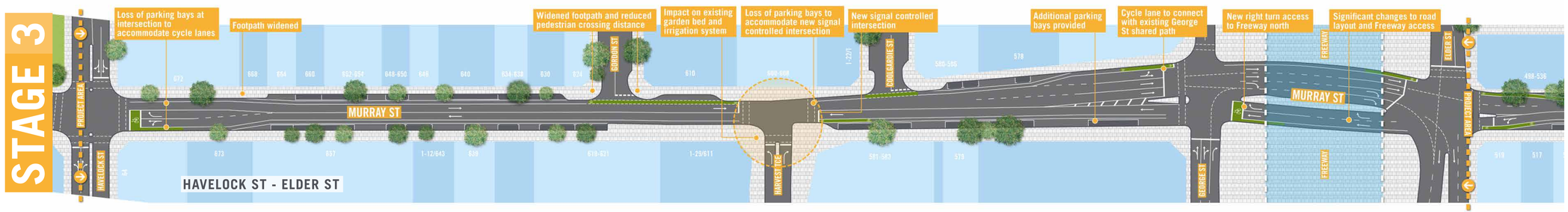
3 FEBRUARY 2015

DISTRIBUTED TO ELECTED MEMBERS UNDER SEPARATE COVER




## *Stage 2 & Stage 3*

08.01.2015

**CITY DESIGN / MURRAY ST WEST - TWO WAY CONVERSION**

CITY of PERTH

I:\CPS\Admin Services\Committees\3. Works\AS150114 Reports\Schedule X_low-res.pdf

SCHEDULE 35

# TWO WAY STREETS

THE CITY OF PERTH IS CONVERTING TO TWO WAY TRAFFIC TO IMPROVE OUR CITY CENTRE

City of Perth

*Changing the culture of movement*




## A BRIEF HISTORY

### 1940s

**ONCE A SHARED SPACE**

Perth streets were once a successfully shared space between many different types of traffic - trams, bikes, cars and pedestrians.

### 1960s

**A LOVE AFFAIR WITH THE CAR**

Economic and population boom, suburban expansion and increased affordability of the motor vehicle leads to a huge spike in car use.

### 1970s

**ORIGIN OF ONE WAY PLANNING**

The dominance of the private car influences planning that prioritises vehicular movement over pedestrians and cyclists. As a result, Perth city streets are converted to one way during the 1970s.

*So, why go two way?*

## 1. TWO WAY STREETS PRIORITISE PEOPLE

**SLOWER TRAFFIC**

Two way streets slow traffic by discouraging high-speed, high-volume through traffic.

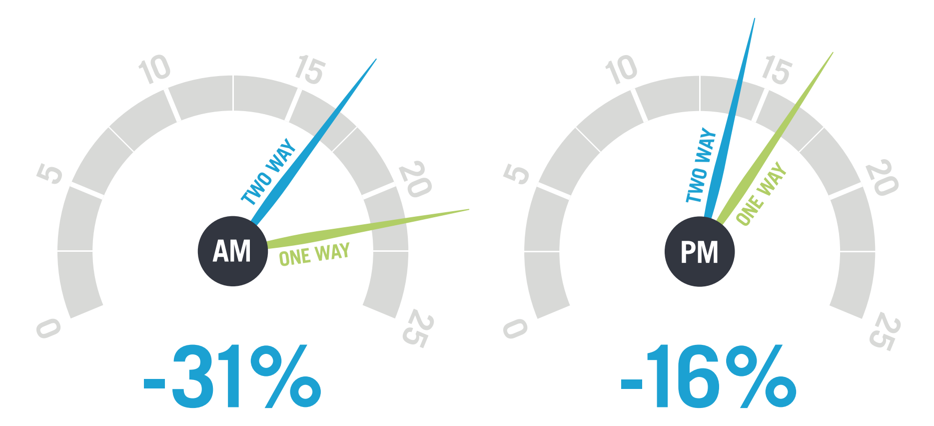
**FRIENDLIER FOR PEDESTRIANS**

Slower traffic gives more priority to pedestrians and improves the quality of their experience.

**CREATES PEOPLE ORIENTATED STREETS**

More people on our city streets contributes to enhanced vitality, improved liveability and higher levels of economic activity.

**AVERAGE VEHICLE SPEED DURING PEAK PERIODS (IN KM/H)**




**-31%**

SLOWER TRAFFIC WITH TWO WAY STREETS IN AM PEAK FROM TRANSPORT MODEL OF CBD

**-16%**

SLOWER TRAFFIC WITH TWO WAY STREETS IN PM PEAK FROM TRANSPORT MODEL OF CBD

**PEDESTRIAN COLLISIONS**

Chances of survival decrease rapidly above 30 km/h.

50 ✗
40 ✗
30 ✓
20 ✓
10 ✓

## 2. ENCOURAGING SUSTAINABLE TRANSPORT

**TWO WAY SYSTEMS ENCOURAGE SUSTAINABLE TRANSPORT CHOICES**

PUBLIC TRANSPORT

CYCLING

WALKING

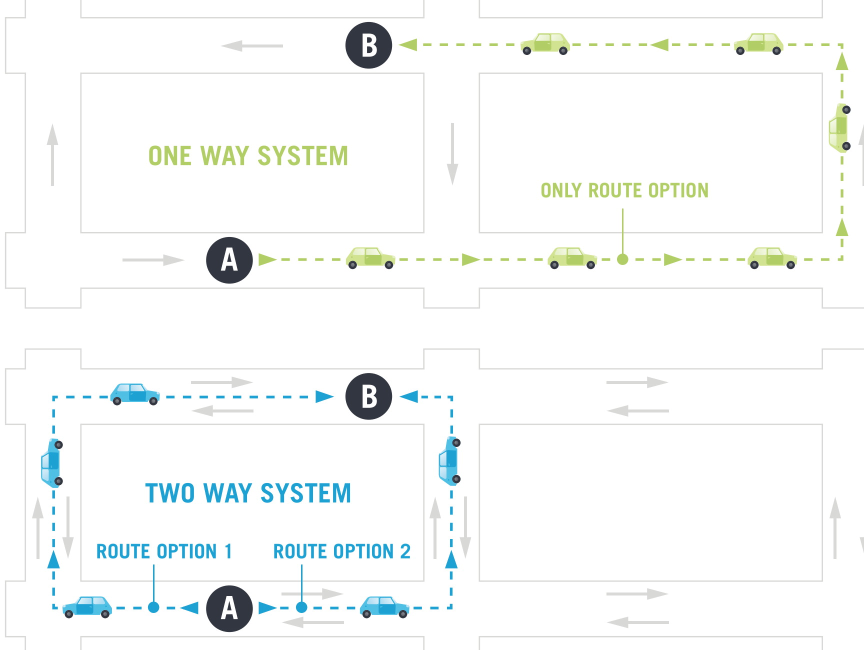
Allows **BUSES TO DEPART AND RETURN ON THE SAME STREET,** which is more convenient and logical.

Two way cycle networks are **EASIER TO NAVIGATE** and encourage the building of cycling infrastructure.

Slower car speeds provide a **SAFER ENVIRONMENT** for cyclists and pedestrians.

## 3. TWO WAY BENEFITS THE DRIVER

**THE ADVANTAGE OF TWO WAY FOR GETTING FROM A TO B**




**A TWO WAY SYSTEM DECREASES THE AVERAGE DRIVING DISTANCE BETWEEN ORIGIN AND DESTINATION**

AM

ONE WAY 24708 KM

TWO WAY 22791 KM

**-8%**

REDUCTION IN TOTAL DISTANCE TRAVELLED DURING AM PEAK HOUR FROM TRANSPORT MODEL OF CBD

PM

ONE WAY 26374 KM

TWO WAY 22214 KM

**-16%**

REDUCTION IN TOTAL DISTANCE TRAVELLED DURING PM PEAK HOUR FROM TRANSPORT MODEL OF CBD

**PROVIDES MORE ROUTE CHOICES**

**EASIER TO FIND YOUR WAY AROUND**

**DECREASES UNNECESSARY CIRCLING TRIPS**

*Two way*

**www.cityofperth.wa.gov.au**

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STATISTICS

Two Way Road Network Parameters Model, Final Report, SKM 2010

Towards Zero Road Safety Strategy, State Government of Western Australia 2009

A PDF and accessible version of this document can be viewed and downloaded from the City of Perth website or by calling +61 8 9461 3156

**TENDER 045-14/15 MANUFACTURE AND DELIVERY OF LITTER BIN ENCLOSURES**

## COMPARATIVE SCHEDULE OF RATES

| Tenderer | Unit Qty | 120L Standard Enclosure with Hood $ | 240L Standard Enclosure with Hood $ | 120L Standard Enclosure - no Hood, no Ashtray $ | 240L Standard Enclosure - no Hood, no Ashtray $ | 120L Standard Enclosure - no Hood, built in Ashtray $ | 240L Standard Enclosure - no Hood, built in Ashtray $ | 120L Recycle Enclosure - no Hood, no Ashtray $ | 240L Recycle Enclosure - no Hood, no Ashtray $ |
|---|---|---|---|---|---|---|---|---|---|
| Australian General Engineering | Single | 4,170 | 5,270 | 3,800 | 4,800 | 3,990 | 4,990 | 3,900 | 4,950 |
| | 2 to 10 | 3,570 | 4,660 | 3,220 | 4,200 | 3,375 | 4,375 | 3,300 | 4,350 |
| | 11 to 20 | 3,170 | 4,245 | 2,790 | 3,790 | 2,950 | 3,950 | 2,890 | 3,950 |
| | 21 to 50 | 2,960 | 4,040 | 2,590 | 3,590 | 2,745 | 3,745 | 2,690 | 3,740 |
| | 51+ | 2,669 | 3,749 | 2,299 | 3,299 | 2,449 | 3,449 | 2,399 | 3,449 |
| Draffin | Single | 3,141 | 3,795 | 2,364 | 2,812 | 2,654 | 3,102 | 2,321 | 2,803 |
| | 2 to 10 | 3,141 | 3,795 | 2,364 | 2,812 | 2,654 | 3,102 | 2,321 | 2,803 |
| | 11 to 20 | 3,141 | 3,795 | 2,364 | 2,812 | 2,654 | 3,102 | 2,321 | 2,803 |
| | 21 to 50 | 3,141 | 3,795 | 2,364 | 2,812 | 2,654 | 3,102 | 2,321 | 2,803 |
| | 51+ | 3,141 | 3,795 | 2,364 | 2,812 | 2,654 | 3,102 | 2,321 | 2,803 |
| Boyd | Single | 1,767 | 1,853 | 1,452 | 1,541 | 1,768 | 1,843 | 1,452 | 1,541 |
| | 2 to 10 | 1,689 | 1,771 | 1,390 | 1,474 | 1,689 | 1,761 | 1,390 | 1,474 |
| | 11 to 20 | 1,586 | 1,662 | 1,307 | 1,386 | 1,587 | 1,653 | 1,307 | 1,386 |
| | 21 to 50 | 1,560 | 1,634 | 1,287 | 1,363 | 1,561 | 1,626 | 1,286 | 1,363 |
| | 51+ | 1,495 | 1,566 | 1,235 | 1,308 | 1,496 | 1,558 | 1,235 | 1,308 |
| Altiform | Single | 9,028 | 12,619 | 6,292 | 8,794 | 7,132 | 9,634 | 8,400 | 10,758 |
| | 2 to 10 | 9,028 | 12,619 | 6,292 | 8,794 | 7,132 | 9,634 | 8,400 | 10,758 |
| | 11 to 20 | 4,497 | 6,286 | 3,833 | 5,357 | 5,020 | 5,778 | 4,763 | 6,276 |
| | 21 to 50 | 4,497 | 6,286 | 3,833 | 5,357 | 5,020 | 5,778 | 4,763 | 6,276 |
| | 51+ | 4,497 | 6,286 | 3,833 | 5,357 | 5,020 | 5,778 | 4,763 | 6,276 |
| Terrain | Single | 5,526 | 4,511 | 4,313 | 4,430 | 5,337 | 5,450 | 11,407 | 11,551 |
| | 2 to 10 | 3,779 | 3,936 | 3,228 | 3,336 | 3,460 | 3,555 | 4,114 | 4,237 |
| | 11 to 20 | 3,551 | 3,700 | 3,036 | 3,139 | 3,238 | 3,329 | 3,590 | 3,667 |
| | 21 to 50 | 3,480 | 3,269 | 2,972 | 3,076 | 3,161 | 3,288 | 3,348 | 3,465 |
| | 51+ | 3,480 | 2,269 | 2,972 | 3,076 | 3,161 | 3,288 | 3,348 | 3,465 |

All prices GST exclusive

SCHEDULE 36

TENDER 045-14/15 MANUFACTURE AND DELIVERY OF LITTER BIN ENCLOSURES

PHOTOGRAPHS







Litter Bin Enclosures – Waste and Recycle Suite – William Street

SCHEDULE 37

# CONFIDENTIAL SCHEDULE 38
# ITEM 22 – TENDER 045-14/15 – MANUFACTURE AND DELIVERY OF LITTER BIN ENCLOSURES

FOR THE COUNCIL MEETING

3 FEBRUARY 2015

DISTRIBUTED TO ELECTED MEMBERS UNDER SEPARATE COVER

# CONFIDENTIAL SCHEDULE 39
# ITEM 23 – TENDER 053-14/15 – STREETSCAPE ENHANCEMENT – HAY STREET (BARRACK STREET TO PIER STREET)

FOR THE COUNCIL MEETING

3 FEBRUARY 2015

DISTRIBUTED TO ELECTED MEMBERS UNDER SEPARATE COVER

# CONFIDENTIAL SCHEDULE 40
# ITEM 24 – APPOINTMENT OF SENIOR EMPLOYEE - MANAGER FINANCE

FOR THE COUNCIL MEETING

3 FEBRUARY 2015

DISTRIBUTED TO ELECTED MEMBERS UNDER SEPARATE COVER

# CP12.6 Staff - Local Government Employees – Senior Employees

## POLICY OBJECTIVE

To :

1. determine those employees that are considered to be suitably qualified to act in the position of Chief Executive Officer (Section 5.36(2)(b) of the Local Government Act 1995);

2. determine how the position of Chief Executive Officer will be filled on an acting basis as required; and

3. determine those employees that are designated as senior employees for the purposes of Section 5.37(1) of the Local Government Act 1995.

## POLICY STATEMENT

1. In accordance with Section 5.36(2)(b) of the Local Government Act 1995, all Directors employed by the City are considered to be suitably qualified to act in the position of Chief Executive Officer.

2. Where the Chief Executive Officer is to be absent from work, or at work but interstate or overseas, for a period in excess of five consecutive working days, one of the City's Directors shall be appointed to act in the position of Chief Executive Officer .

3. Where the period of absence of the Chief Executive Officer is for a period exceeding five consecutive days but not greater than four consecutive weeks, the Chief Executive Officer shall be authorised to appoint one of the City's Directors to act in the position of Chief Executive Officer.

4. Where the period of absence of the Chief Executive Officer is for a period exceeding four consecutive weeks, the Council, on advice from the Chief Executive Officer, shall determine which Director it wishes to appoint to act in the position of Chief Executive Officer.

5. Where the Chief Executive Officer appoints a Director to act in the position of Chief Executive Officer in accordance with point 3 above, each Director shall be provided with equitable opportunity to act in the role. To this extent, the opportunity to act in the position of Chief Executive Officer shall be rotated as equitably as possible between the Directors.

6. Where the Chief Executive Officer appoints a Director to act in the position of Chief Executive Officer in accordance with point 3 above, the Chief Executive Officer is to advise all Elected Members in writing of which Director has been appointed and the period to which the appointment relates.

7. The following positions are designated as senior employees for the purposes of Section 5.37(1) of the Local Government Act 1995:
   a. All Directors;
   b. Manager ~~Financial Services~~Finance;
   c. Manager Approval Services; and
   d. Manager ~~Urban Development~~City Design.

| **Document Control Box** | | | | | | | |
|---|---|---|---|---|---|---|---|
| **Document Responsibilities:** | | | | | | | |
| **Custodian:** | | **Custodian Unit:** | | | | | |
| **Decision Maker:** | | | | | | | |
| **Compliance Requirements:** | | | | | | | |
| **Legislation:** | Section 5.37 of the *Local Government Act 1995* | | | | | | |
| **Industry:** | | | | | | | |
| **Organisational:** | | | | | | | |
| **Document Management:** | | | | | | | |
| **Risk Rating**: | | **Review Frequency**: | | **Next Due:** | | **TRIM Ref:** | **75522/04** |
| **Version #** | **Decision Reference:** | **Synopsis:** | | | | | |
| 1. | OCM 16/02/2010 (88/10) | Previously Policy No. 12.6 – Staff – Senior Employees – Selection, Appointment and Dismissal) | | | | | |
| 2. | | | | | | | |
| 3. | | | | | | | |

SCHEDULE 42

# ANNUAL GENERAL MEETING OF ELECTORS MINUTES

## 9 DECEMBER 2014

**APPROVED FOR RELEASE**



**GARY STEVENSON PSM**
**CHIEF EXECUTIVE OFFICER**

SCHEDULE 42

CITY of PERTH

# ANNUAL GENERAL MEETING OF ELECTORS MINUTES

## 9 DECEMBER 2014

**THESE MINUTES ARE HEREBY CERTIFIED AS CONFIRMED**

**PRESIDING MEMBER'S**

**SIGNATURE**

**----------**

**DATE:----------**

The **Annual General Meeting of Electors** of the City of Perth was held in the Council Chamber, Level 9, Council House, 27 St Georges Terrace, Perth, on **Tuesday, 9 December 2014** commencing at **5.15pm.**

| | |
|---|---|
| **PRESENT** | The Rt Hon, Lord Mayor, Ms Lisa-M. Scaffidi (Presiding) |
| **COUNCILLORS** | Crs Adamos, Butler, Chen, Davidson, Harley, Limnios, McEvoy and Yong |
| **STAFF** | Mr Stevenson, Chief Executive Officer<br>Mr Mianich, Director Corporate Services<br>Mr Forster, Director City Infrastructure and Enterprises<br>Mr Mileham, Director City Planning and Development<br>Mr Dunne, Director City Service Units<br>Mr Ridgwell, Manager Governance<br>Mr Anastas, Personal Aide to the Lord Mayor<br>Ms Best, Governance Administration Officer |
| **OTHERS** | Mathew Smith – ANZ Bank representative<br>Khemera Chan – ANZ Bank representative<br>Mr R Welsh – Rates Prize Winner<br>Two members of the public were present<br>One member of the press was present<br>Four members of Staff were present |
| **APOLOGIES** | **Nil** |
| **SCHEDULE:** | **Nil** |

---

## 1. OPEN AND WELCOME

**5.16pm** The Lord Mayor declared the meeting open and welcomed ratepayers, electors, invited guests, Councillors and staff of the City of Perth.

## 2. LORD MAYOR'S REPORT

The Lord Mayor advised that copies of the Agenda had been distributed to those present and copies of the 2014 Annual Report were available just outside the Council Chambers.

The Lord Mayor provided the following highlights from the Annual report:

Although planning for local government reform has been a priority for us in 2013/14, the City of Perth has continued to deliver in a number of key areas.

The expansion of free city wi-fi and the introduction of smoke-free zones in our central city area have been well received and there are requests for these to be rolled out to other busy precincts over time.

We have commissioned a new international engagement strategy which will further guide our effective work in this area as quite clearly Perth is a focus for so many cities these days.

In April, we welcomed Mayor Annise D. Parker from our sister city Houston for the 30th anniversary of that relationship. Mayor Parker was accompanied by a delegation of oil and gas executives and they were very impressed by their extensive tour of the greater city area.

The sister city relationship between Houston and Perth is resonating on so many levels and we also share a rich naval history. The connection to the oil and gas industry means there are many Texan businesses with a strong and active investment presence here and we are now looking at medical research collaborations.

The City has continued to work closely with the Metropolitan Redevelopment Authority (MRA) on the Perth City Link and Elizabeth Quay projects as the land provider in both key precincts.

Late in 2013 we welcomed two new Elected Members in Councillors Reece Harley and Keith Yong and the re-election of Cr James Limnios and Cr Judy McEvoy.

The City of Perth has stressed the importance and need for a strong capital city and clearly outlined why the key infrastructure sought is best placed within the City of Perth boundaries.

While some local governments have expressed great resistance to reform, the City of Perth supports the process, provided the final outcome is sensible and mindful of the distinctive role the City of Perth provides to greater Perth. Our current 8.1 sq km area makes us the smallest capital city in the nation.

Our Council and administration continue to work diligently and we thank our stakeholders and citizens for their assistance during the reform process and for their patience during ongoing city building works at this evolutionary time in our city’s growth and revitalisation.

## 3. PRESENTATIONS

### 3.1 Presentation of Rates Prize

The Lord Mayor advised that all City of Perth ratepayers who had paid their rates within 35 days of the Rate Notice issue date had been automatically entered into a draw for the annual Rates Prize.

The Lord Mayor acknowledged representatives of the Residential Rates Prize sponsor the ANZ Bank of Australia; Mathew Smith and Khemera Chan and announced that this year's winner of the $1,500 cash prize being Mr R Welsh. Mr R Welsh accepted the prize from the Lord Mayor and ANZ Representative.

## 4. FINANCIAL OVERVIEW

The Chief Executive Officer provided an overview of the financial statements for the year ended 30 June 2014 and spoke on the following matters contained in the Annual Report:

- Revenue for the past financial year amounted to a record $180 million including capital grants and contributions.
- Revenue diversification is well developed

| | | |
|---|---|---|
| Rates | - | 40.2% |
| Parking | - | 39.5% |
| Investment Income | - | 3.6% |
| Other | - | 16.7% |

- Operating expenditure amounted to $158 million.
- The operating surplus for the year including grants was a healthy $21.8 million.
- Significant items during the year included the initial recognition of infrastructure to the extent of $90.5 million, revaluation adjustments of $7.1 million and the final cash contribution by the City of $12.8 million to the Perth City Link project.
- The balance sheet increases in 2013/14 with total equity of $1.05 billion.
- Over the next ten years revenue is forecast to rise to $339 million in 2023/24 with operating expenses increasing to $309 million. These numbers will change as the full impact of Local Government reform on financial forecasting emerges.
- The City envisages capital spending of in excess of $632 million over the next ten years.
- Strong operating surpluses are used as a major source of funding for the extensive capital works programs envisaged in future years.
- The City has kept a firm handle on rate increases relying mainly on growth in the ratebase to fund its extra cash requirements.

## 5. LOCAL GOVERNMENT REFORM

The Chief Executive Officer provided an overview of the City's position on the State Government's local government reform program, highlighting the following:

- The City of Perth supports local government reform as a means to improve local government efficiencies.
- The City of Perth undertook significant stakeholder engagement particularly with the various organised groups and major stakeholders within the City over that full duration, to ensure that we understood the expectations and aspirations of our city.
- The main theme that emerged was that we should have an outcome of local government reform that paved the way for a stronger Capital City for Perth and for the state of Western Australia.
- The Local Government Advisory Board having made the recommendations to the State Government only a few months ago, State Government declined the recommendations for the City of Perth as it would not result in a Stronger Capital City.
- The majority of other metropolitan Council's proceeded with the recommended amalgamations or boundary adjustments and are going through the processes as we speak.
- Fortunately the Premier of Western Australia recognises the importance of shaping a Strong Capital City and announced in his vision for the Capital City which would include the adoption by State Government of a dedicated Capital City Act.

## 6. GENERAL BUSINESS

The Chief Executive Officer provided an outline of the procedure for submitting questions to Council.

The Lord Mayor invited questions from the floor. There were no questions provided from the members of public.

## 7. CLOSE OF MEETING

There being no further business, the Lord Mayor thanked those present for their attendance and declared the meeting closed at 5.33pm.