



CITY of PERTH

Lord Mayor and Councillors,

NOTICE IS HEREBY GIVEN that the next meeting of the **Planning Committee** will be held in Committee Room 1, Ninth Floor, Council House, 27 St Georges Terrace, Perth on **Tuesday, 14 July 2015 at 5.30pm.**

Yours faithfully

**GARY STEVENSON PSM
CHIEF EXECUTIVE OFFICER**

9 July 2015

Committee Members:

Members:

Cr Butler (Presiding Member)
Cr Harley
Cr McEvoy

1st Deputy:

Cr Adamos

2nd Deputy:

Cr Davidson
OAM JP



Please convey apologies to Governance on 9461 3250 or email
governance@cityofperth.wa.gov.au

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.

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



A Assembly Area

AA Alternate Assembly Area

PLANNING COMMITTEE

Established: 17 May 2005 (Members appointed 22 October 2013)

Members:	1st Deputy:	2nd Deputy:
Cr Butler (Presiding Member)	Cr Adamos	Cr Davidson OAM JP
Cr Harley		
Cr McEvoy		

Quorum: Two
Terms Expire: October 2015

TERMS OF REFERENCE: [Adopted OCM 04/06/13]

To oversee and make recommendations to the Council on matters related to:

1. development, building, demolition, sign and alfresco dining applications and proposals for subdivision or amalgamation;
2. the City Planning Scheme and planning policies;
3. identification of long term planning opportunities and major projects, including the Perth City Link, Elizabeth Quay and;
4. strategic town planning initiatives and economic development;
5. Heritage, including:
 - 5.1 the City of Perth Municipal Inventory;
 - 5.2 the Register of Places of Cultural Heritage Significance referred to in City Planning Scheme No. 2, and management of same;
 - 5.3 heritage incentive initiatives;
6. transport and traffic network planning issues;
7. environmental improvement strategies including environmental noise management;
8. liquor licensing;
9. land administration issues, such as street names, closures of roads and rights-of-way and vesting of reserves;
10. applications for events held within the City of Perth that require planning approval as a result of excessive noise or traffic management proposals;
11. Legislation and compliance in relation to land use planning.

This meeting is open to members of the public.

INFORMATION FOR THE PUBLIC ATTENDING COMMITTEE MEETINGS

Question Time for the Public

- An opportunity is available at all Committee meetings open to 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 at least an hour before the meeting begins. Alternatively, questions can be forwarded to the City of Perth prior to the meeting, by:-
 - Letter: Addressed to GPO Box C120, Perth, 6839;
 - Email: governance@cityofperth.wa.gov.au.
- Question Sheets are also available on the City's web site: www.perth.wa.gov.au.

Deputations

A deputation wishing to be received by a Committee is to apply in writing to the CEO who will forward the written request to the Presiding Member. The Presiding Member may either approve the request or may instruct the CEO to refer the request to the Committee to decide whether or not to receive the deputation. If the Presiding Member approves the request, the CEO will invite the deputation to attend the meeting.

Please refer to the 'Deputation to Committee' form provided at the entrance to the Council Chamber for further information on the procedures for deputations. These forms 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 Committee meeting prior to written advice on the resolution of the Council being received.

Any plans or documents contained in this agenda may be subject to copyright law provisions (Copyright Act 1968, as amended) and the express permission of the copyright owner(s) should be sought prior to their reproduction.

PLANNING COMMITTEE
14 JULY 2015
ORDER OF BUSINESS

- 1. Declaration of Opening**
- 2. Apologies and Members on Leave of Absence**
- 3. Question Time for the Public**
- 4. Confirmation of Minutes – 23 June 2015**
- 5. Correspondence**
- 6. Disclosure of Members' Interests**
- 7. Matters for which the Meeting may be Closed**
- 8. Reports**
- 9. Motions of which Previous Notice has been Given**
- 10. General Business**
 - 10.1. Responses to General Business from a Previous Meeting**
Nil
 - 10.2. New General Business**
- 11. Items for Consideration at a Future Meeting**

Outstanding Reports:
- 12. Closure**

INDEX OF REPORTS

Item	Description	Page
1	102/18 (LOT 3) RHEOLA STREET, WEST PERTH – PROPOSED CHANGE OF USE FROM 'SPECIAL RESIDENTIAL' TO 'RESIDENTIAL'	1
2	BARRACK STREET – INTEGRATED PRIVATE INVESTMENT AND STREETScape WORKS – HERITAGE GRANTS	6
3	CITY PLANNING SCHEME NO. 2 – PROPOSED HERITAGE REGISTRATION OF THREE HOUSES, 55-59 GODERICH STREET, EAST PERTH	17
4	RIVERSIDE-WATERBANK SITE SPECIFIC AND AGREEMENT FOR PUBLIC ASSET DESIGN, APPROVAL AND DEVELOPMENT	23
5	EVENT APPROVAL – LANGLEY PARK, EAST SECTION – LORITZ CIRCUS	37
6	ADVERTISING FOR PUBLIC COMMENT – DRAFT CITY OF PERTH ENVIRONMENT STRATEGY	42
7	SUBMISSION TO WESTERN AUSTRALIAN PLANNING COMMISSION – DRAFT 'PERTH AND PEEL@3.5MILLION' AND 'CENTRAL SUB-REGIONAL PLANNING FRAMEWORK – TOWARDS PERTH AND PEEL@3.5 MILLION'	47

ITEM NO: 1

**102/18 (LOT 3) RHEOLA STREET, WEST PERTH – PROPOSED
CHANGE OF USE FROM ‘SPECIAL RESIDENTIAL’ TO
‘RESIDENTIAL’**

RECOMMENDATION:

(APPROVAL)

That:

- 1. in accordance with the provisions of the City Planning Scheme No. 2 and the Metropolitan Region Scheme, the Council APPROVES BY AN ABSOLUTE MAJORITY the application for a change of use from ‘Special Residential’ to ‘Residential’ at 102/18 (Lot 3) Rheola Street, West Perth, as indicated on the Metropolitan Region Scheme Form One dated 7 May 2015 and as shown on the plans received on 8 May 2015, subject to a section 70A notification under the Transfer of Land Act 1893 prepared by the City’s solicitors at the cost of the subject owner being placed on the relevant strata title within six months of the issue of the planning approval and prior to any transfer of ownership advising:***
 - 1.1 prospective purchasers of the presence of serviced apartments for short term accommodation within the building and the resulting impact that may have on the amenity of long term residents / occupants by way of noise, security and other activity;***
 - 1.2 owners of Unit 102 to inform prospective occupants / tenants, subject to residential tenancy agreements, of the presence of serviced apartments for short term accommodation within the building and the resulting impact that may have by way of noise, security and other activity; and***
 - 1.3 prospective purchasers to obtain evidence from the vendor regarding the apartment’s compliance with the Building Code of Australia.***

(Cont’d)

- 2. the applicant be advised that the granting of an approval to commence development does not negate the need for the owner and / or applicant to seek all other approvals required under other legislation, including but not restricted to approval under the Strata Titles Act 1985 from any relevant strata company or other strata lot owners and compliance with the Building Code of Australia.**

BACKGROUND:

SUBURB/LOCATION:	102/18 (Lot 3) Rheola Street, West Perth
FILE REFERENCE:	2015/5161
REPORTING UNIT:	Development Approvals
RESPONSIBLE DIRECTORATE:	Planning and Development
DATE:	2 July 2015
MAP / SCHEDULE:	Schedule 1 – Map for 18 Rheola Street, West Perth
3D MODEL PRESENTATION:	N/A
LANDOWNER:	J A Gaffe and F Ingram
APPLICANT:	F Ingram
ZONING:	(MRS Zone) Urban (City Planning Scheme Precinct) West Perth (P10) (City Planning Scheme Use Area) Office/Residential
APPROXIMATE COST:	N/A

SITE HISTORY:

At its meeting held on **15 December 2003**, Council approved the development of a seven level mixed use development on the subject site incorporating 30 multiple dwellings, one commercial ground floor tenancy and associated car parking. Subsequent approvals were granted by the City for the change of use of various units from 'Residential' to 'Special Residential'. The current configuration of apartments, as per the most recent approval dated 16 June 2004, includes 20 serviced apartments ('Special Residential') on levels one to four and 10 multiple dwellings ('Residential') on levels five and six.

DETAILS:

Approval is sought to change the use of the subject unit (Unit 102) on level one of the existing mixed-use development from 'Special Residential' to 'Residential', to accommodate permanent or long term residential occupation. No internal or external alterations to the apartment or the building are proposed as part of the application.

LEGISLATION / POLICY:

Legislation	<i>Planning and Development Act 2005</i> City Planning Scheme No. 2
Policy	3.9 Special Residential (Serviced and Short Term Accommodation) Policy 4.9 Residential Design Policy

COMPLIANCE WITH PLANNING SCHEME:

Land Use

The subject site is located within the Office/Residential area of the West Perth Precinct (P10) of the City Planning Scheme No. 2 (CPS2). This area will provide for a wide range of office and residential activities together with restaurants (including cafes) and other uses which serve the immediate needs of the work force and residents and add to the area's vitality and attraction. The development of independent residential uses will be strongly encouraged.

'Residential' uses are preferred ('P') within the Office/Residential use area of the West Perth Precinct (P10). It is considered that the proposed change of use would be consistent with the intent of the precinct and will be compatible with the surrounding land uses.

Development Requirements

The proposed change of use will not affect the building height or plot ratio previously approved for this site. There are, however, different requirements for Residential and Special Residential developments in terms of the facilities provided. The proposal's compliance with the City's Special Residential (Serviced and Short Term Accommodation) Policy (3.9) and Residential Design Policy (4.9) is discussed in the following section.

COMMENTS:

Design Guidelines/Policies

Special Residential (Serviced and Short Term Accommodation) Policy (3.9)

The Special Residential Policy seeks to avoid the piecemeal or ad hoc approach to requests for changes of use between 'Residential' and 'Special Residential' uses on a dwelling by dwelling basis. The policy notes that applications should only seek to change the use of an entire floor to ensure compliance with the separation of uses within the building. This approach is intended to ensure the amenity and security of both permanent residents and short stay residents where the building includes a mix of 'Residential' and 'Special Residential' units. The Policy acknowledges the potentially reduced amenity the future occupants of the longer term accommodation may have to endure.

Considering the City's desire to facilitate residential development, a more flexible approach cognisant of the intention of the Policy and the long standing harmony of uses on the site is required. This was demonstrated in Council's determination of the original application for the development to comprise a combination of short and long term accommodation, albeit on separate floors.

The complex is predominantly managed by 'Quest Serviced Apartments' with 22 out of the 30 apartments being either owned or managed by the company. Given this arrangement, it has not been possible for the applicant to seek agreement for the change of use for all apartments on level one in accordance with the Policy requirements.

The variation to the Policy is considered acceptable in this particular case given the complex is clearly identifiable as a Quest serviced apartments complex and prospective purchasers are therefore aware of the combined usage on site. The building itself has appropriate signage and has a dedicated Quest reception area. It is noted that the complex is subject to a management plan for the short stay apartments. In this regard occupants cannot move in between floors or obtain access to other levels without an appropriate security swipe card.

Whilst the City has received enquiries in the past in relation to the approved use of apartments on site, no complaints in relation to conflicts between the varying forms of accommodation have been received.

Residential Design Policy (4.9)

As previously outlined, no physical alterations are proposed to the existing building to accommodate the change of use given it was originally approved as a residential building. The subject building is a relatively recent development that is generally compliant with the City's Residential Design Policy. In particular the subject unit has an associated balcony, car parking bay and storeroom which are standard requirements for long term residential apartments under the City's Policy.

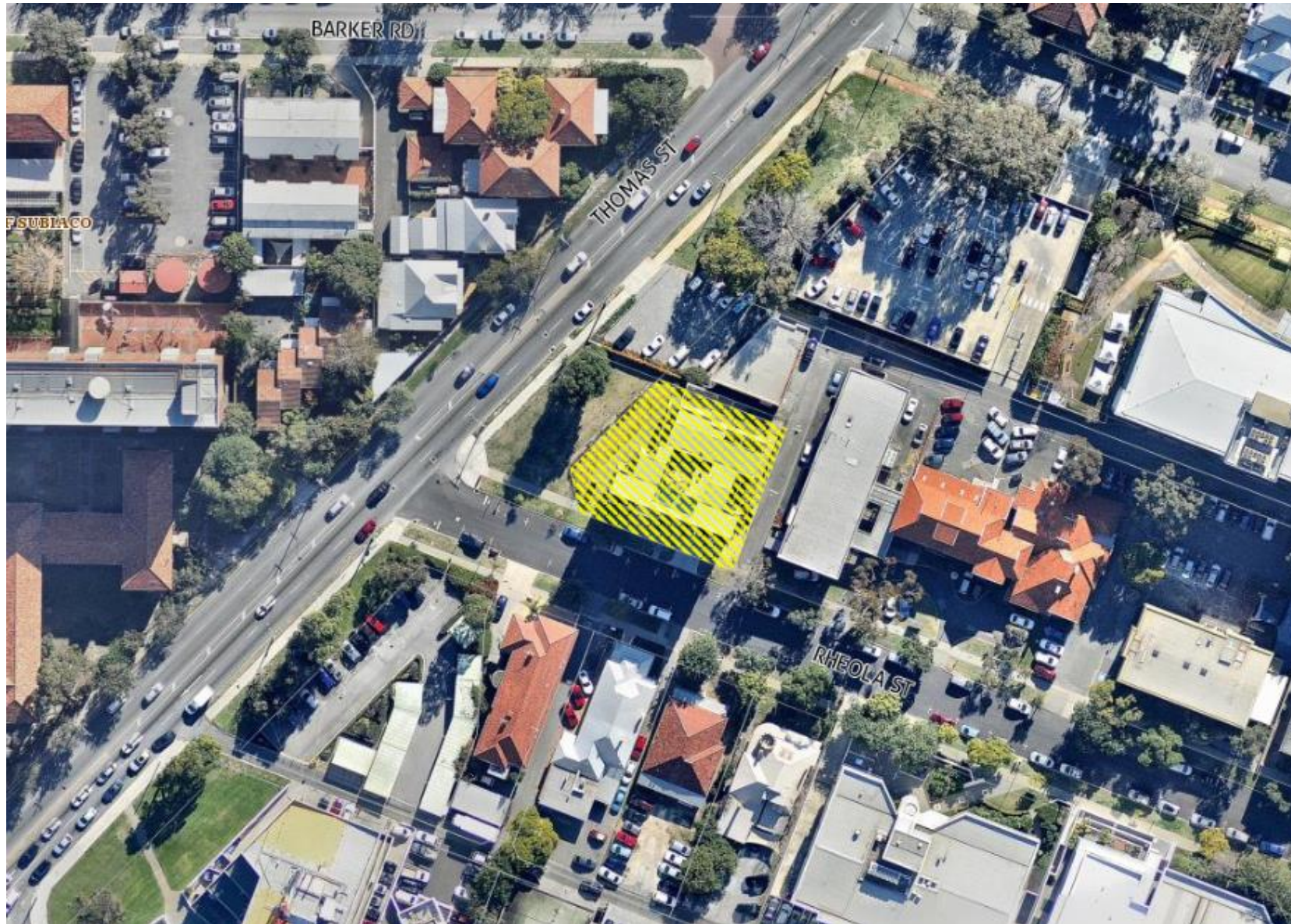
Additional Considerations

In addition to any planning approval issued for the change of use, the landowner is responsible for ensuring that the building complies with the Building Code of Australia (BCA) having regard for the building classification, fire/emergency requirements, energy efficiency, and so forth. There might also be matters that need to be addressed under the Strata Titles Act 1985 prior to the commencement of the change of use. These are not prejudicial considerations to the planning merit of the application, however it is recommended the applicant be advised of these additional requirements.

Conclusion

The application for a change of use of the subject unit from 'Special Residential' to 'Residential' is considered to be generally consistent with the objectives of the relevant City Policies and West Perth Precinct (P10) Statement of Intent. The application complies with the City's Residential Design Policy. However it does propose a variation to the City's Special Residential (Serviced and Short Term Accommodation) Policy. The variation is considered to be acceptable in this case noting the context of the existing development and approval would not have any undue adverse effect on the existing occupiers of the development; on the property in, or the inhabitants of, the locality; or on the likely future development of the locality. Therefore, pursuant to Clause 47 of the CPS2, the application is recommended for conditional approval.

SCHEDULE 1



15/5161; 102/18 (LOT 3) RHEOLA STREET, WEST PERTH

SCHEDULE 1

ITEM NO: 2

BARRACK STREET – INTEGRATED PRIVATE INVESTMENT AND STREETSCAPE WORKS – HERITAGE GRANTS

RECOMMENDATION:

(APPROVAL)

That Council:

- 1. notes that the Heritage Grants in 2014/15 are the first phase of action and funding in Council's approved Barrack Street Improvement Model;***
- 2. approves the awarding of Heritage Grants, totalling \$321,192 (excluding GST), for work to the following properties, subject to the successful applicants agreement in writing to the funding conditions for works and acquittal;***
 - 2.1 \$73,808 for 119 – 123 Barrack Street for removal of the steel cladding from the first and second floors and reinstatement of the original street façade subject to:***
 - a. the painting scheme being the original scheme or an appropriate approved colour scheme;***
 - b. the City being provided with detailed documentary evidence of the phases of the project from commencement to completion in a hard copy and digital format;***
 - 2.2 \$97,384 for the 'Connor Quinlan Estate' located at 618 Hay Street, 612 – 616 Hay Street and 69 - 99 Barrack Street, for repainting the existing street façades, relocation of air conditioners and concealment of services, subject to the colour scheme being the original scheme or an appropriate approved colour scheme;***

(Cont'd)

- 2.3 a maximum of \$150,000 for 86 Barrack Street, for the heritage interpretation of the original façade incorporated into a new etched glazing, as a preferred option, or a maximum of \$100,000 for a perforated metal option, subject to:**
- a. the applicant being provided with an opportunity to seek further quotes for the proposed works given the significant cost of the total works;**
 - b. a development application being lodged and approved, demonstrating detailed design, integration of material finishes, removal of graffiti and light detailing to maximise the effect; and**
 - c. a heritage agreement between the owner and the City being executed outlining the terms of the grant award;**
- 3. authorise the Chief Executive Officer to negotiate and finalise grant funding conditions with the successful applicants, in accordance with Part 6 of the City's Heritage Grants Policy 6.1;**
- 4. declines the application for a Heritage Grant towards the proposed \$479,250 repair and upgrade of the canopies on five of the six buildings within the 'Connor Quinlan Estate', being 612 – 616 Hay and 69 through 99 Barrack Street, as there is insufficient evidence that the canopies are 'original' or 'identified heritage fabric' and therefore would not constitute 'conservation works' as required by Clause 1.9 of the City of Perth Policy 6.1 – Heritage Grants; and**
- 5. notes that interim updates and an evaluation of the performance of the Improvement Program and the acquittal of the subject funds and works achieved by the subject Grants, will be provided to Council.**

BACKGROUND:

FILE REFERENCE:	P1027696 and P1027697
REPORTING UNIT:	Economic Development and Strategic Planning
RESPONSIBLE DIRECTORATE:	Planning and Development, and Economic Development and Activation
DATE:	9 June 2015

MAP / SCHEDULE:	Schedule 2 - Improvement Model
	Schedule 3 – Heritage Grant Location Plan
	Schedule 4 – 119 – 123 Barrack Street Works
	Schedule 5 – Connor Quinlan Estate Works
	Schedule 6 – 86 Barrack Street
	Schedule 7 – Heritage Grant Panel Recommendations

This report was referred back to the Planning Committee for further consideration by Council at its meeting held on 30 June 2015.

The Committee recommendation to the Council for this report was resolved by the Planning Committee at its meeting held on 23 June 2015.

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

Council, at its meeting of **9 December 2014**, considered a trial project of an Improvement Model (shown in Schedule 2). The Model involves an integrated and targeted grants and business incentive programme with a focus on the Barrack Street Conservation Area designated under City Planning Scheme No. 2. This coincided with the \$5 million Barrack Street Two Way Project, which has now commenced. The Improvement Model addresses 130 identified dilapidation issues in the Barrack Street Conservation Area.

At that meeting, Council resolved the following:

- “1. approves a project to target grant opportunities and incentives detailed in Confidential Schedule 22 [to that report], concurrent with the City’s capital works in Barrack Street, for the purpose of consultation with stakeholders to deliver physical building and tenancies improvements through formal negotiation, business grants, incentives and compliance activities; and*
- 2. supports the priority Issues and Actions outlined in the ‘Improvement Implementation Staging Strategy’ as detailed in Confidential Schedule 20 [to that report], as an appropriate program to progress the identified issues in the Barrack Street study area.”*

Pursuant to resolutions 1 and 2 above, the program work is ongoing as noted in the updated Improvement Model (Schedule 2), including other grant opportunities in the 2015/16 financial year, as part of the three pillars of this program:

PLACE RESEARCH	COMPETITIVE ADVANTAGE	IMPROVEMENT METHODOLOGY
<ul style="list-style-type: none"> • Economic • Environmental • Social • Cultural • Physical Environment 	Attributes or combination of attributes may allow a place to outperform its competitors either by cost or a point of differentiation	Having an appropriate governance model for community engagement and capital investment relevant to the place

Table 1: Improvement Model for Economic Development:- Three Pillars

Engagement with local businesses and landowners have exceeded expectations, with three Heritage Grants applications covering eight buildings being received on behalf of owners to commence building works identified in the Improvement Model. These owners are seeking Heritage Grants for major upgrades and works that will significantly improve the heritage fabric of these buildings and the streetscape within the Barrack Street Conservation Area, as outlined in the Details section of this report (also refer Schedule 3).

Further engagement, small business grants and related upgrades are ongoing in respect to other identified dilapidation issues. A full summary of progress on the Improvement Program, with related grant opportunities, will be provided to Council during the 2015/16 financial year.

Consideration of the Heritage Grant applications and funding available under the 2014/15 budget is the focus of this report as \$400,000 remains in this year's heritage budget for such works.

LEGISLATION / STRATEGIC PLAN / POLICY:

Legislation	Section 2.7(2)(b) of the <i>Local Government Act 1995</i> Sections 30, 31 and 33 of the City Planning Scheme No. 2
Integrated Planning and Reporting Framework	Strategic Community Plan Council Four Year Priorities: Perth As a Capital City
Implications	<p>S5 Increased place activation and use of under-utilised space.</p> <p>S7 Collaborate with private sector to leverage city enhancements.</p> <p>Council Four Year Priorities: Living in Perth</p> <p>S9 Promote and facilitate CBD living.</p>

Policy

Policy No and Name: City Planning Policy 4.11 – Heritage and Planning Policy
City of Perth Policy Manual Policy 6.1 – Heritage Grants

DETAILS:

Heritage Grant applications have been received for the following properties that were identified as key sites under the dilapidation audit for improvement:

PROPERTY	PROJECT WORKS / COST (Exc. GST)	PROPOSED GRANT SUM
119 – 123 Barrack Refer Schedule 3	Removal of Steel Cladding from first and second floors and reinstatement of original façade Quotes ranging from \$121,170 - \$147,616	\$73,808
Connor Quinlan Estate	Stage 1 Works	
618 Hay Street Moana Chamber	Painting \$28,000 Remove a/c and electrical units \$11,670 Total: \$39,670	50% of the total for painting, air conditioner and electrical conduit relocation work being \$97,384
612 – 616 Hay Street (Cnr Barrack) Quinlan Swan (State Listed) Refer Schedule 5	Painting \$32,000 Relocation of air conditioners / concealment of electrics \$11,670 Total: \$43,670	
69 – 75 Barrack Connor Quinlan South Refer Schedule 5	Painting \$12,000 Relocation of air conditioners / concealment of electrics \$7,678 Total: \$19,678	
77 – 85 Barrack Connor Quinlan Central Refer Schedule 5	Painting \$13,000 Relocation of air conditioners / concealment of electrics \$8,650 Total: \$21,650	

PROPERTY	PROJECT WORKS / COST (Exc. GST)	PROPOSED GRANT SUM
87 – 93 Barrack	Painting \$12,500	
Connor Quinlan North	Relocation of air conditioners / concealment of electrics \$25,000	
Refer Schedule 5	Total: \$ 37,500	
95 – 99 Barrack	Painting \$25,000	
Perth Arcade	Relocation of air conditioners / concealment of electrics \$7,600	
Refer Schedule 5	Total: \$ 32,600	
Connor Quinlan Estate	Canopy Repair	
Stage 2 Works	Total: \$479,250	
86 Barrack	Recladding of façade, either over existing fins or with their removal in either: - perforated metal interpreting original façade: \$370,000 OR - etched glass interpreting original facade: \$504,603	Preferred award maximum: 150,000 for etched glass Alternative award maximum: \$100,000 for perforated metal should glass not be pursued
Refer Schedule 5		
MAXIMUM TOTAL	\$1,326,237 of private building works proposed	\$321,192 in recommended grants
2014/15 Heritage Fund Balance		\$78,808

Table 1: Proposed Works and Recommended Grants Funding

FINANCIAL IMPLICATIONS:

ACCOUNT NO:	CL 16204000
BUDGET ITEM:	Recreation and Culture – Heritage – Heritage Inventory
BUDGET PAGE NUMBER:	11
BUDGETED AMOUNT:	\$400,000
AMOUNT SPENT TO DATE:	\$Nil
PROPOSED COST:	\$321,192
BALANCE:	\$78,808
ANNUAL MAINTENANCE:	NA
ESTIMATED WHOLE OF LIFE COST:	NA

All figures quoted in this report are exclusive of GST.

The targeted grant opportunities and incentives, included in the Confidential Schedules approved by Council on **9 December 2014**, specifically noted that those targets “...*did not presume a grant outcome or preclude alternative outcomes.*”

The City, through engagement with targeted landowners, has had overwhelming interest in building upgrades that will deliver beyond specified dilapidation works and improve the Heritage fabric of a large portion of the Conservation Area (refer Schedule 3).

In light of the interest and the extent of works proposed and focused on heritage outcomes, use of the \$400,000 available in the Heritage grant funds currently available in the 2014/15 budget is proposed.

Any resolution supporting funding will be reflected in the "Heritage Reserve" as at 30 June 2015 and paid out on the basis of work completed.

COMMENTS:

The proposed works will provide the catalyst and critical mass for the transformation of the Conservation Area in four key locations:

1. 119 – 123 Barrack

The subject property is occupied by the Salvation Army store at ground level with the two upper floors unoccupied. The Barrack Street frontage of these upper floors is entirely covered with brown metal sheeting. This treatment significantly undermines the visual amenity of the northern end of the Conservation Area. This impact is particularly prominent in the context of the comparative height and width of the building, one of the more significant scaled (original) heritage facades between Murray and Wellington Street.

Site investigations reveal the original heritage fabric remains behind the façade as shown in Schedule 4. The applicant proposes to remove the metal sheeting and make good the original fabric.

These works will dramatically transform the site and accommodate the potential activation of the upper floors.

The City has also met with the owner of the two buildings immediately south of the subject site, being CPS2 listed heritage buildings 111 – 113 and 115 – 117 Barrack Street. The owner is also proposing to repair and reinstate these facades including the removal of a large metal screen. While no grant is being sought for those sites, the combined impact of the three adjacent and tallest heritage buildings in the northern portion of the Conservation Area will provide the critical mass to visually transform the locality.

2. Connor Quinlan Estate

The six adjacent buildings fronting Hay and Barrack Streets form the 'Connor Quinlan Estate' which occupies the entire western street block end between the Murray and Hay Street Malls (refer Schedule 5). These buildings include the State Heritage Listed 'Swan Quinlan Building' on the corner of Hay Street Mall and Barrack Street and five other buildings, all listed on the City's Places of Cultural Heritage Significance under City Planning Scheme No.2 (CPS2)

The current dilapidated state of awnings, conduits, visible air conditioner and the maintenance required to material finishes (painting / mouldings), graffiti and glazing has a significant and cumulatively detrimental impact on the appearance on the Conservation Area.

The owners propose to resolve all of the identified dilapidation issues and upgrade the buildings in two stages: painting, electrics and air conditioner removal initially; followed by canopy repair to accommodate the staging and scaffolding and the resulting remediation of the canopies thereafter.

The proposed works will significantly improve an 180 metre length of building frontage which will have a significant impact at the core of the Conservation Area and the City's retail core (refer Schedule 3).

3. 86 Barrack Street

86 Barrack Street (the former Commonwealth Bank building) sits between the heritage facades of the State Heritage Listed Bon Marche Arcade (to the north) and CPS2 listed, 92 – 94 Barrack Street (to the south). Detailed site investigations revealed the original heritage fabric of the building façade had been entirely removed behind the metal sun louvers installed mid last century (refer Schedule 5).

The interpretation proposed in this instance will be rather iconic for both the Conservation Area and broader heritage interpretation within the State of Western Australia. In consultation with the owner, the City has researched and

reconstructed the façade details, articulation and fenestration from historical photos and digitised them into a glass or perforated metal format as shown in Schedule 5.

While an interpretation, the impact will be significant in this central portion of the Conservation Area. In combination with two adjacent heritage facades, this block of three heritage buildings will restore the balance of heritage fabric to the eastern side of Barrack Street for this street block. The proposed works will integrate the traditional fenestration and details that in combination with the adjacent building, will become a major element to that portion of the Conservation Area.

City of Perth Policy Manual Policy 6.1 – Heritage Grants

The proposed grants have been reviewed by a panel of senior City staff independent of those involved in the Improvement Program. A summary of the panel's assessment against the Policy is included in Schedule 5 and forms the basis for the distribution of funding proposed in Table 1 and the recommendation section of this report above.

The grants sought for the canopy repairs to the Connor Quinlan Estate were not supported in light of insufficient evidence that the canopies were 'original' or 'identified heritage fabric'. Those works could therefore not be considered 'conservation works' pursuant to Clause 1.9 of the Policy and therefore were not recommended for a grant.

The grant sought for 119 – 123 Barrack Street sought as higher fund award as the Council would grant, seeking above the 50% matched funding provision recommended under Clause 1.10 of the Policy. A similar award (above 50%) had been granted in 2012 for works at 111 Barrack Street for a removal of a metal screen with no major other work, proposed at a cost \$35,350, whereby Council awarded \$26,500 (Ref. 59288/12) or 75% of that cost. Considering: the total cost of the works under the subject application of \$147,616; and the Panel support for the more detailed (higher cost) quote; an award above 50% was not recommended.

The proposed grants were otherwise supported as consistent with the Heritage Grants Policy objectives as they:

- (i) facilitate conservation and restoration;
- (ii) continue the use and reuse of heritage places; and
- (iii) ensure the economic and social value of cultural heritage is of benefit to the City of Perth.

The opportunity to upgrade an entire street block is rare. All the subject buildings are of identified heritage value either listed on the State Heritage Register or on the City Planning Scheme No. 2 Places of Cultural Heritage Significance. Almost all have vacant upper floors and neglected or significantly underperforming facades considering their potential contribution to the streetscape and Conservation Area. The proposed works will maximise: the heritage potential of the subject sites; the

impact of the related City's civil works; the likelihood of upper floor activation; and the area's competitive advantage (attributes that are a point of difference to compete commercially).

Phasing and Acquittal

The access necessary to implement the proposed heritage grant works is unlikely to commence prior to January 2016, being the programmed completion date for the City's two way works. Given the scale and number of buildings involved in the grants program, it is considered appropriate to allow a further 18 months for the completion of the heritage works. This timeframe will accommodate the availability of specialist trades and coordination of footpath obstructions, scaffolding and gantries etc in a coordinated matter minimising further disruption. It is therefore anticipated that building works may not be completed until mid-2017.

The Improvement Model, endorsed by Council in December 2014, includes a three year monitoring period to evaluate performance based on the following measures:

- Gross leasable area / value.
- Vacant floor space.
- Gross Rental Value.
- Total number of vacant tenancies.
- Day / Night time economy – opening hours.
- Land use mix (changes).
- Ground Floor Activation Assessment.
- Crime / Antisocial Behaviour data.
- Maintenance of identified cultural business diversity.
- Survey of landowners and tenants.
- Pedestrian count(s).

It is proposed to report on the outcome of the Improvement Model, including the heritage grants, in December 2017, which represents the full three year monitoring period for the program and allows six months for the study area to operate independently of major civil or private works. Updates will be provided with further matched funding and grants awards. This matter is noted in the recommendation section of this report accordingly.

CONCLUSION

The Improvement Program provides a sophisticated approach to leveraging existing grants and streetscape works to maximise the benefit of the City's investments in collaboration with the private sector. The proposed grants will significantly enhance the locality in a manner appropriate to its Conservation Area designation. The works are timely and strategically important in light of the enhancement and connection between Barrack Street from Elizabeth Quay the Train Station and Cultural Centre.

This program will also provide opportunities for attracting tenants to activate upper floors, similar to the outcomes achieved in King Street over the last decade.

If Council approves the grants for works then the applicants will be required to comply with the post approval grant requirements set out in Clause 7 of Council Policy 6.1 – Heritage Grants.

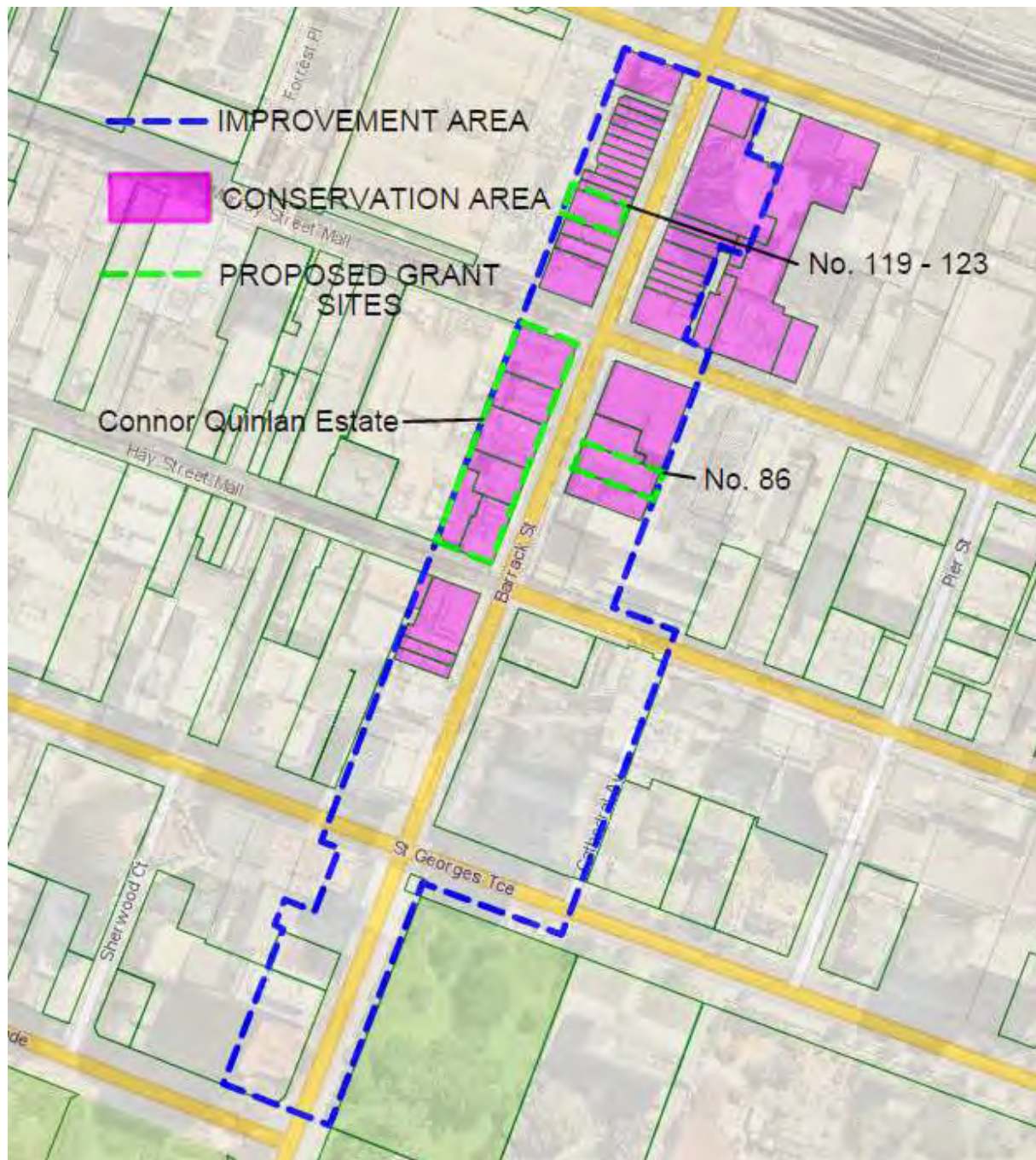
SCHEDULE 2

DRAFT IMPROVEMENT MODEL

STAGE	KEY ACTIVITIES	STATUS DEC 14	STATUS MAY 15	ACTION / OUTPUT
Research	Review 5 Year Capital Works	X	X	Director to endorse application of model to identified portion of the capital works program
	Review Relevant Grants	X	X	
	Review Relevant Legislation	X	X	
	Status of development approvals	X	X	
	Heritage assessments / context	X	X	
Assessment	Review Strategic Context	X	X	Base data and opportunities identified in an Improvement Snapshot for Council's consideration
	Dilapidation Survey	X	X	
	Land Use Survey	X	X	
	Activation Assessment	X	X	
	Key focus areas identified	X	X	
	Economic Analysis	/	X	
	Commercial culture understood	X	X	
	Establish other baseline data	X	X	
	Pre Consultation Analysis	X	X	
	Identify Stakeholders	X	X	
Engagement and Visioning	Communications Plan (Stage 1)		X	Council to endorse options for concurrent private and public realm upgrades
	Engage Stakeholders		X	
	Survey business / land owners		X	
	Review Analysis		/	
	Set Vision		/	
	Set Short / Long Term Objectives		/	
	Identify Strategic Opportunities		/	
	Identify Marketing Opportunities		/	
	Identify Sustainable Funding Options		/	
	Identify Private Investment Options		/	
	Outline Actions		/	
Implementation	Communications Plan (Stage 2)		/	Grants, sponsorship, compliance work, building upgrades, promotion and events completed
	Stakeholder Engagement		/	
	Delivery of identified priorities		/	
	Aquittal / application of funding		/	
	Assistance in negotiation application processes		/	
	Implement branding and marketing opportunities			
	Promotion and launch events			
Evaluation and Monitoring	Revisit 'Assessment' stage against base indicators			Improvements against base line data are reportable within the City's Economic Development Annual Report for the two years following completion of capital works
	Finalise 'lessons learnt register'			
	Review methodology / model			
	Recommend improvements to City process and policy			
	Review marketing outcomes			
	Survey Businesses			

SCHEDULE 3

HERITAGE GRANT LOCATION PLAN



SCHEDULE 4

119 – 123 BARRACK STREET – REINSTATE FAÇADE



ORIGINAL TO BE REINSTATED



CURRENT



3D RENDER

SCHEDULE 5

CONNOR QUINLAN ESTATE

HAY STREET AND WESTERN SIDE OF BARRACK STREET - BETWEEN HAY AND MURRAY STREET MALLS



Moana Chambers – Hay Street



Swan Quinlan

South

Central

North

Perth Arcade

- PROPOSED WORKS:
- PAINT AND REPAIR HERITAGE FACADES
 - REMOVE / RELOCATE EXPOSED CONDUITES AND VISIBLE AIR CONDITIONERS
 - REPAIR CANOPIES

SCHEDULE 6

86 BARRACK STREET



Nicholson's music store, ca. 1932

Illustrations Ltd.

State Library Western Australia - Call No. 101547PD



CURRENT FACADE

SCHEDULE 6



PROPOSED FACADE



PROPOSED FACADE

SCHEDULE 7

Heritage Grant Panel 21/05/13 - Summary of Recommendations / Conditions

Location	Recommended Grant Award	Details of Declined Grant	Stages Condition Imposed	Condition
No. 119 – 123 Barrack	\$73,808 grant, being 50% of the Colgan Industries quote (dated 24/3/15) inclusive of all works and tuck pointing totalling \$147,616.	Consideration of an above 50% award was declined.	Grant approval	<ul style="list-style-type: none"> Painting scheme must be the original scheme or an appropriate period colour scheme.
			Acquittal	<ul style="list-style-type: none"> The City to be furnished with detailed documentary evidence of the phases of the project from commencement to completion in a hard copy and digital format.
Connor Quinlan Estate Hay Street: No. 618 No. 612 – 116 Barrack Street: No. 69 – 75 No. 77 – 85 No. 87 – 93 No. 95 – 99	<u>\$97,384</u> grant, being 50% of painting, conduit and air conditioning quoted work as follows: \$39,670 \$43,670 \$19,678 \$21,650 \$37,500 \$32,600	There is inadequate evidence that the canopy works would repair, maintain or enhance 'original' or 'identified heritage fabric'. The subject canopies are not original to the buildings.	Grant approval	<ul style="list-style-type: none"> Air conditioners and surface mounted conduits are intrusive to the heritage value of the place and their removal / relocation is supported, conditional upon the new location(s) being appropriate to the heritage fabric of the building. Painting scheme must be the original scheme or an appropriate period colour scheme.

86 Barrack	<p>Preference for the etched glass, capped \$150,000 maximum grant award.</p> <p>Alternative option of perforated metal is accepted, however capped at \$100,000 maximum grant award.</p>			<ul style="list-style-type: none"> • Development application required demonstrating detailed design, integration of cladding to building, removal of graffiti and light detailing to maximise the effect. • Heritage Agreement required. • Applicant is to be provided with an opportunity to seek further rationalising the total cost of the works.
------------	---	--	--	--

ITEM NO: 3

CITY PLANNING SCHEME NO. 2 – PROPOSED HERITAGE REGISTRATION OF THREE HOUSES, 55-59 GODERICH STREET, EAST PERTH

RECOMMENDATION:

(APPROVAL)

That Council:

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

1.1 *states its intention to declare ‘Three Houses’ 55-59 Goderich Street, East Perth to be of cultural heritage significance and worthy of conservation;*

1.2 *provides the owners and occupiers of ‘Three Houses’ 55-59 Goderich Street, East Perth with details of the proposal and a period of 14 days to make a written submission to the Council about the proposal;*

2. *in accordance with sub-clause 32(1)(b) of the City Planning Scheme No. 2 records Three Houses 55-59 Goderich Street, East Perth, in the City Planning Scheme No. 2 Register of Places of Cultural Heritage Significance.*

BACKGROUND:

FILE REFERENCE:	P1023133
REPORTING UNIT:	Strategic Planning
RESPONSIBLE DIRECTORATE:	Planning and Development
DATE:	3 July 2015
MAP / SCHEDULE:	Schedule 8 – Map and Photo Schedule 9 – City Heritage Place Report Schedule 10 – National Trust (WA) Place Report

The property at 55-59 Goderich Street, East Perth (known as *Three Houses*) contains a row of three single storey brick terrace houses constructed c.1880 in the Victorian Georgian architectural style (refer to Schedule 8).

The landowner of No. 57 Goderich Street has requested that the City include *Three Houses* in the City Planning Scheme No. 2 *Register of Places of Cultural Heritage Significance* (CPS2 Heritage Register).

In response to the request, and given that the property comprises three separate strata titles, the City has sought comment on the nomination from the other two affected landowners. The owner of No. 55 Goderich Street has advised in writing of their support for the proposed heritage registration and no comment has been received from the owner of No. 59 Goderich Street despite numerous attempts from the City to contact them.

The City has compiled existing documentation in relation to the possible heritage significance of *Three Houses*, including a previous assessment undertaken by an independent heritage consultant in 2000 as part of the preparation of the City's draft Municipal Heritage Inventory (MHI) (refer to Schedule 9). *Three Houses* also forms part of the Goderich Street/Bennett Street Residential Precinct which has been classified by the National Trust (WA) (refer to Schedule 10).

The *State Planning Policy 3.5 Historic Heritage Conservation* states that local governments should identify places of local significance in accordance with assessment criteria published by the Heritage Council of Western Australia.

In the context of the assessment criteria, the documentation suggests that *Three Houses* is of cultural heritage significance to the City and meets the threshold for inclusion in the CPS2 Heritage Register.

In accordance with CPS2 Provisions, the Council must give affected landowners an opportunity to comment on the proposed registration (Clause 30(2)(a)(ii)), and include the place in the CPS2 Heritage Register given that it is being considered for the purposes of a heritage registration (Clause 32(1)(b)).

LEGISLATION / STRATEGIC PLAN / POLICY:

Legislation	Part 5 Division 2 – The Register – <i>Heritage Act of Western Australia 1990</i> Clause 30 Declaration of Places of Cultural Heritage Significance – City Planning Scheme No. 2. Clause 32 Register of Places of Cultural Heritage Significance – City Planning Scheme No. 2.
Integrated Planning and Reporting Framework Implications	Corporate Business Plan Council Four Year Priorities: Living in Perth S9 Promote and facilitate CBD living. 9.2 Review the City's approach to conservation of heritage places. 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 close families chose a lifestyle that enhances their physical and mental health and take part in

arts, cultural and local community events.

Policy

State Planning Policy 3.5 – Historic Heritage Conservation

DETAILS:

Assessment Criteria

The State Heritage Office's *Criteria for the Assessment of Local Heritage Places and Areas* states that a place or area will be of significance to the locality if it meets one or more of the following criteria:

Aesthetic value	It is significant in exhibiting particular aesthetic characteristics.
Historic value	It is significant in the evolution of pattern of the history of the local district.
Research Value	It has demonstrable potential to yield information that will contribute to an understanding of the natural or cultural history of the local district. It is significant in demonstrating a high degree of technical innovation or achievement.
Social value	It is significant through association with a community or cultural group in the local district for social, cultural, educational or spiritual reasons.
Rarity	It demonstrates rare, uncommon or endangered aspects of the cultural heritage of the local district.
Representativeness	It is significant in demonstrating the characteristics of a class of cultural places or environments in the local district.

Heritage Assessment – Three Houses, 55-59 Goderich Street, East Perth

Three Houses is currently not included in the CPS2 Heritage Register or Heritage Council's State Register of Heritage Places.

Three Houses (c1880) was built in Flemish Bond style brickwork with a corrugated iron medium pitched gable roof, brick chimney with stuccoed tops, panelled front doors with fanlights and double hung sash windows. The original tuckpointed face brickwork has been painted and the original timber posts and bullnosed verandah roof has been replaced. Given this, the authenticity level (the extent to which the fabric is in its original state) of the external fabric is considered medium.

Three Houses forms part of a relatively intact streetscape along with other single storey houses of the same era which form part of the Goderich Street/Bennett Street Residential Precinct which was classified by the National Trust (WA). The National Trust classified list proves a record of places with heritage value in WA and does not have a statutory role. Other than the place known as *Two Houses* at 51 and 53 Goderich Street, East Perth (c. 1870) the other houses included in the Residential Precinct are not included in any statutory heritage register.

Three Houses was assessed in 2000 by an independent heritage consultant as part of the City's preparation of the draft Municipal Heritage Inventory. The consultant identified that the place is of considerable significance and recommended that it be included in the CPS2 Heritage Register with a level 2 protection category. This did not occur as the Council only included properties with a level 1 protection in the CPS2 Heritage Register and the final MHI.

Based on available documentation, *Three Houses* is considered to have cultural heritage significance for the following reasons:

Aesthetic Value

- The place is of aesthetic significance as an example of an early cottage dating from the nineteenth century, prior to the period of commercial expansion that followed the gold rush.
- The place is of aesthetic significance as an integral component of a group of residential buildings representing the pattern of settlement in Perth from the late nineteenth century, prior to the period of commercial expansion that followed the gold rush.

Historic Value

- The place is of historic significance because it reflects the way of life of the working people of Perth in the late nineteenth and early twentieth century.

Representativeness

- 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 from the gold rush settlement period to the period of settlement by various ethnic communities to the present.

Three Houses is considered to have a high level of integrity given that it retains its original residential function. The City has not determined condition or the level of authenticity of *Three Houses* given that an internal site inspection has yet to be undertaken.

Should the Council state its intention to declare *Three Houses* the City will request an internal site inspection of the place which will enable the City to finalise the heritage assessment.

For historical notes and a full description refer to Schedules 9 and 10.

Landowner Consultation

In response to receiving the nomination for heritage registration of *Three Houses*, from the owner of No. 57 Goderich Street, the City has sought comment on the proposed heritage registration from the owners of both No. 55 Goderich Street and 59 Goderich Street.

The landowner of No. 55 Goerich Street has advised the City in writing that they are supportive of the proposed registration. The landowner of No. 59 Goderich Street has not responded to the City's two written requests for comment. The landowner has been provided with a combined total of six weeks to make a submission. Officers have also been liaising directly with the leasing agent of the property. The leasing agent has confirmed that the City's request for comment has been forwarded to the landowner however a response has yet to be received.

Should Council state its intention to declare *Three Houses*, in accordance with the CPS2 provisions, the affected landowners and occupiers will be given an opportunity make a formal submission to the Council on the proposed registration.

FINANCIAL IMPLICATIONS:

The cost to date has been officer time in consulting with affected landowners and undertaking the investigation for this report.

If included in the CPS2 Heritage Register the owners *Three Houses* will be eligible to apply for the City's heritage incentives including heritage grants (potentially up to \$100,000 across three criterion), heritage awards (major prize \$10,000), 10% heritage rate concession per annum (\$685 for 2015/16) and transfer plot ratio.

COMMENTS:

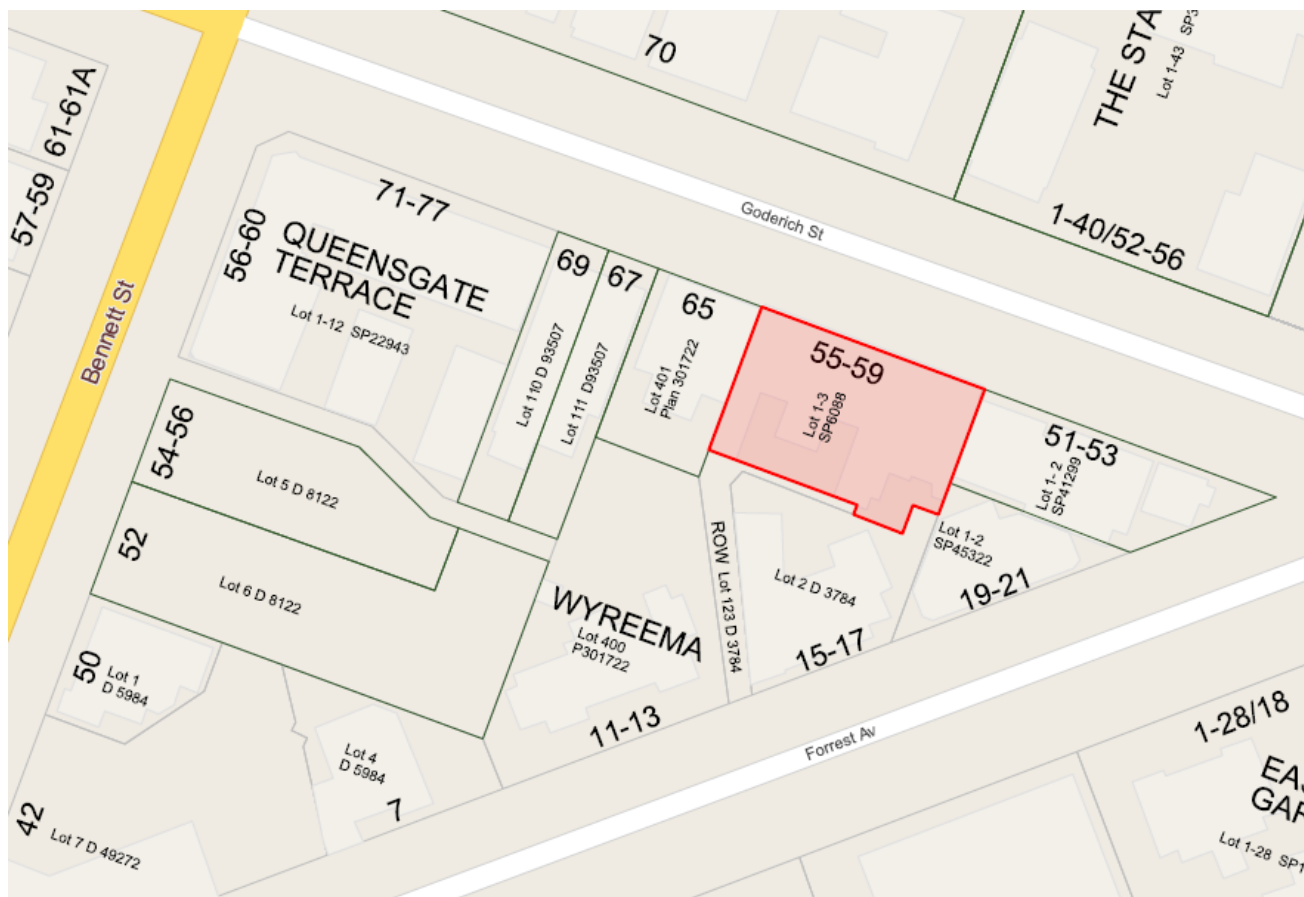
At the request of the owner of No. 57 Goderich Street for *Three Houses* to be included in the CPS2 Heritage Register, the City has compiled existing documentation about the heritage significance of the place (refer to Schedules 9 and 10).

In accordance with State Government criteria, the evidence demonstrates that *Three Houses* meets with threshold for inclusion in the CPS2 Heritage Register. A level of significance has yet to be applied given that the internal condition and authenticity is unknown.

In accordance with the CPS2 in considering a proposal to declare a place, the Council much give the owners and the occupiers of the place details of the proposal and 14 days to make a submission. In accordance with the CPS2, any place which is the subject of a heritage declaration must be included in the CPS2 Heritage Registration.

This process will allow the City to seek formal comment from the owner of No. 59 and also request an internal inspection of all properties to determine the level of significance of the place. Any submissions and the results of the request for an internal inspection will then be presented to the Council for a final decision on the proposed registration.

If the Council resolves to declare the place, it will remain on the CPS2 Heritage Register. If the Council resolves to not declare the place it will be removed from the CPS2 Heritage Register. In accordance with the CPS2 the power to declare also includes the power to amend or revoke.



SCHEDULE 9

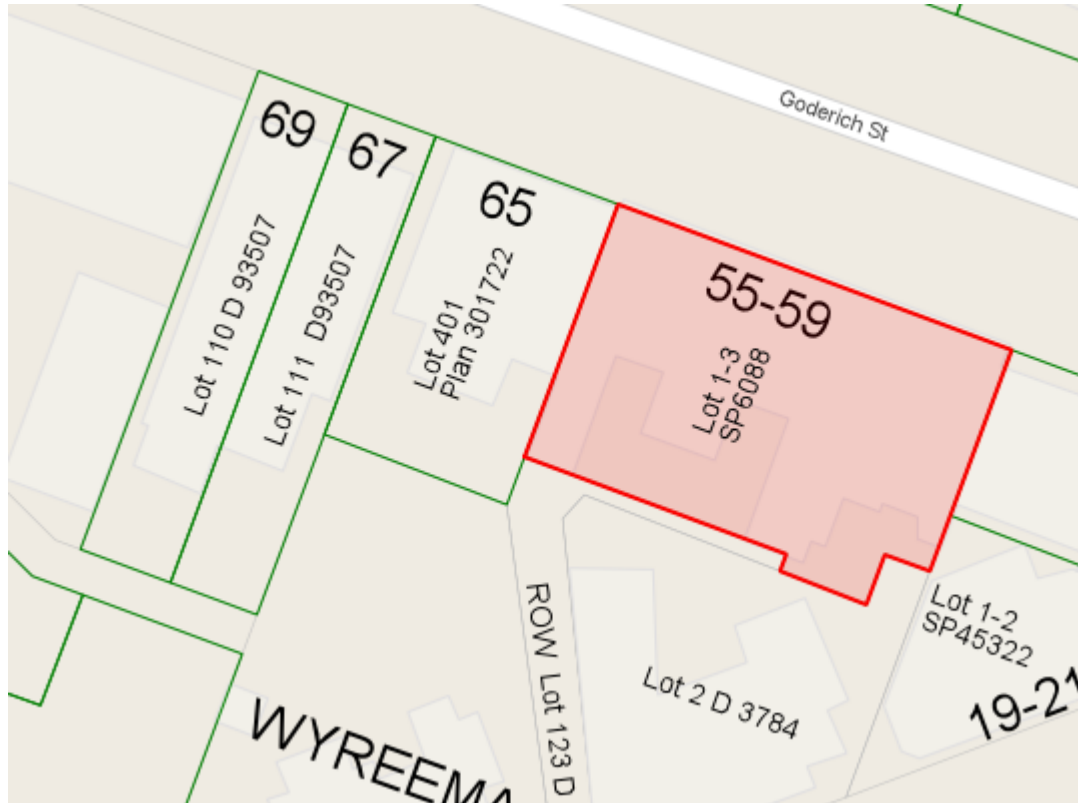


City of Perth - Heritage Place Assessment

**55-59 Goderich Street
EAST PERTH WA 6004**

Description: Three Houses

Authority: City of Perth (R160)



Place Details	
HCWA Region:	Metropolitan
Other Number Description 1:	Property Key
Other Number Description 2:	GIS
Place Name:	House 55 Goderich Street
Other Names:	First house of three
Street Number:	55
Street Name:	Goderich Street
Suburb Town:	East Perth
Postcode:	6004
Local Govt Authority:	Perth
Construction Year 1:	1880
Date Source:	Visual assessment
Place Type Description:	Building(s) or Group
Original Use General:	Residential
Original Use Specific:	Single Storey Residence
Walls 1 General:	Brick
Walls 1 Specific:	Painted Brick
Roof 1 General:	Metal



Roof 1 Specific:	Zincalume
Architectural Style 1 General:	Victorian (c.1840-c.1890)
Architectural Style 1 Specific:	Georgian
Historical Notes:	Prior to the 1890's central Perth was characterised by numerous small shops and businesses located in amongst residential premises which included boarding houses and cottages. Following the gold rush of the 1890's there was substantial redevelopment of the centre of the city with the result that very few cottages or other small buildings from the earlier period remain extant.
Description Notes:	Row of single storey residential buildings with medium pitched gable roof. Double hung sash windows. Verandah partly infilled. Columns (classical) not original
External Condition Notes:	Good
Integrity Authenticity Notes:	Restored with alterations to verandah and has been rendered
Statement of Significance:	<p>The place is of aesthetic significance as an example of an early cottage dating from the nineteenth century, prior to the period of commercial expansion that followed the gold rush.</p> <p>The place is of historic significance because it reflects the way of life of the working people of Perth in the late nineteenth and early twentieth century.</p> <p>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 from the gold rush settlement period to the period of settlement by various ethnic communities, to the present.</p> <p>The place is of aesthetic significance as an integral component of a group of residential buildings representing the pattern of settlement in Perth from the late nineteenth century, prior to the period of commercial expansion that followed the gold rush.</p>
PROPERTY KEY:	176315

SCHEDULE 10

GODERICH STREET/BENNETT STREET RESIDENTIAL PRECINCT

REF. NO.	ADDRESS	LAND DESCRIPTION	CONSTRUCTION DATE	DESCRIPTION
1.	74 Goderich St.	Lot 9 of Perth Town Lot E26 (Diag 6050)	c.1900	A brick & iron double fronted cottage with bull-nosed verandah supported by turned posts.
2.	70 Goderich St.	Lot 8 of Perth Town Lot E26 (Diag.6050)	c.1860s	A brick cottage with a lean-to at the rear. It has a corrugated iron hipped roof with a bull nosed verandah continued from the main roof at a lower pitch. Original shingle battens survive under the iron. The front verandah is supported by four chamfered timber posts and it has the remnants of a timber valance of inverted pickets at the eastern end of the verandah. The facade has a narrow door and casement windows with 10 panes to each leaf. The facade has been rough-cast rendered.
3.	Nos 68 & 66 Goderich St.	Portion of Perth Town Lot E28	c.1890	Pair of two storey brick and iron attached houses built in solid English Bond brickwork (the facade is now painted and the western wall re-faced in later bricks). It has a verandah with chamfered timber posts, a ripple iron ceiling to the ground floor and a pitch pine ceiling to the first floor. The verandah retains a carved timber valance and boarded partitions separating each dwelling. The front facade of each dwelling retains a four panelled front door with a fanlight and a double hung window with a single paned sashes. Verandahs and original windows survive at the rear.
-	-	Portion of Perth Town Lots E29 & E28	-	site of the Star & Garter Hotel known to be extant in 1895. (Plan 581c - dated 28.9.1895, Battye Library).
4.	58 Goderich St.	Lot 3 of Perth Town Lot E30 (Diag. 5368)	c.1890	Flemish bond brick cottage with a hipped corrugated iron roof and pitched, straight verandah (probably originally bullnosed). The verandah is supported by chamfered timber posts and has a timber valance.

SCHEDULE 10

				<p>The street facade has a panelled front door with a fanlight above, both featuring coloured lead-light glass. The front facade also features two pairs of double hung windows with single pane sashes connected at door head height by a decorative lineal stucco moulding. Paired stuccoed eaves brackets also decorate the street elevation. The cottage is topped by two rendered brick chimneys.</p>
5.	50 Goderich St.	Lot 6 of Perth Town Lot E31	c.1880s	<p>Flemish bond solid brick cottage with a simple hipped roof covered with decramastic tiles. The street facade brickwork appears to have been tuckpointed at some time after its original construction. It has a narrow verandah (possibly originally bullnosed) supported by relatively thin chamfered timber posts. The verandah is decorated with a cast iron valance and cast iron corner brackets, possibly added at some time after the cottage's initial construction. The facade has a panelled front door with a fanlight above and double hung windows with two paned sashes. A moulded stucco panel is situated below the sill of each window. The reveals of the windows and the door openings are rendered (probably original).</p>
6.	1 Forrest Ave.	Lot 1 of Perth Town Lot E22	c.1870s	<p>Brick house with a hipped corrugated iron roof and two corbelled brick chimneys. The verandah and other elements of the building have been altered over time but its basic form and age enable it to retain a strong relationship with the other old dwellings in Goderich Street.</p>
7.	51 Goderich St.	Portion of Perth Town Lot E18	c.1860s	<p>Almost certainly built at the same time as adjoining No. 53. A brick house in Flemish Bond with a steeply pitched hipped corrugated iron roof (over original shingle battens). A straight, pitched corrugated iron verandah runs around the street and east elevations, although it is broken over the front entry by a decorative gable. The verandah is supported by chamfered timber posts (some with capitals remaining) sitting on modern rendered brick piers. A curved timber valance decorates the verandah. The face brickwork on the street elevation has been tuckpointed (probably around the turn of the century). The street facade has a four panelled front door with an arched fanlight above it and double hung windows with six panes to each sash. A very old garden wall runs along the Forrest Avenue boundary of the property. It has piers and is</p>

				stuccoed on its inside. The house is topped with a corbelled brick chimney which would have originally had an arched cover the same as that on adjoining No. 53.
8.	53 Goderich St.	Portion of Perth Town Lot E18	c.1860s	Almost certainly built at the same time as adjoining No. 51. A brick cottage built in Flemish Bond with a hipped roof of corrugated iron over original shingles battens. A straight iron verandah protrudes from the main roof at a broken pitch. The face brickwork to the street elevation has been tuckpointed at a later date. The cottage has a narrow four panelled front door without a fanlight and two casement windows with eight panes to each leaf. It has a corbelled brick chimney with an arched cover.
9.	Nos. 55, 57, 59 Goderich St.	Lot 1 of Perth Town Lot E18	c.1898	Three single storey brick terrace houses built in Flemish Bond with a corrugated iron roof. They have verandahs (probably originally bullnosed) with timber posts (replaced). The face brickwork to the front elevation is tuckpointed although now painted. Panelled front doors with fanlights survive and each house has a double hung window with single pane sashes. Each house has a brick chimney with stuccoed tops.
10.	65 Goderich St.	Lot 2 of Perth Town Lot E18	c.1870s	Brick cottage with a hipped corrugated iron roof. It has a new verandah supported by timber posts sitting on a brick wall. The verandah extends around the street and west elevations. The cottage has a narrow front door with a fanlight and double hung windows with six panes to each sash. The building is topped by a corbelled brick chimney.
11.	67 & 69 Goderich St.	Lot 1 of Perth Town Lot E17	c.1890s	A pair of brick and iron semi-detached houses altered from their original appearance which appears to have been identical to adjoining Nos. 71 & 73. The verandahs have been modernised, the facades rendered, the front door and windows altered and the chimneys removed, but their basic form and setback from the street enable them to retain a strong relationship with the other dwellings in the street.

12.	71 & 73 Goderich St.	Lot 2 of Perth Town Lot E17	c.1890s	A pair of brick and iron semi-detached houses which appear to have been built at the same time and to the same plan as adjoining Nos. 67 & 69. The houses have bullnosed verandahs supported by turned timber posts with a bevelled verandah beam. The street facades are stuccoed. Each house has a panelled front door with a fanlight and pairs of narrow double hung windows with single paned sashes. The facade is decorated with vermiculated stucco quoined reveals and ornate external architraves.
13.	75 Goderich St.	Lot 3 of Perth Town Lot E17	c.1890s	A brick and iron double fronted house with a gable end protruding forward of a bullnosed iron verandah to the same plans as No. 58 Bennett Street. The facade features an octagonal bay window and vermiculated stucco quoins to corners and ornately stuccoed exterior architraves and reveals to openings.
14.	60 Bennett St. (cnr Goderich St.)	Lot 7 of Perth Town Lot E17	c.1890s	A two storey brick house with a double hipped corrugated iron roof. It apparently originally had a bullnosed verandah to both the west (front) and north elevations but this has been removed. The rendered facades include casement windows with three panes to each leaf to the lower floor with double hung windows to the first floor. The first floor facades also include doors leading onto what would have been the original verandah balcony. Two stuccoed chimneys top the house.
15.	58 Bennett St.	Lot 4 of Perth Town Lot E17	c.1890s	A brick and iron double fronted house with a gable end protruding forward of a bullnosed iron verandah, to the same plans as No. 75 Goderich Street. The facade features an octagonal bay window and vermiculated stucco quoins to corners and ornately stuccoed exterior architraves and reveals to openings.
16.	56 & 54 Bennett St.	Lot 5 of Perth Town Lot E17	c.1890s	A brick and iron pair of semi-detached dwellings. The main entrances from the street are via arched recessed openings. The original bullnosed verandah and front fence have been replaced.

17.

52 Bennett St.

Lot 6 of Perth
Town Lot E17

c.1890s

A brick and iron house. The main entrance from the street is via a large arched recessed opening. The front door has notable fan and side lights with coloured lead-light. The front verandah has been filled in to form additional rooms.



ITEM NO: 4

RIVERSIDE-WATERBANK SITE SPECIFIC AND AGREEMENT FOR PUBLIC ASSET DESIGN, APPROVAL AND DEVELOPMENT

RECOMMENDATION:

(APPROVAL)

That Council authorises the Chief Executive Officer, in accordance with Section 9.49A of the Local Government Act 1995, to finalise and execute:

- 1. the Riverside-Waterbank Site Specific Agreement between the City of Perth and the Metropolitan Redevelopment Authority as detailed in Schedule 11;***
- 2. the Riverside-Waterbank Agreement for Public Asset Design, Approval and Development between the City of Perth and Metropolitan Redevelopment Authority as detailed in Schedule 12.***

BACKGROUND:

FILE REFERENCE:	P1029758
REPORTING UNIT:	Project Management Office
RESPONSIBLE DIRECTORATE:	Planning and Development
DATE:	9 June 2015
MAP / SCHEDULE:	Schedule 11 – Riverside-Waterbank Site Specific Agreement Schedule 12 – Riverside-Waterbank Agreement for Public Asset Design, Approval and Development

The Metropolitan Redevelopment Authority (MRA) and the City of Perth signed a Memorandum of Understanding in August 2014 that identifies additional agreements to be negotiated for each MRA Project Area. The agreements include a Site Specific Agreement (refer to Schedule 11) and Agreement for Public Asset Design, Approval, Development and Handover (refer to Schedule 12).

The Public Asset Agreement is designed for implementation across projects that have master developers, such as Waterbank (Lend Lease) and Perth City Link Subdivision (Leighton-Mirvac Consortium) to ensure a coordinated approach to the planning, design, approval, construction and handover of all public assets with the MRA, City and master developer.

The structure of the agreements enable the City of Perth to work with the MRA and Lend Lease to address the high level risks that have been identified to date and ensure that a system of risk management is applied through all project phases. The high level risks outlined in this report include the predicted rate of subsidence; financial implications of the new public assets; environmental issues, and arrangements for asset handover.

This report seeks Council's endorsement for the Chief Executive Officer to sign the Waterbank Site Specific Agreement and Agreement for Public Asset Design, Approval, Development and Handover.

LEGISLATION / STRATEGIC PLAN / POLICY:

Integrated Planning and Reporting Framework Implications

Corporate Business Plan

Council Four Year Priorities: Major Strategic Investments

S1 Ensure that major developments effectively integrate into the city with minimal disruption and risk.

1.4 Establish site specific agreements and manage transition of Waterbank / Riverside Precinct.

Policy

Policy No and Name: 9.12 – Asset Management
9.15 – Contributed Asset

DETAILS:

1. City of Perth – Metropolitan Redevelopment Authority Agreements

The Waterbank Site Specific Agreement and Agreement for Public Asset Design, Approval, Development and Handover (Public Asset Agreement) have been developed over 18 months of consultation with the MRA Project Team for the Riverside Project Area and City staff.

The main benefit of the agreements is that they provide clarity on the public assets that will be constructed and contributed to the City and the processes by which the design of standard and non-standard assets will be developed and constructed with City input to achieve acceptance.

The MRA has reviewed six master plans from Lend Lease and has approved a final plan that was submitted to the Executive Leadership Group on 17 June. Based on the previous master plans, a number of issues and risks have been identified for the City in terms of the design of public assets and staging of the construction.

The City officers' approach to the negotiation of the agreements has been to assure a robust framework in which to address known issues for MRA projects. These include requirements for:

- Identification of public assets to be contributed to the City of Perth.
- Timing for the transfer of public assets, particularly for staged developments.
- Acceptance of the design for standard and non-standard assets.
- Public asset values to enable forecast of financial impacts on the City of Perth's Long Term Financial Plan and Operational Budgets.
- Arrangements for handover of public assets that meet the City of Perth's requirements.

The Waterbank site has particular risks associated with it such as reclaimed land, soil and groundwater contamination, acid sulphate soils, presence of a paleochannel, and location at the Swan River.

As the City of Perth will receive the public assets under management orders from the State with the attendant requirements for care, control, operation and maintenance, the City will be the recipient of the residual risks associated with public assets being constructed on a site.

The agreements have been written to ensure the City has participation in the decision-making processes for planning, designing, approving public assets, and constructing public assets.

The Public Asset Agreement outlines the process for the City to confirm that the assets to be transferred have been constructed to the approved plans and are fit for purpose.

The Agreements establish how Officers will work constructively with the MRA and Lend Lease in the design of the public assets to achieve the City's design standards (Design and Construction Notes and other standards/specifications) or accept non-standard designs that have been developed in consultation with the City designers and asset custodians to agree to ensure the viability of the alternative designs.

2. Role of City of Perth

The City of Perth's role is outlined in the Waterbank Public Asset Agreement (refer to Schedule 9) under Section 2 *Riverside Public Asset Roles and Responsibilities* states:

"The City of Perth as the local government authority will be responsible for:

- *providing advice, comments and formal acceptance against relevant codes and standards that apply to IPD [Integrated Design Process] works;*
- *being vested with all titles and assets (excluding private development lots) from the MRA at a time to be negotiated and will have ongoing management and maintenance responsibilities on the pre-agreed public assets;*
- *providing comment and recommending clearances on planning applications for the IPD works and private buildings;*
- *liaising with the developer and MRA on public assets environmentally sustainable design initiatives;*

- *reviewing lifecycle cost estimates in design development;*
- *resolving with the MRA any handover matters on the agreed public domain assets;*
- *accepting management orders over agreed infrastructure and public domain assets provided those meet the terms of this Agreement (and the subsequent site specific agreements contained within the Appendices); and*
- *undertaking traditional municipal services as required upon public asset handover and occupancy of buildings.”*

3. Identified Risks for Waterbank

The structure of the agreements ensures that the City can identify issues and risks through internal consultation and risk assessments with the MRA and Lend Lease and establish mitigations that can be realised through the design development process or agreed protocols for the construction and handover phases. A number of high level risks have been identified to date.

3.1 Predicted Rate of Subsidence

The Waterbank site is partially surcharged as indicated in Diagram 1 below. The areas surrounding the surcharged area were not addressed, according to the MRA, owing to existing services that constrained the area for surcharging.

The Stage 1 forward works package objectives are to minimise long term vertical settlement, suppress subsurface acid sulphate soil material, and achieve a satisfactory level of ground stabilisation. Stage 1 will be completed in June 2015 by the MRA and its contractor that includes trimming the site to the required RL or relative level.

The East Perth Redevelopment Authority (EPRA) identified the challenge of developing on the Waterbank site in a 2011 letter to the Manager City Design (regarding Riverside Project – Submission of Detailed Design Documentation for Roadwork and Waterbank surcharging):

“EPRA’s geotechnical consultants have undertaken considerable geotechnical site investigations, monitoring and analysis, with a specific focus on the Waterbank site and roadwork’s area.

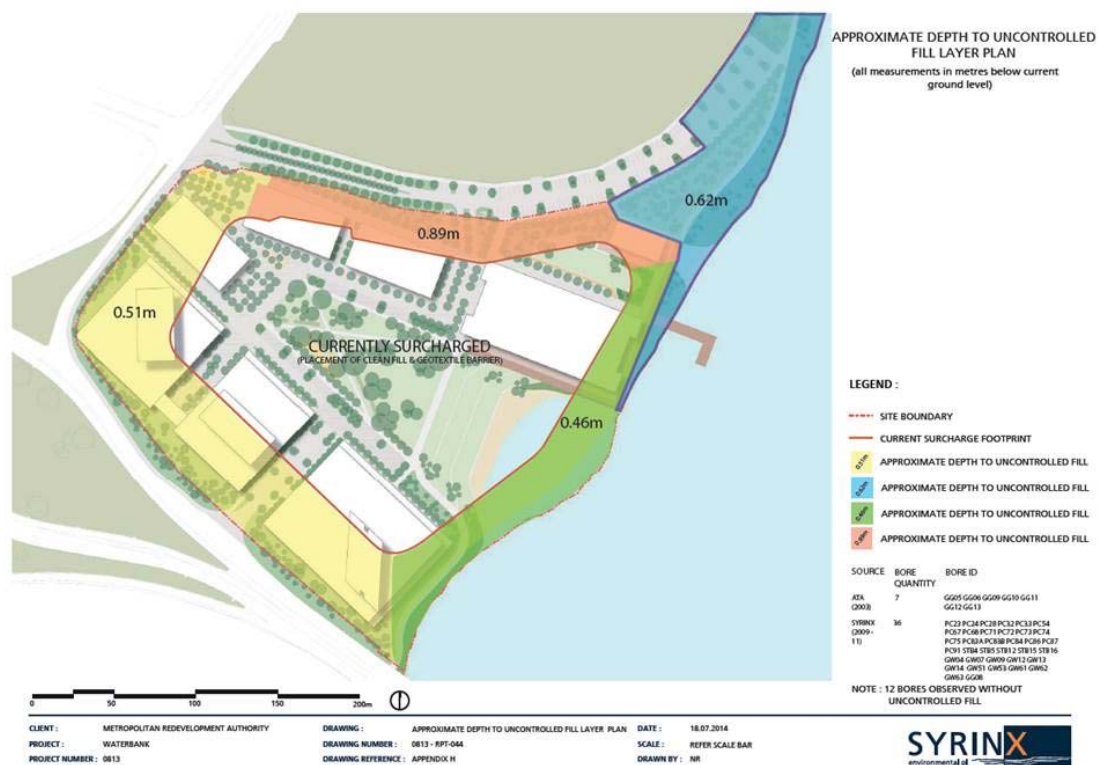
The geotechnical site investigations undertaken have identified the presence of a paleochannel [remnant of an inactive river or stream channel filled by younger sediment] and soft estuarine deposits in the location of the Hay Street / Causeway intersection, which is expected to result in long term creep and present significant challenges for proposed development in the area.”

The MRA undertook what they described in 2014 correspondence as a ‘ground improvement programme (i.e. surcharging) for a significant portion of the Waterbank precinct’. The MRA sought the City’s approval in principle of the predicted settlement rates. In correspondence from the MRA Project Director (TRIM 7998/14), the

forecast settlement rates as determined by the geotechnical consultant Worley Parsons was stated as:

- Ground settlement over 100 years within the surcharged area might range between 60mm to 280mm.
- 1st 10 year horizon - modelling predicts approximately 70mm of vertical settlement or 32% of total predicted settlement over 100 years.
- 2nd 10 year horizon - modelling predicts approximately 40mm of consolidated settlement.
- 3rd 10 year horizon - modelling predicts approximately 20mm of consolidated settlement.
- Over following 70 year period – modelling predicts further 90mm settlement.
- Cumulative total is predicted at 220mm over 100 years.

Diagram 1: Surcharge and Non-Surcharge Areas for Waterbank



The City of Perth responded to the MRA through its Director City Planning and Development, and Director City Infrastructure and Enterprise and it was agreed that the MRA would ensure the following:

- Appointment of geo-technical engineer to assess existing geo-technical report to provide design parameters.
- Design submission to be provided to the City as a referral agency.

- Technical reports available to the City as part of the design process.
- Confirmed the general finished site level will be +3m AHD (Australian Height Datum) graduating to the river edge at the east and existing level of Trinity Avenue to the north.

The Waterbank Site Specific Agreement states (refer to page 5 of Schedule 11) the “MRA will be designing and constructing Waterbank public domain assets within the surcharge area to deal with up to 240mm of predicated long term vertical settlement. The City of Perth acknowledges and accepts that not all public domain assets will be constructed within the surcharge area. Public domain assets outside of the surcharge area will be designed and constructed to deal with the relevant ground conditions.”

In the Waterbank Public Asset Agreement (refer to Schedule 12), the City will be consulted on the public asset design through the following clauses:

“4.1 Design Preparation

Developer shall ensure that the public asset designs are submitted to the City of Perth for technical acceptance where applicable.”

“4.2 Key Standards and Policies

Unless otherwise specified or required, public assets shall also be designed and constructed to comply with the relevant City of Perth standards and policies, Australian Standards or other reputable and confirmed research and industry parameters. The professionals should not be ‘restricted’ to any particular methodologies but must demonstrate that the design solution is fit for purpose and will achieve the desired longevity and function, e.g. Long Term Settlement Rate.”

“4.2 Key Standards and Policies – Waterbank Long Term Settlement Rates

The City of Perth acknowledges that: The Waterbank precinct is comprised largely of man-made fill and is geo-technically unstable like much of Perth’s riverfront infill, such as Langley Park and the Mounts Bay interchange.

- *Public domain assets proposed for non-surcharged areas will be designed and constructed to cope with the existing ground conditions including possible settlement in such localities at the time and will similarly be fit for purpose.*
- *Public domain assets proposed for the surcharged area will be designed and constructed to maintain functional integrity and address the predicted settlement rate of 240mm over 100 years and / or by agreement, to the economic life of the assets.”*

“4.6 Risk Workshop

- Risk assessment workshops will be held with representatives from the MRA, the Developer and the City of Perth, at initial planning, concept design development (15%) and post award of the civil works contract.”*

3.2 Climate Change Impact

As a coastal site, Waterbank is subject to the risk of potential impact from rising sea levels. The three images below from the Australian Government Department of Climate Change and Energy Efficiency (June 2010) show the high to low risk of coastal inundation. In all three scenarios the forecast to 2100 show that Waterbank would be impacted.

In recognition of the risk, at its meeting held on **3 June 2014** Council approved the provision of advice to the MRA stating that the City of Perth supports the draft revised Waterbank Precinct Design Guidelines subject to key issues being addressed that included in Council's Resolution Part 1.11:

“modelling of sea level rise, storm and erosion predictions needs to be undertaken by an appropriate professional to ensure the finished floor levels of any proposed buildings, terraced walk ways, as well as proposed building setbacks and the design of the central open space adjacent to the river are adequate for climate change scenarios”.

Diagram 3.2: High sea level rise scenario relevant to a 2100 time period



Diagram 3.2.2: Medium sea level rise scenario relevant to a 2100 time period



Diagram 3.2.3: Low sea level rise scenario relevant to a 2100 time period



The MRA Board approved revised Waterbank Design Guidelines refer to design having regard to tidal and climate change variations (for example, Section 2.2.2 - Public Realm). Lend Lease has conducted hydraulic modelling as part of the Waterbank Subdivision Application that has been referred to the City of Perth.

The MRA advises that they have been liaising with the Department of Water - Floodplain Management and Lend Lease with regard to development levels and has agreed the following:

- Public Realm: +2.7m AHD to the public realm is supported in principle subject to completion of hydraulic modelling of the revised Lend Lease Precinct Plan.
- Boardwalk: +1.6m AHD to the lower level boardwalk is supported in principle given that this is a secondary access through the Precinct that transitions to the river foreshore area.
- Buildings: Minimum +2.9m AHD to new buildings is supported in principle (subject to the modelling referred to above).

3.3 Financial Implications

The City will have responsibility for operating and maintaining significant new public assets at Waterbank that represent a financial impact. The City's Contributed Asset Policy 9.15 requires an analysis of the financial implications of a contributed asset so that an informed decision can be made by Council on the whole of life cost of ownership of the contributed asset and further requires an independent determination of the fair value of the assets.

In relation to financial modelling, the Waterbank Site Specific Agreement states that:

"4. Description of Key Public Assets – Financial Modelling

Should any components of the Waterbank public infrastructure works be capable of generating recurrent revenue streams, for those components Lend Lease shall be required to prepare a detailed financial model and cashflow.

Any required detailed financial model shall be provided to the City of Perth for review and consideration during the technical design phase of the project, to assist with the long term financial planning."

The City of Perth will be provided with the cost estimates for the designs as they develop to enable earliest consideration of the financial implications.

A subsequent Council report will provide analysis of the financial implications for workforce planning, operational budgets, rates revenue, and other considerations that will become apparent with the submission of the Public Realm Development Application.

3.4 Non-Standard Designs

The MRA approved Waterbank Master Plan indicates a number of non-standard public assets or assets that the City does not currently have within its assets portfolio. The assets include a public beach, surface stormwater drainage system with bio-swales and bio-retention rain gardens, boardwalks, and jetties. Diagram 3.4.1 shows the approved Master Plan.

Diagram 3.4.1: MRA approved Waterbank Master Plan



Diagram 3.4.2: MRA approved Waterbank Master Plan and Concept of Boardwalks



The Waterbank Public Asset Agreement outlines the design processes that are currently being followed to ensure non-standard designs are reviewed by the City at Concept (15%), Detailed Design (85%), and Final Design (100%) and through the Technical Reference Group (TRG) meetings that assess non-standard designs. At the TRG meetings, the developer presents the non-standard design proposals and works with the relevant City of Perth designers and asset custodians regarding the viability of the design, performance criteria, asset lifecycle, operability, and maintenance considerations. The designs will need to meet the City of Perth's key performance indicators as outlined in the Waterbank Site Specific Agreement (refer to Section 4 of Schedule 11) as follows:

"Key Performance Indicators

The City of Perth's Condition Rating Guideline will identify the baseline key performance requirements for the Waterbank infrastructure and public domain assets.

Lend Lease and the MRA will outline any specific key performance indicators necessary to ensure the assets are functioning fully and are delivering a service as fully intended, i.e. response times for Breakdown Maintenance (Failed Asset), or replacement of asset (Asset Renewal)."

As the MRA will be required to submit detailed financial models with the progression of the designs, the City will request and assess the lifecycle costs of non-standard designs in their assessment and acceptance of the designs.

3.5 Environmental Issues

Waterbank is classified as a contaminated site by the Department of Environmental Regulation (DER) with acid sulphate soils subject to management plans. The City of Perth, the MRA and DER have been working together to ensure that officers are consulted on the development of all environmental management plans. These consultations have addressed the following environmental risks:

- The City of Perth not being fully engaged in the development of environmental management plans that it will have responsibility for managing in future with attendant costs for monitoring and testing.
- The City of Perth not having the opportunity to seek further consultation with State regulatory agencies to satisfy itself that the plans provide the requisite information for risk management of future works by staff and contractors.
- Public assets being transferred to the City of Perth with outstanding approvals from State regulatory agencies.

The City received Braithwaite Street in October 2013 with the MRA's environmental auditor's assessment of the long term management plan outstanding. The City made repeated requests for a copy of the plan. The City sought and received assistance from the DER. In April 2015 the DER and Department of Health (DoH) sent a copy of

their letter to the MRA's independent auditor advising that they did not accept the plan owing to inaccuracies in the plan and requirement for clearer information on the types and areas of remediation. Officers have been consulted by the DER and DoH on the revision of the plan that was revised and submitted on 19 June 2015.

The DER has supported the City of Perth in its concern regarding the extended (approximately 18 months) time required for the completion of the long term management plan for Braithwaite Street. The DER will now work with the MRA to ensure that the required plans are submitted on a timely basis.

The DER also agreed to provide the City of Perth with copies of all correspondence with the MRA, State agencies or other parties regarding contaminated sites within the City's district boundary. In addition, the City of Perth has established a working relationship with the DER's Contaminated Sites team to consult on matters regarding contaminated sites.

The MRA has submitted the environment management plan for the Waterbank Stage 1 forward works that has been reviewed by the City's Principle Environmental Health Officer.

Under the provisions of the Waterbank Public Asset Agreement for Asset Design and Specification Requirements, the City of Perth will have full access to all environmental reports and studies that relate to sensitive designs such as the beach and river walls.

3.6 Arrangements for Asset Handover

In previous State government projects within the City of Perth's boundary, the arrangements for asset handover have been executed with minimal consultation. As the assets are transferred by management orders, the City of Perth has not had a means of agreeing the timing and arrangements for asset transfer and the means to ensure that the assets were fit for purpose.

The Waterbank Public Asset Agreement Section 5 Construction Phase Requirements ensures that the City is engaged across the construction activities attending site meetings, site inspections and arranging for relevant City staff to be present at agreed witness or hold points.

Under Section 6 Asset Handover Requirements, any land or asset to be vested in the City will be dependent on agreement by the City of Perth to the handover, the City of Perth's acceptance that the assets have been constructed, completed and are fully operational in according with designs approved by the MRA and accepted by the City. The City will be provided with a copy of the independent certification of practical completion and associated documentation. The City of Perth will undertake an independent Construction Completion Inspection to confirm its acceptance and to identify defects for rectification. The MRA will maintain responsibility for the public assets until the asset management order is created by the State.

The Agreement confirms that the MRA will comply with the City of Perth's requirements and process Asset Handover. The MRA will maintain responsibility for the public assets until these requirements are acquitted.

3.7 Further Risk Identification

The high level risks identified to date have been based on lessons learned from public realm developments previously undertaken by the East Perth Redevelopment Authority and have driven the pursuit of the agreements to mitigate a repetition of the risks and the associated financial implications that the City experienced in receiving public assets for which it was not consulted on in the design and construction.

The Waterbank Public Asset Agreement requires risk assessments by the City, MRA and Lend Lease. In addition, the MRA Project Team and Lend Lease have agreed with the City that Safety in Design Reviews will be conducted to identify any risks in the whole lifecycle of an asset from design to demolition. The City will receive a final Safety In Design report that identifies the residual risks that will require risk management through the City's internal risk management framework and processes.

4. Opportunities

The Waterbank agreements provide the City with a strong platform of engagement across the project phases (planning, design, approvals, pre-construction, construction, and asset handover) to consider how the development will impact the City's operations, financial implications, and assess opportunities for integrated or aligned projects in neighbouring areas to develop the precinct.

The City of Perth will have the opportunity to liaise with the MRA and other stakeholders on how Waterbank can integrate into the existing East Perth community, new Swan River Pedestrian Bridge Landing / Bus Stand, and neighbouring new Perth Stadium development.

The development will provide a new base of rates for the site of a former bus depot and recreational area, as well as additional revenue through on-street parking and unique event venues at the River's edge.

Perhaps most importantly, the agreements establish a platform for productive collaboration between government agencies that are delivering new public assets in the City of Perth to achieve the best outcomes for public safety, economic growth and return on public investment.

Diagram 4: Waterbank Master Plan showing River Foreshore Expanse



FINANCIAL IMPLICATIONS:

Current MRA estimated value of contributed assets from the Waterbank development is \$22 million. This figure will be further defined through the subsequent phases of the project.

In addition, operational costs and whole of lifecycle costs will be presented for Council's consideration in a future report.

COMMENTS:

The MRA has advised that the MRA Chief Executive Officer will sign the Site Specifics Agreements for Elizabeth Quay, Perth City Link, and Riverside-Waterbank Agreement for Public Asset Design, Approval, Development and Handover. The agreements will not be referred to the MRA Board. The recommendation for Council to approve the City's Chief Executive Officer to sign the Waterbank agreements is to align with the MRA's position.



COUNCIL REPORT – WATERBANK AGREEMENTS



RIVERSIDE PROJECT

SITE SPECIFIC AGREEMENT - WATERBANK

MRA & City of Perth

5 June 2015 (Revision 5)

Doc ID: 473125

Distribution and Revision History

Rev No.	Date	Description	Prepared by		Checked by		Approved by	
			Intl	Sign	Intl	Sign	Intl	Sign
1	21/11/2014	Separation of document from the Agreement for Public Asset Design, Approval, Development and Handover	AS		MH		MH	
2	10/03/2015	Updated to consider City of Perth amendments	AS		RJ		MH	
3	17/04/2015	Updated to address City of Perth clarifications	AS		RJ		MH	
4	21/05/2015	Updated with revised Waterbank Master Plan images, staging and minor edits	AS		RJ		RJ	
5	5/06/2015	Updated to amend wording for asset handover timing	AS		RJ		RJ	

Distribution			Hard Copy	PDF Copy
	Name	Organisation		
1	Mark Hedges	Metropolitan Redevelopment Authority	No	1x
2	Tim Urquhart	Lend Lease	No	1x
3	Matt Saunders	Lend Lease	No	1x
4	Liz Handley	City of Perth	No	1x
5	Anna Spain	Metropolitan Redevelopment Authority	No	1x
6	Richard Jeffcote	Metropolitan Redevelopment Authority	No	1x
7	Daniel Miller	NS Projects	No	1x

Authorised by:

Signed for and on behalf of the City of Perth

Chief Executive Officer

Date

Signed for and on behalf of the Metropolitan Redevelopment Authority

Chief Executive Officer

Date

TABLE OF CONTENTS

1	Site Specific Description	4
2	Current Master Plan	7
3	Summary Programme	10
4	Description of Key Public Assets	11
5	Attachment 1 – Waterbank IPD Scope and Budget	14

DRAFT

1 Site Specific Description

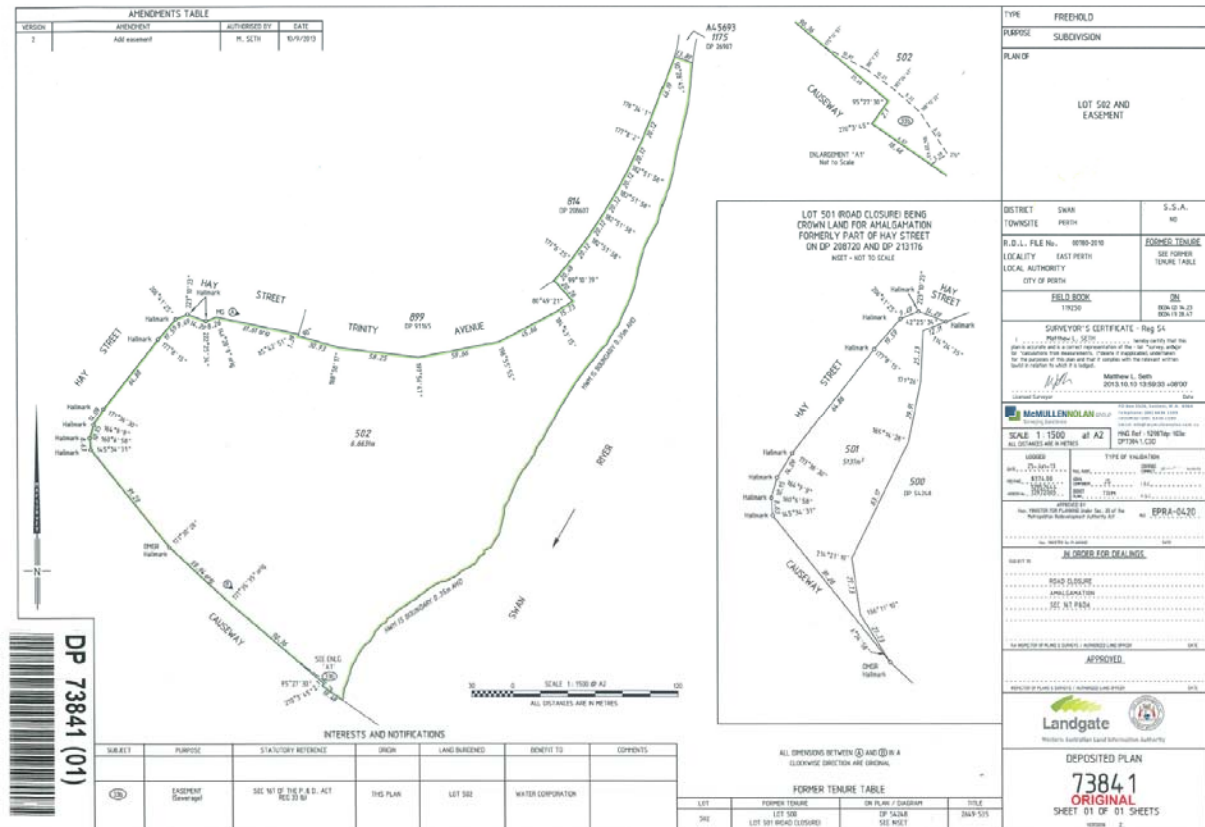
The Waterbank site is located within the “Riverside Project Area” which is located within the MRA’s Central Redevelopment Scheme Area.



Riverside Master Plan Review (2008)

- | | | | |
|----|---|---------|---|
| 1. | Causeway Interchange. | 10. | Queens Precinct, Chemlabs site redevelopment with supermarket and shops, office and high rise apartments. |
| 2. | Waterbank tourism and mixed use ‘urban waterfront’. | 11. | Queens Gardens. |
| 3. | Development node adjacent to Trinity College and Waterbank. | 12. | High density residential development to 4A carpark site (Hillside). |
| 4. | Trinity College presentation to Hay Street. | 13. | Redeveloped, multi-level carpark consolidated development with surrounding shopfronts and apartments. |
| 5. | Visual corridor Nelson Crescent to the Swan River. | 14. | Gloucester Park redeveloped with expanded track, new race-goer facilities and substantial commercial and residential development of underutilised land. |
| 6. | Redevelopment of WACA to engage external frontage and to capitalise on underdeveloped land. | 15. | Heritage buildings retained in redevelopment. |
| 7. | Redeveloped Police Headquarters site as an important architectural landmark. | 16, 18. | Development opportunities to further engage with foreshore. |
| 8. | Queens Precinct, Adelaide Terrace and commercial development. | 17. | Visual corridor connecting Nelson Crescent to the Swan River. |
| 9. | Queens Precinct, Hay Street. Medium height residential/mixed use frame to Queens Gardens. | | |

The “Waterbank” site (Lot 502 on Deposited Plan 73841) is a 6.66 ha site which is bounded by Trinity College to the north, the Swan River to the east, the Causeway to the south and Hay Street to the west.



A large proportion of the site comprises reclaimed land created in the 1950's and 1960's. There are no major existing structures or infrastructure on the site other than MRA's surcharging work. The site has previously been used as a bus depot and for recreational purposes.

Previous site investigations undertaken have identified a number of environmental and geotechnical constraints, including Acid Sulphate Soils, soil and groundwater contamination and the presence of an ancient buried channel (paleochannel) of soft estuarine deposits which intersects the site.

Waterbank Surcharge Program and Long Term Settlement Rates

The MRA has completed a forward works program to address environmental and geotechnical site constraints, by site surcharging to suppress acid sulphate soils and contaminants below anticipated excavation depths and to minimise long term vertical settlement.

The MRA will be designing and constructing Waterbank public domain assets within the surcharge area to deal with up to 240mm of predicted long term settlement over 100 years and / or the economic life of the assets.

The City of Perth acknowledges and accepts that not all the public domain assets will be constructed within the surcharge area. Public domain assets outside of the surcharge area will be designed and constructed to deal with the relevant ground conditions to maintain structural and functional integrity.

1.1 Status – May 2015

This Waterbank Site Specific Agreement is intended to be reviewed and updated as the delivery of new public infrastructure draws near for each area or asset to be delivered under MRA's hand.

For any updates to this Agreement, the MRA is obliged to ensure Lend Lease's consent (see also *Memorandum of Understanding between City of Perth and MRA (2014-2019) – appendix A* and Section 1.1 of *Agreement for Public Asset Design, Approval, Development and Handover*).

Riverside Forward Works

MRA engaged Broad to undertake the Riverside forward works, with Stage 1 (stormwater relocation works) reaching Practical Completion on 9 March 2012. The Defects Liability Period for the stormwater relocation works expired on 8 March 2013.

Stage 2 of the forward works (Waterbank surcharging works) commenced in March 2012 and construction of the surcharging embankments was completed in mid-April 2013. The primary consolidation period was completed in February 2015 and the surcharge embankments have now been trimmed in April 2015 to achieve the designed finished levels for the site.

Stage 3 of the forward works (road works) were completed in 2013 and included modifying the Causeway/Hay Street interchange, constructing a new road between the WACA and Trinity College (Braithwaite Street) and modifying Hale Street (to become two-way and open to local traffic). The works were designed to accommodate an increase in traffic volumes generated as a result of the future redevelopment of the Riverside project area.

Stage 4 of the forward works (Nelson Crescent re-alignment) was completed in 2014 and completed a land exchange with the WACA, after a portion of land was acquired from the WACA to enable construction of Braithwaite Street (Stage 3 forward works, above). The works included the permanent closure of a section of the existing road reserve situated south of Gloucester Parl, west of Braithwaite Street, north of the WACA site and east of Hale Street.

Waterbank Development Contract

In February 2013 MRA entered into a Project Development Deed (PDD) with Lend Lease for development of public domain and private buildings at the Waterbank site.

The Waterbank PDD is subject to a number of conditions precedent, which include (but are not limited to) the MRA, Lend Lease and City of Perth *"reaching agreement on the ownership, management and maintenance of the public domain and entering into and executing any agreements necessary to document the agreed arrangements"*.

This *Waterbank Site Specific Agreement* and the *Riverside Agreement for Public Design, Approval, Development and Handover* forms the agreement between all three parties.

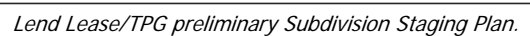
2 Waterbank Master Plan

Lend Lease has developed a master plan for the Waterbank site which addresses the vision and key design principles established by MRA. The Master Plan was revised in 2014 and approved by the MRA in May 2015. The revised master plan graphic is shown below.



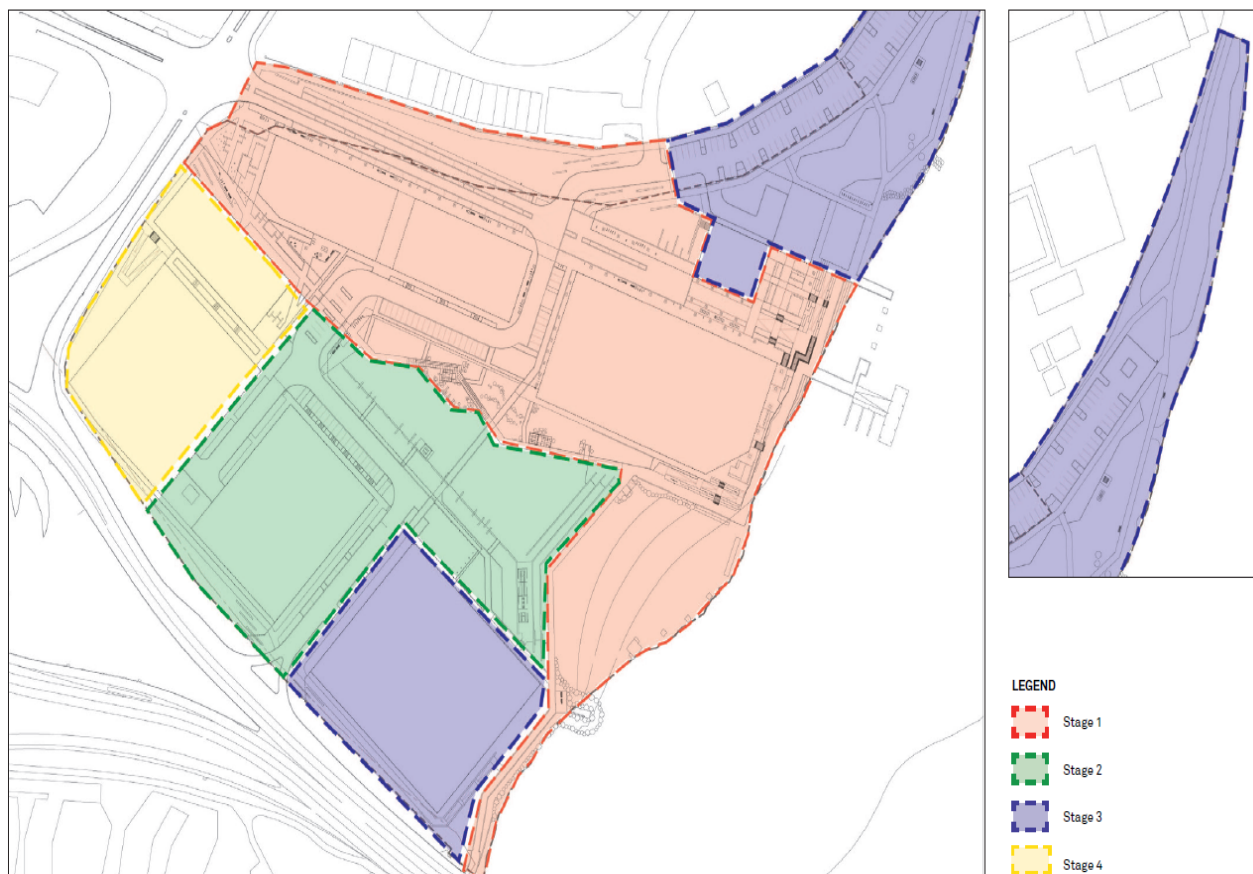
Waterbank Master Plan (2015).

Lend Lease have prepared a preliminary subdivision plan which clearly identifies all public and private development lots which are intended to be created as part of the Waterbank development.



2.2 Staging Plan

The Waterbank development is currently intended to be delivered in four stages (may not be sequential) as shown in the plan below.



Lend Lease revised Waterbank Master Plan (2015).

It is anticipated that the vast majority of the Waterbank infrastructure and public domain works will be completed as part of Stage 1 (a minimum of 75%). The staging plan is indicative and subject to change.

3 Summary Programme

A high level summary programme for completion of the Waterbank development is provided below.

Activity	Anticipated Commencement Date
1. Waterbank PDD Finalisation (conditions precedent resolved by Lend Lease and MRA)	June 2015
2. Waterbank Surcharging Completion Works	June 2015
3. Stage 1	2015 - 17
4. Stage 2	2016 - 18
5. Stage 3	2019
6. Stage 4	2020

The above timelines are indicative only and subject to change.

4 Description of Key Public Assets

Waterbank infrastructure and public domain assets to transfer to the City of Perth will be:

- All areas defined by Lot 502, excluding private development lots.

This may include the following public assets:

Public roads & associated signage / line-marking	Footpaths	Stormwater drainage	“Waterbank Square” including paved areas, shade structures, soft and hard landscaping
Street lighting	Street furniture	Public art	Public utilities and services
Recreational water playground, including associated plants and amenities (subject to review)	Beach	River walls	Irrigation including street trees and lawns areas
Foreshore vegetation	Pier / jetties	Boardwalks	Public Buildings (i.e. community building and toilets)

4.1 Handover of Waterbank Infrastructure and Public Domain Assets

Subject to Section 6 of the *Riverside Agreement for Public Asset Design, Approval, Development and Handover*, Lend Lease will hand over the public domain assets (or part thereof) to the MRA upon practical completion of each relevant stage, phase or component, subject to defects liability arrangements being satisfactorily agreed between Lend Lease, the MRA and the City of Perth.

In accordance with Lend Lease’s staged delivery of the Waterbank development, the City of Perth will be vested with all titles and assets (excluding the private development lots) from the MRA at a time to be negotiated, and will have ongoing management and maintenance responsibilities on the pre-agreed public assets from that time.

MRA Management of Public Spaces

The City is independent of the contractual obligations in place between the MRA and Developers. As such, handover of public assets to the City may not align with contractual milestones (i.e. Practical Completion).

The MRA will be required to undertake the management and maintenance of any public assets (that have reached practical completion) until the MRA vests land or assets to the City based on the following City requirements.

City of Perth Handover Requirements

When any land or asset is to be vested in the City under any appropriate legislation, or vested in the Crown and placed in the care, control and management of the City under appropriate legislation, or transferred by the MRA to the City, the following will need to be achieved:

- the City has agreed to the staged handover of public assets or agreed date for receipt of public assets as specified in the relevant Site Specific Agreement (this document);
- the public asset works have been constructed, completed and are fully operational in accordance with the designs approved by the MRA and accepted by the City;
 - The City is to be provided with independent certification and any associated documentation following the Independent Certification of works at practical completion; and
 - The City may undertake its own independent inspection, if required, to determine the quality and functionality of assets prior to handover.
- the City will receive all asset handover administration requirements as outlined in the City's Asset Handover Requirements Procedure (PR930) and Contributed Asset Administration Procedure (PR1075) which are both underpinned by Council Policies No. 9.12 (xxx) and No. 9.15 (Contributed Asset).and
- a management order has been created by the State of WA to allocate responsibility for the long term ownership, care, control and management of the public realm to the City.

4.2 Management and Maintenance Scope

All maintenance for infrastructure and public domain assets will be undertaken in accordance with the project contract documents and operation and maintenance manuals provided by Lend Lease and will be maintained to the relevant standard and quality as handed over.

The City of Perth will be required to program the maintenance of these assets according to their Corporate Asset Management Plan.

4.3 Key Performance Indicators

The City of Perth's Condition Rating Guideline will identify the baseline key performance requirements for the Waterbank infrastructure and public domain assets.

Lend Lease and the MRA will outline any specific key performance indicators necessary to ensure the assets are functioning fully and are delivering a service as fully intended, i.e. response times for Breakdown Maintenance (Failed Asset), or replacement of asset (Asset Renewal).

4.4 Conditions of Infrastructure and Public Domain Asset Handover

Lend Lease, the MRA and City of Perth will agree that:

- All latent and patent defects outside of the defects liability period will not be the responsibility of the Lend Lease. Any and all issues related to settlement levels not in accordance with the agreed settlement criteria that the assets were designed to, will not be the responsibility of the Lend Lease.
- Maintenance required for the Waterbank infrastructure and public domain assets will be carried out between the hours of 7.30am to 5.00pm Monday to Friday. Any maintenance required to be undertaken outside of these hours must be agreed in advance with Lend Lease or their nominee.
- Maintenance requiring activities that will be in excess of recommended decibel volume will be agreed in advance with Lend Lease or their nominee, with respect to appropriate timing.
- Maintenance that is deemed to be a substantive impact on the use or operation of the infrastructure and public domain will be agreed in advance with Lend Lease or their nominee.

4.5 Financial Modelling

Should any components of the Waterbank public infrastructure works be capable of generating recurrent revenue streams, for those components Lend Lease shall be required to prepare a detailed financial model and cashflow.

Any required detailed financial model shall be provided to the City of Perth for review and consideration during the technical design phase of the project, to assist with the long term financial planning.

DRAFT

5 Attachment 1 – Waterbank IPD Scope and Budget

INSERT WATERBANK IPD SCOPE AND BUDGET HERE



COUNCIL REPORT – WATERBANK AGREEMENTS



RIVERSIDE PROJECT

AGREEMENT FOR PUBLIC ASSET DESIGN, APPROVAL, DEVELOPMENT & HANDOVER

MRA & City of Perth

5 June 2015 (Revision 16)

Doc ID: 473124

Distribution and Revision History

Rev No.	Date	Description	Prepared by		Checked by		Approved by	
			Intl	Sign	Intl	Sign	Intl	Sign
1	10/12/12	Draft for MRA and project team review	DM		DM		DF	
2	28/3/13	Updated draft for Lend Lease review	DM		DM		DF	
3	3/6/13	Updated to include MRA comments & issued to Lend Lease	DM		DM		DF	
4	17/6/13	Updated to include Lend Lease comments	DM		DM		DM	
5	27/6/13	Final draft to MRA for City of Perth comments	DM		DM		DM	
6	13/11/13	Revised draft incorporating City of Perth comments	SG		SG		SG/RJ	
7	23/12/13	Revised draft incorporating City of Perth comments	AS		MH		MH	
8	13/03/2014	Revised final draft incorporating additional Lend Lease comments	AS		RJ		MH	
9	09/04/2014	Revised final draft incorporating Lend Lease and MRA changes	AS		MH		MH	
10	05/06/2014	Final draft – for City of Perth review	AS		MH		MH	
11	08/07/2014	Final draft incorporating City of Perth comments	AS		MH		MH	
12	01/09/2014	Final draft with City of Perth comments (2 nd iteration) sent to Lend Lease for endorsement	AS		MH		MH	
13	21/11/2014	New version without Appendices – to reflect separation of documents.	AS		MH		MH	
14	10/03/2015	Updated to consider City of Perth amendments	AS		RJ		MH	
15	21/05/2015	Updated to include clarifications from City of Perth (roles & responsibilities/minor edits)	AS		RJ		RJ	
16	5/06/2015	Updated to amend wording for asset handover timing	AS		RJ		RJ	

Distribution			Hard Copy	PDF Copy
	Name	Organisation		
1	Mark Hedges	Metropolitan Redevelopment Authority	No	1x
2	Steve Gilligan (up to 21/12/13)	Metropolitan Redevelopment Authority	No	1x
3	Tim Urquhart	Lend Lease	No	1x
4	Matt Saunders	Lend Lease	No	1x
6	Robert Farley	City of Perth	No	1x
7	Liz Handley	City of Perth	No	1x
8	Anna Spain (from 18/12/13)	Metropolitan Redevelopment Authority	No	1x
9	Richard Jeffcote (from 13/03/2014)	Metropolitan Redevelopment Authority	No	1x
10	Daniel Miller	NS Projects	No	1x

Authorised by:

Signed for and on behalf of the City of Perth

Chief Executive Officer_____
Date

Signed for and on behalf of the Metropolitan Redevelopment Authority

Chief Executive Officer_____
Date

TABLE OF CONTENTS

1	INTRODUCTION	4
1.1	Purpose of this Document	4
1.2	Agreement for Public Asset Design, Approval, Development and Handover Structure	4
1.3	Site Description	5
1.4	Project Vision and Objectives	5
1.5	Project Background	6
1.6	Metropolitan Redevelopment Authority Act 2011	7
2	RIVERSIDE PUBLIC ASSET ROLES AND RESPONSIBILITIES	8
3	APPROVAL REQUIREMENTS	11
3.1	Public Asset Design and Specification Approval	11
3.2	Development Approval	11
3.3	Building Permits	11
3.4	Other Approvals	12
4	ASSET DESIGN AND SPECIFICATION REQUIREMENTS	13
4.1	Design Preparation	13
4.2	Key Standards and Policies	13
4.3	Design Review Meetings	17
4.4	Technical Design Submissions	17
4.5	Technical Design Approval	18
4.6	Risk Workshop	18
4.7	Safety in Design	18
5	CONSTRUCTION PHASE REQUIREMENTS	19
5.1	Construction Activities	19
5.2	Site Meetings	19
5.3	Commissioning and Testing	19
5.4	Defects Liability	20
6	HANDOVER PHASE REQUIREMENTS	21
6.1	City of Perth Management of Public Spaces	21
6.2	Error! Bookmark not defined.	
6.3	As-Constructed Drawings	21
6.4	Final Construction Costs	22
6.5	Operation and Maintenance Manuals	23
6.6	Warranties and Guarantees	23
6.7	Dispute Resolution	23

1 INTRODUCTION

1.1 Purpose of this Document

The primary purpose of this document is to set out the agreement between the MRA and City of Perth for the management and maintenance of public assets and infrastructure.

This includes:

- Identifying key public assets which are intended to be designed and delivered by MRA as part of the Riverside project, with a particular emphasis on the Waterbank, Chemlabs and WA Police precincts (specific details regarding each precinct is provided within the appendices to this plan);
- Establishing the key protocols to be adopted during the design, delivery and handover of key public assets to the City of Perth “the City” to ensure that the City’s requirements are met; and
- The MRA will seek to obtain a formal framework and protocols for submission and acceptance by the City of Perth as to the technical design of the public assets to be developed and the staging and dates for handover of public assets.

This Agreement is intended to be reviewed and updated as the delivery of the new public infrastructure draws near for each precinct to be delivered under MRA’s hand. For any updates to this Agreement, if it impacts on the Waterbank development, the MRA is obliged to ensure Lend Lease’s consent.

1.2 Agreement for Public Asset Design, Approval, Development and Handover Structure

Note: This Agreement for Public Asset Design, Approval, Development and Handover (the Agreement) will be updated from time to time. The Agreement comprises six sections which are summarised below:

- **Section 1 – Introduction** – this section summarises the purpose of the Asset Management Plan, the vision and objectives for the project and provides a brief project background.
- **Section 2 – Roles and Responsibilities** – this section summarises key roles and responsibilities for the design, construction, commissioning, ownership and long term management and maintenance of the public infrastructure works.
- **Section 3 – Approval Requirements** – this section outlines the key approval requirements which shall be adhered to during the design and delivery of the public infrastructure works;
- **Section 4 – Design Requirements** – this section outlines the key requirements to be adopted during the design of the public infrastructure works;
- **Section 5 – Construction Requirements** – this section outlines the key requirements to be adhered to during the construction of the public infrastructure works;
- **Section 6 – Handover Requirements** – this section outlines the key requirements to be adhered to during the handover of the public infrastructure to the City of Perth;

1.3 Site Description

The Riverside Project Area is located at the eastern gateway to the Perth CBD. The Riverside Project Area covers a total of approximately 40 hectares bounded by Adelaide Terrace to the south, Plain Street to the west, Waterloo Crescent and Nile Street to the north and the Swan River to the east. The project boundaries are shown in the aerial photograph below.



1.4 Project Vision and Objectives

The 2008 Riverside Masterplan Review outlines the vision for the project which is to **“create a bustling, vibrant community with a range of entertainment, commercial and residential developments”**.

The Riverside Masterplan Review contemplates the delivery of approximately 3,500 residential dwellings, over 80,000m² of commercial / retail floor space and 4,600m² of community space.

The project is expected to attract more than \$2 billion in private investment and bring 7,000 new residents and 6,000 workers into the area.

The Riverside Masterplan Review also contemplates the delivery of high quality public open space areas, mainly within the Waterbank precinct.

The 2008 Riverside Masterplan Review provides a guide with respect to development in the project area and addresses building heights, form, density and land use provisions.

Design Guidelines have been prepared for individual precincts within the Riverside Project Area which outline more specific development objectives for each precinct.

1.5 Project Background

A summary of key historical events pertaining to the Waterbank development is provided below.

Date	Key Event
1998	East Perth Redevelopment Area extended southwards by regulation to Adelaide Terrace, thereby incorporating the Riverside Project Area (previously referred to as Gateway Project).
2002	Minister for Planning & Infrastructure launches draft Gateway Masterplan for community and stakeholder comment
2004	East Perth Redevelopment Area extended to east by regulation to incorporate Waterbank site (previously referred to as Causeway Common) Minister for Planning & Infrastructure releases final Gateway Masterplan
2006	East Perth Redevelopment Authority (EPRA) initiates review of Gateway Masterplan Six sites within Queens Precinct sold to Frasers Property Australia and TRG Properties
May 2008	Minister for Planning & Infrastructure launches draft Riverside Masterplan Review for community and stakeholder comment
Nov 2008	Minister for Planning & Infrastructure releases final Riverside Masterplan Review
Apr 2009	EPRA Board adopts Waterbank Design Guidelines
Jun 2009	Scheme Amendment No. 23 approved by Minister for Planning, thereby providing the planning framework for delivery of the Riverside Masterplan vision
Aug 2010	EPRA calls for Expressions of Interest from private sector to undertake Waterbank development
Apr 2011	Stage 1 of Waterbank Forward Works commences (stormwater relocation works)
Nov 2011	Lend Lease selected as preferred proponent for Waterbank development
Jan 2012	Metropolitan Redevelopment Authority created
Mar 2012	Stages 2 and 3 of Waterbank Forward Works commence (Waterbank surcharging and road works)
Oct 2012	Frasers Property Australia completes "Frasers Suites" development, incorporating 236 luxury hotel suites
Feb 2013	MRA and Lend Lease sign Waterbank Project Development Deed

1.6 Metropolitan Redevelopment Authority Act 2011

Section 18 of the *Metropolitan Redevelopment Authority Act 2011* (the "Act") outlines the MRA's general powers with respect to land and provides the following:

"Subject to section 8(5) and regulations made under section 7(3), the Authority, for the purposes of performing its functions, may do any of the following in respect of land –

- (a) acquire, hold, manage and dispose of land;*
- (b) alter, develop and improve land;*
- (c) subject to section 20, amalgamate and subdivide land".*

Section 31 of the Act provides the following:

"Regulations declaring land to be a redevelopment area may be amended –

- (a) to add land to the redevelopment area; or*
- (b) to remove land from the redevelopment area".*

Section 33 of the Act provides the following:

"If land is removed from a redevelopment area by regulations made under section 31(1)(b) –

- (a) the approved redevelopment scheme for the area ceases to apply to the removed land; and*
- (b) a planning scheme that, but for section 51, would apply to the land applies to the land....."*

2 RIVERSIDE PUBLIC ASSET ROLES AND RESPONSIBILITIES

2.1 Roles and Responsibilities for MRA, Developer and City of Perth, MRA Representatives, MRA Consultants and Developer Consultants

Key roles and responsibilities for the design, delivery, handover, ownership, management and maintenance of key public assets are outlined below:

MRA

The Metropolitan Redevelopment Authority (MRA) is the planning authority for the Riverside project as a whole and master planner for the Waterbank precinct. The MRA's planning role is to create and implement the area's planning Scheme (including Design Guidelines) and determine development applications. MRA will work closely with City of Perth during the statutory planning processes and public asset design, delivery and handover phases, to ensure the project vision and objectives are met. MRA will also fund and/or undertake certain subdivision works and facilitate private sector investment, on lands under its control.

The MRA is accountable for a number of key components of the Project including:

- procuring the City of Perth to operate and maintain all public assets forming part of the public domain at a time to be negotiated for each public asset.
- undertaking the above obligations between the date of practical completion and date of handover to the City of Perth (as required).
- jointly with Lend Lease identification of environmentally sustainable design initiatives;
- funding the construction of infrastructure and public domain;
- jointly with Lend Lease the commercial structure of the Waterbank Project Development Deed; and
- assessment and determination of development applications.

Developer – Lend Lease (Waterbank precinct only)

Lend Lease is responsible for:

- maintaining (at its cost) all soft landscaping within the public domain areas and the hardscape within the town square for a period of 12 months following the date of practical completion relevant to those areas;
- jointly with MRA, identification and delivery of agreed environmentally sustainable design initiatives;
- lodgement of planning applications for the Infrastructure and Public Domain (IPD) works and private buildings;
- design and construction of agreed Infrastructure and Public Domain and associated life cycle cost estimates (in accordance with Section 4.4 of this Agreement);
- funding and development of private buildings;
- marketing, sales and all related enquiries on hotel, commercial and residential opportunities within the precinct; and
- jointly with MRA, the commercial structure of the Waterbank Project Development Deed.

Lend Lease will ensure all formal communications are directed to the MRA.

City of Perth

The City of Perth is a key stakeholder, planning regulator, asset manager and municipal service delivery agency, who will resume its planning authority functions (on MRA's exit) and also assume

responsibility for the long term ownership, care, control and management of the public domain (in general) through the acceptance of a management / vesting order over agreed public assets. The City of Perth has a series of units (Sustainable City Development, Approval Services, City Design, and Contracts & Asset Management Units and staff in the Directorate of City Infrastructure and Enterprise Units) which will fulfil various roles and responsibilities during the planning, design, delivery and handover of any public assets.

The City of Perth as the local government authority will be responsible for:

- providing advice, comments and formal acceptance against relevant codes and standards that apply to IPD works;
- being vested with all titles and assets (excluding private development lots) from the MRA at a time to be negotiated and will have ongoing management and maintenance responsibilities on the pre-agreed public assets;
- providing comment and recommending clearances on planning applications for the IPD works and private buildings;
- liaising with the developer and MRA on public assets environmentally sustainable design initiatives;
- reviewing lifecycle cost estimates in design development;
- resolving with the MRA any handover matters on the agreed public domain assets;
- accepting management orders over agreed infrastructure and public domain assets provided those meet the terms of this Agreement (and the subsequent site specific agreements contained within the Appendices); and
- undertaking traditional municipal services as required upon public asset handover and occupancy of buildings.

The City of Perth will ensure all formal communications to Lend Lease on IPD works are copied to the MRA.

Waterbank Precinct – Lend Lease has been contracted by the MRA to “plan, design, develop and commission each stage of development of the Waterbank precinct in accordance with the Project Master Plan including carrying out works to provide the Developer’s Site Infrastructure and to establish the public domain”.

The MRA will implement agreed sustainability requirements, with the acceptance of the City of Perth, to achieve the proposed Green Building Council of Australia’s (GBCA) Green Star Community certification for the Waterbank precinct.

Chemlabs and WA Police precincts – The MRA will advise the City of Perth if and when any private-sector Developers are contracted with responsibilities to deliver relevant public assets.

The protocols in this *Agreement for Public Asset Design, Approval, Development and Handover* of precinct-related public infrastructure shall apply regardless of whether it is delivered by the MRA or a private sector developer.

MRA and Developer – The MRA and Developer will contract appropriately qualified consultants for architectural and engineering designs, quantity surveying and other specialist consultant requirements. The consultants will work within the parameters of this Agreement, ensuring that the agreed asset design and specification requirements of the MRA and City of Perth are met and exercise professional independence.

Governance

The MRA and the City of Perth will establish a Governance Committee to monitor and resolve those issues of significance when they arise that require a decision from senior executives of each agency.

Governance Committee Structure:

MRA – Executive Director, Project Delivery
Director Operations, Project Delivery

City of Perth – Director City Planning & Development
Director City Infrastructure & Enterprise

Please note: the Governance Committee will also be deemed the Disputes Resolution Committee, refer to section 6.8 "Dispute Resolution".

3 APPROVAL REQUIREMENTS

3.1 Public Asset Design and Specification Approval

The MRA shall seek City of Perth advice, comment and formal acceptance of the technical design and specification of assets to be owned, controlled or operated and maintained by the City of Perth.

Any comments and acceptances required from the City of Perth will be in accordance with the standards, processes and specifications set out in Chapter 4, unless otherwise agreed by the Parties. These include:

- Local government asset technical design and specification matters;
- Planning and development applications; and
- Building construction permits.

The City of Perth will provide a Coordinator as the single point of contact through which the City shall provide consolidated comments and advice at Initiation, Planning, Design, Development, Construction and Handover.

City of Perth advice and conditions shall be provided in writing on City letterhead signed by the relevant manager or director with the delegated authority and can be relied upon by MRA and Developer to commence and undertake construction.

3.2 Development Approval

Developers will be required to lodge a Development Application(s) for the public asset works which will be considered by the MRA in accordance with Part 6 of the *Metropolitan Redevelopment Authority Act 2011* ("MRA Act").

As required by section 64 of the MRA Act, all Development Applications shall be referred to the City of Perth Coordinator. The City of Perth will have the right to request and agree technical conditions on Development Applications (example: where engineering conditions may relate to storm water drainage or cross overs on properties).

Developers will be required to carry out the public asset works in accordance with the Development Approval granted by the MRA or Minister for Planning and pursuant to any conditions which may be applied.

Developers will be required to obtain clearances from relevant agencies, including the City of Perth, with respect to conditions of Development Approval.

3.3 Building Permits

Developers will be required to apply for and obtain a building permit(s) from the City of Perth (Approval Services Unit) for any aspects of the public infrastructure works which are defined as building works, pursuant to the *Building Act 2011* and Building Regulations 2012.

Developers may elect to lodge a certified application or an uncertified application to the City of Perth as permitted by the relevant building legislation and regulations. The developers are recommended to visit the Western Australian Building Commission website in order to obtain a copy of the correct process and timeframes for consideration of certified and uncertified applications.

The Building Commission's website can be found at: www.buildingcommission.wa.gov.au.

Working drawings which are cleared by the MRA shall be clearly stamped by MRA as cleared for building permit submission to the City of Perth.

The City of Perth is not obliged to provide technical clearances on any working drawings for a building permit application that do not accord with the terms of its design approval.

3.4 Other Approvals

Developers shall be required to obtain and comply with the permit regulations that may include but not be exclusive of the following:

- Construction – “Out of Hours”;
- Dewatering into the City of Perth’s storm water system;
- Obstruction permits; and
- Disability Access.

DRAFT

4 ASSET DESIGN AND SPECIFICATION REQUIREMENTS

4.1 Design Preparation

Developers will be responsible for the preparation of design documentation for the public asset works.

Developers shall ensure that the design documentation is prepared by suitably skilled and qualified design consultants and in accordance with good design and construction practices and the relevant policies and standards outlined in this document.

Developers shall ensure that the public assets designs are submitted to the City of Perth for technical acceptance where applicable.

4.2 Key Standards and Policies

Public assets will be designed and delivered in accordance with all relevant development deeds (for Waterbank), legislation, standards, guidelines, codes and policies, unless otherwise agreed with the relevant approving authority(s) and future asset owner.

Unless otherwise specified or required, public assets shall also be designed and constructed to comply with the relevant City of Perth standards and policies, Australian Standards or other reputable and confirmed research and industry parameters. The professionals should not be 'restricted' to any particular methodologies but must demonstrate that the design solution is fit for purpose and will achieve the desired longevity and function e.g. Long Term Settlement Rate.

If a discrepancy or conflicting obligations are identified between different standards, then the party that identifies the discrepancy or conflict shall use all reasonable endeavours to notify the other relevant parties within two (2) working days in writing. The parties shall then meet to review the discrepancy identified and agree on the requirements to be adhered to in a timely manner to mitigate the requirement for any redesign or rework if possible.

Key standards and policies which shall be adopted during the design, delivery and handover of key public assets are outlined below:

Project Development Deed: Specific Standards

Key Australian Standards

Unless otherwise specified, all public assets will be designed and constructed in accordance with the relevant standards, specifications and codes issued by the Standards Association of Australia. Where such Australian Standards do not exist, the relevant British Standard shall apply.

City of Perth Policies

Unless otherwise agreed, all public assets will be designed and constructed in accordance with the City of Perth's policies. Key policies, which may apply, include:

- Policy No 6.12 – Safer Design (April 2004)
- Policy No 6.13 – Sight Line Truncations – Rights-of-Way / Roads Intersection (April 1998)
- Policy No 9.12 – Asset Management Policy
- Policy No 9.14 – Disposal of Property
- Policy No 9.15 – Contributed Asset
- Policy No 20.7 – Street Lighting (April 1998)
- Policy No 20.8 – Street Trees – Planting, Pruning and Removal (June 2010)

- Policy No 20.9 – Recognising the Amenity Value of the City's Trees
- Policy No 20.12 – Co-Location of Poles within the Road Reserve
- Policy No 20.13 – Road Safety Audits (June 2010)
- Policy No 22.2 – Directional Signs Within Road Reserves (June 2003)
- Policy No 22.3 – Traffic Management Within the Road Reserve (April 2012)
- Policy No 22.9 – On Street Parking (January 2009)
- Asset Handover Policy (January 2013)

City of Perth Procedures and Guidelines

- City of Perth Procedure (PR930) - Asset Handover Requirements
- City of Perth Procedure (PR1075) – Contributed Asset Administration
- City of Perth Guideline – Wayfinding and Signage

City of Perth Design and Construction Notes

Unless otherwise agreed, all public assets will be designed and constructed in accordance with the City of Perth's Design and Construction Notes in place at the time an approval was given. The City of Perth will provide written notification of any changes to design specifications and construction notes as and when these are amended from time to time.

Departures from the City of Perth's Design and Construction Notes may be permitted; however, any departures must have regard for the principles and objectives of the Notes and be submitted to the City for technical acceptance.

MRA Development Policies

Unless otherwise agreed, all public assets will be designed and constructed in accordance with MRA's Development Policies. Specific development policies which may apply include:

- Development Policy 4 – Providing Public Art
- Development Policy 6 – Signs and Advertising

Other Relevant Standards, Codes and Guidelines

- National Construction Code
- Austroads Guidelines
- WAPC Designing Out Crime Planning Guidelines – June 2006
- Local Government Guidelines for Subdivisional Development, Institute of Municipal Engineering Australia (WA Division) (1998)

Specific Power and Lighting Standards

- Western Power Underground Distribution Schemes Manual
- AS/NZS 3000:2007 - Wiring Rules
- AS/NZS 1158.0:2005 Lighting for roads and public spaces - Introduction
- AS/NZS 1158.1.1:2005 Lighting for roads and public spaces - Vehicular traffic (Category V) lighting - Performance and design requirements
- AS/NZS 1158.1.2:2010 Lighting for roads and public spaces - Vehicular traffic (Category V) lighting - Guide to design, installation, operation and maintenance
- AS/NZS 1158.2:2005 Lighting for roads and public spaces - Computer procedures for the calculation of light technical parameters for Category V and Category P lighting
- AS/NZS 1158.3.1:2005 Lighting for roads and public spaces - Pedestrian area (Category P) lighting - Performance and design requirements
- AS/NZS 1158.4:2009 Lighting for roads and public spaces - Lighting of pedestrian crossings

- AS/NZS 1158 Set:2010 Lighting for roads and public spaces Set
- AS/NZS 1158.6:2010 Lighting for roads and public spaces - Part 6: Luminaires
- City of Perth:
 - 6.1 Standard Street Light For Vehicles - Western Power
 - 6.2 Standard Pedestrian Street Light
 - 6.8a Standard Pedestrian Light
 - 6.5m Multi-Functional Lightpole
 - 6.8b Standard Pedestrian Light
 - 8.5m Multi-Functional Lightpole
 - 6.9 Standard Up Lighting

Specific Road Signage Standards

- AS 1743-2001 Road signs - Specifications
- AS 1744-1975 Forms of letters and numerals for road signs (known as Standard alphabets for road signs)
- City of Perth:
 - 9.1 Standard Cop Parking Signs
 - 9.2 Parking Design And Signage

Specific Road Safety Barrier Standards

- AS/NZS 3845:1999 Road safety barrier systems
- DR AS/NZS 3845.1 Road safety barrier systems and devices - Part 1: Road safety barriers
- MRWA: Part 6 - Roadside Designs, Safety and Barriers

Specific Parking Standards

- AS/NZS 2890.1:2004 Parking facilities - Off-street car parking
- AS 2890.2-2002 Parking facilities - Off-street commercial vehicle facilities
- AS 2890.5-1993 Parking facilities - On-street parking
- AS/NZS 2890.6:2009 Parking facilities - Off-street parking for people with disabilities

Specific Road Geometry Design Standards

- **MRWA:** Part 1 - Introduction to Road Design
- **MRWA:** Part 3 - Geometric Design
- **MRWA:** Part 4 - Intersections and Crossings - General
- **MRWA:** Part 4A - Unsignalised and Signalised Intersections
- **MRWA:** Part 4B - Roundabouts
- **City of Perth:**
 - 3.1a Standard Embayment Design: Non-commercial Vehicles
 - 3.1b Standard Embayment Design: Commercial Vehicles
 - 3.2 Standard Disabled Parking Embayment
 - 3.3 Non-Standard Embayment Design : Narrow Streets
 - 3.4 Embayment Design – Motorcycle
 - 3.5 Standard Universal Parking Embayment
 - 3.6 Road Classification For Road Pavement Thickness Design (Flexible Pavement)
 - 3.7 Road Design (Geometry)
 - 3.8 Road Design (Typical cross-section)

Specific Drainage Standards

- City of Perth:
 - 2.1 Stormwater Drainage Design
 - 2.2 Standard Stormwater Manhole
 - 2.3 Standard Trapped Gully
 - 2.4 Mild Steel Gully Grate, Large
 - 2.5 Mild Steel Gully Grate, Medium
 - 2.6 Standard Brick Manhole
 - 2.7 Standard Step Iron
 - 2.8 Standard Side Entry Pit
 - 2.9 Cycle Friendly Mild Steel Gully Grate
 - 2.10 Stormwater Pipe Easement
 - 2.11 Standard Property Connection Pit
 - 2.12 Property Connection: Inspection Access Point

Specific Pedestrian and Cycling Standards

- MRWA: Pedestrian and Cycling Facilities
- AS 2890.3-1993 Parking facilities - Bicycle parking facilities
- City of Perth: Footpaths
 - 5.1 Paving
 - 5.2 Standard Paving Patterns
 - 5.3 Standard Pedestrian Ramp
 - 5.4 Non-Standard Pedestrian Ramp
 - 5.5 Standard Flush Crossing
 - 5.7a Service Pit Covers
Standard Treatment
 - 5.7c Service Pit Covers
Reinstating Existing Covers

Specific Access / Mobility Standards

- AS 1428.1-2009 Design for access and mobility - General requirements for access - New building work
- AS 1428.3-1992 Design for access and mobility - Requirements for children and adolescents with physical disabilities
- AS/NZS 1428.4.1:2009 Design for access and mobility - Means to assist the orientation of people with vision impairment - Tactile ground surface indicators
- AS 1428.5-2010 Design for access and mobility - Communication for people who are deaf or hearing impaired
- AS 1735.16-1993 Lifts, escalators and moving walks - Lifts for persons with limited mobility - Restricted use - Automatically controlled

Specific Pavement Design Standards

- MRWA Technical Road note 9 – Procedure for the Design of Flexible Pavements
- AS 3727-1993 Guide to residential pavements

Waterbank Long Term Settlement Rates

The City of Perth acknowledges that:

- The Waterbank precinct is comprised largely of man-made fill and is geo-technically unstable like much of Perth's riverfront infill, such as Langley Park and the Mounts Bay interchange.
- Public domain assets proposed for non-surcharged areas will be designed and constructed to cope with the existing ground conditions including possible settlement in such localities at the time and will similarly be fit for purpose.
- Public domain assets proposed for the surcharged area will be designed and constructed to maintain functional integrity and address the predicted settlement rate of 240mm over 100 years and / or by agreement, to the economic life of the assets.

4.3 Design Review Meetings

Design review meetings convened by the Developer will be held with City of Perth representatives at the Concept Design Drawings (15%), Developed Design Drawings (85%) and Final Design Documentation (100%) stages to seek City of Perth comment during the preparation of public asset designs.

Agendas and minutes will be prepared by the Developer for all design meetings and workshops held with the City of Perth.

The City of Perth will be responsible for nominating a senior point of contact ("the Coordinator") that will be required to coordinate attendance by representatives from the relevant Units at the design review meetings.

4.4 Technical Design Submissions

Developers will provide copies via the MRA of relevant design documentation at the following key milestones to the City of Perth nominated representative for review and comment:

- Concept Design Drawings (15%);
- Detailed Design Drawings (85%); and
- Final Design Documentation (100%).

Two (2) hardcopies (A0 size) and electronic format (AutoCad 2007) of all design submissions will be accompanied by a Design Report that outlines the following:

- Design changes and rationale.
- New risks, issues or opportunities identified.
- Life cycle cost implications.
- Programme implications.
- Statement on changes made to meet City of Perth design requirements as per previous comments or submissions.

MRA and the City of Perth will be required to review the above design documentation and provide their comments in writing to the Developer within 10 business days from receipt. MRA's

arrangements with the Developer are such that any comments which are not provided within the specified timeframe risk being omitted from design documentation.

The City of Perth shall advise the Developer if more than 10 business days are required for review of the design documentation and the Developer may agree to a further 10 business day period.

The City of Perth may request further information from the Developer to allow it to fully assess the design documentation. The Developer will use best endeavours to provide the additional information requested within 3 working days. For the avoidance of doubt, a request for additional time ought not to be necessary given regular technical meetings will be scheduled with the City in the lead up to the MRA or Developer seeking the City of Perth's technical approval.

The City of Perth Coordinator will be responsible for:

- Coordinating review and acceptance of any design information provided to the City of Perth;
- Preparation of any reports required to seek formal approval of the designs submitted; and
- All formal correspondence, on behalf of all City of Perth units, upon which MRA and the Developer can rely, in relation to technical designs and technical approvals.

4.5 Technical Design Approval

City of Perth Coordinator shall provide a consolidated acceptance response on behalf of all its business units.

Developers will be required to carry out the public infrastructure works in accordance with the designs approved by the MRA.

Any design changes requested following approval of the public asset designs may be excluded and shall only be directed through MRA in accordance with the provisions outlined in the relevant development agreement.

4.6 Risk Workshop

Risk assessment workshops will be held with representatives from the MRA, the Developer and the City of Perth, at initial planning, concept design development (15%) and post award of the civil works contract.

4.7 Safety in Design

Developers will include nominated City representatives during Safe Design Reviews as per the National Code of Practice: Safe Design of Structures, provide a copy of the final Safe Design Report outlining residual risks, and liaise with the appropriate City of Perth representatives to obtain its acceptance of the residual risks.

5 CONSTRUCTION PHASE REQUIREMENTS

5.1 Construction Activities

Developers shall be responsible for construction of the public infrastructure works in accordance with the design documentation approved by the MRA and accepted by City of Perth.

Developers shall ensure that the public asset works are constructed by registered builders and suitably skilled and qualified sub-contractors and in accordance with all with relevant standards and codes of practice including (but not limited to) those set out in Section 4.2.

City of Perth nominated representatives who have been inducted into the site safety management system may visit work sites on request of the City Construction Liaison Engineer, but shall not be entitled to issue instructions to the Developer or its contractors.

Should the City of Perth wish to modify a design or specification upon which it has already given advice on, then it shall put a request in writing to the Developer or MRA as the case requires. The Developer or MRA is not obliged to agree to the request unless the request relates to what would be a materially defective outcome, or can be demonstrated to deliver a more cost effective construction and / or operating cost outcome (having regard for the delay and the design and construction costs associated with the design change).

5.2 Site Meetings

Site meetings will be held on a regular basis during construction with representatives of the MRA, Developer, contractors, consultants and sub-contractors.

The Developer will provide an advance schedule of site meetings to the nominated City of Perth representative.

City of Perth representatives shall be invited to attend regular site meetings which shall be chaired and minuted by the Developer (or its nominated representative).

The City of Perth Construction Liaison Engineer or their representative will attend regular site meetings relating to construction of public asset works but will not be entitled to issue instructions to the Developer or its contractors.

The City of Perth representative may raise any issues of apparent non-compliance with approved drawings and specifications or quality assurance at the time of the site meeting.

Should the City of Perth wish to modify a design or specification upon which it has already given approval, it will request that in written correspondence to the Developer, or the MRA as the case requires (and copied to the other party if related to Waterbank matters), outlining the reasons and the City's cost contribution to that requested change.

The MRA and the Developer are not obligated to implement that change.

5.3 Commissioning and Testing

Developers will be required to ensure that the public asset works are properly tested and commissioned prior to completion. The commissioning of testing will be in accordance with the approved specifications.

The Developers will provide the MRA with a copy of all relevant documentation including test results so as copies can be forwarded to the City of Perth 90 days prior to the end of the Defects Liability Period, or earlier if available.

Developers shall ensure that appropriate records of all tests, inspections, commissioning activities and associated photos are maintained and made available to the MRA, for handover purposes to the City of Perth.

Developers will provide the MRA with a detailed construction programme that lists the key hold points for works that require commissioning and testing. MRA representatives shall be invited to the commissioning and testing hold points as set out in the specifications, works delivery programme and the construction notes.

Developers shall provide the MRA and City of Perth with a minimum notice of two (2) working days, prior to all site inspections.

5.4 Defects Liability

Developers will be required to attend to any defects for a period of 12 months following practical completion of the public asset works, or practical completion of the relevant stage where the public asset works are delivered on a staged basis.

6 HANDOVER PHASE REQUIREMENTS

6.1 City of Perth Management of Public Spaces

Pursuant to the *Land Administration Act 1997*, a management order shall be issued to the City of Perth to operate and maintain all assets forming part of the public domain.

The City of Perth will be vested with all titles (excluding private development lots) from the MRA at a time to be negotiated, and will have ongoing management and maintenance responsibilities on the pre-agreed public assets from that time.

MRA Management of Public Spaces

The City is independent of the contractual obligations in place between the MRA and Developers. As such, handover of public assets to the City may not align with contractual milestones (i.e. Practical Completion).

The MRA will be required to undertake the management and maintenance of any public assets (that have reached practical completion) until the MRA vests land or assets to the City based on the following City requirements.

City of Perth Handover Requirements

When any land or asset is to be vested in the City under any appropriate legislation, or vested in the Crown and placed in the care, control and management of the City under appropriate legislation, or transferred by the MRA to the City, the following will need to be achieved:

- The City has agreed to staged handover of public assets or agreed date for receipt of public assets as specified in the relevant Site Specific Agreement;
- The public asset works have been constructed, completed and are fully operational in accordance with the designs approved by the MRA and accepted by the City (see also Section 4.2 – Key Standards and Policies);
 - The City is to be provided with independent certification and any associated documentation following the Independent Certification of works at practical completion; and
 - The City may undertake its own independent inspection, if required, to determine the quality and functionality of assets prior to handover.
- The City will receive all asset handover administration requirements as outlined in the City's Asset Handover Requirements Procedure (PR930) and Contributed Asset Administration Procedure (PR1075) which are both underpinned by Council Policies No. 9.12 (xxx) and No. 9.15 (Contributed Asset).
- A management order has been created by the State of WA to allocate responsibility for the long term ownership, care, control and management of the public realm to the City (Note: the MRA will retain "ownership" and maintenance responsibility until such time as a management order is created).

6.2 As-Constructed Drawings

Developers shall be required to develop "As-Constructed" drawings for the public infrastructure works.

All "As-Constructed" surveys and drawings shall be prepared in accordance with the City of Perth's Procedure PR930 "Asset Handover Requirements".

The "As-Constructed" drawings shall generally comprise the final "For Construction" drawings updated to incorporate any changes or amendments made during construction of the public infrastructure works.

"As-Constructed" drawings will be prepared and submitted to the MRA and a copy provided to the City of Perth (City Design and Contracts & Asset Management Services Unit) at the agreed time of transfer of all asset handover documentation and data.

As-Constructed drawings will be provided both in hard copy (A0 size) and electronic format.

Electronic as-constructed drawings shall be provided in AutoCAD 2007 format.

All CAD drawings utilising spatial data shall conform to the following requirements:

- Height / levels data: AHD
- Datum: GDA94
- Projection: MGA50
- File Form: .dwg format

Each CAD file may have multiple paper space layouts, with each layout containing only one title block per paper space layout. The title block will be positioned correctly within the printable area of the page setups and all viewports will be locked.

All drawings shall contain the latest amendments clearly identified in the title block and clearly indicating the date and details of that amendment.

All layers shall be clearly labelled. Abbreviations shall be permitted, provided that they are able to be easily understood. All drawing elements shall be assigned to their correct layer.

If non-standard fonts are used, these font files must be included with the drawings.

Hard copy drawings shall be clearly marked as "As Constructed", signed and dated by a licensed surveyor or Project Engineer. They shall be of the same quality and detail as the approved "For Construction" drawings, utilising the same legend. They must have all X-Refs embedded.

Hard copy "As Constructed" drawings should contain all mark-ups conveyed to the As-Con surveyor for the final CAD drawing to be supplied to the City, including clearly notated modified, relocated or removed assets and abandoned pipes.

6.3 Final Construction Costs

Within 4 weeks of Staged Practical Completion (PC), Developers undertaking infrastructure and public domain on MRA's behalf shall provide the MRA with a detailed final construction cost report which provides (at a minimum) a complete breakdown for all individual infrastructure asset costs including current replacement costs, estimated life cycle costs and yearly maintenance costs upon completion of the public infrastructure works.

The final construction cost report shall be prepared in accordance with the City of Perth's Procedure PR930 Asset Handover Requirements and associated asset attribute registers in a format acceptable to the City of Perth. This information will be forwarded by the MRA to the City of Perth once received. As per procedure PR930 Asset Handover Requirements the MRA's representative shall liaise with the City of Perth in identification of assets to be disposed of, replaced or upgraded.

6.4 Contact Details

In accordance with the City of Perth's Procedure PR930 Asset Handover Requirements, Developers undertaking infrastructure and public domain on MRA's behalf shall provide the MRA with a detailed list of all consultants, contractors and sub-contractors responsible for the design and delivery of the public infrastructure works, including contact names, telephone and fax numbers, email addresses, etc. listing the individual portions of the project or assets those consultants, contractors or sub-contractors have worked on. Contact details shall be provided by the Developer within 4 weeks of Practical Completion. This information will be forwarded by the MRA to the City of Perth once received.

6.5 Operation and Maintenance Manuals

Developers shall be required to produce Operation and Maintenance Manuals (OMMs) for the public infrastructure works.

The City of Perth will review the final designs for public assets and advise the MRA representative in writing of requests for specific operations and maintenance manuals, maintenance schedules, cost estimates for annual maintenance budgets for any assets that are of a new standard, type or design.

All OMMs shall be prepared and submitted to the MRA who will forward to the City of Perth for approval within 4 weeks of Staged Practical Completion of the public infrastructure works.

All OMMs must be sufficiently comprehensive to enable operation and routine maintenance, overhaul and repairs to be carried out by personnel who are qualified to undertake maintenance work but who are not necessarily familiar with any particular aspect of the public infrastructure works. The MRA's representative shall liaise with City of Perth should any specialist training be required for City of Perth personnel to maintain and operate particular assets, items of plant or equipment.

If specialist training is required then a reasonable allowance will be written into the civil works contract by MRA or the Developer.

All OMMs shall be provided both in electronic and hard copy format.

6.6 Warranties and Guarantees

Developers shall be required to obtain and provide a copy of all relevant warranties and guarantees for the public infrastructure works to the MRA who will forward to the City of Perth (Contracts & Asset Management Services Unit) within 4 weeks after Staged Practical Completion.

Upon the transfer of assets from the MRA to the City of Perth, all warranties and extended warranties in place shall be transferred to the City of Perth.

6.7 Dispute Resolution

Should a dispute arise between parties, over the public asset development or handover that cannot be resolved through negotiation, the Governance Committee will review and determine the dispute.

Should the Governance Committee be unable to agree an outcome, the matter will be referred to the Chief Executive Officers of the MRA and City of Perth for their determination.

ITEM NO: 5

EVENT APPROVAL – LANGLEY PARK, EAST SECTION – LORITZ CIRCUS

RECOMMENDATION:

(APPROVAL)

That Council approves the Loritz Circus to use the eastern section of Langley Park to conduct its circus performances, from Thursday, 24 September 2015 until Sunday, 11 October 2015, subject to the applicant:

- 1. indemnifying the City of Perth against any claim arising from the event and the use of the reserve and holding a Public Liability Insurance Policy with a limit of indemnity of \$20,000,000;***
- 2. paying the estimated reserve hire fee of \$6,818 (excluding GST), Public Building fee, Food Act 2008 fees, a damages bond fee of \$5,000 of which the whole or part of the bond may be refundable, and cover all costs for the provision of any Council services such as noise monitoring, cleaning of the reserve, repair of any damage to the reserve or infrastructure, or resulting from the event;***
- 4. providing event management plans to adequately address Risk, Noise, Evacuation, Parking, Waste, Pedestrian movement/safety, Security, and Disability Access and Inclusion to the satisfaction of the City, one month prior to the event;***
- 5. making application and receiving approval from the Chief Executive Officer to hold a non-conforming event in accordance with Regulation 18 of the Environmental Protection (Noise) Regulations 1997;***
- 6. submitting a Certificate of Design Compliance and a Certificate of Construction Compliance for any structures greater than 500m² in accordance with the Building Act 2011;***

(Cont'd)

7. ***complying with the relevant requirements of Part 6 of the Health Act 1911 and the Health (Public Buildings) Regulations 1992 and Food Act 2008;***
8. ***agreeing to comply with the Code of Practice in accordance with the Animal Welfare Act 2002;***
9. ***providing written notification of the event to occupants of the surrounding commercial and residential premises, to the satisfaction of the City, at least seven days prior to the event.***

BACKGROUND:

FILE REFERENCE: P1031110-6
REPORTING UNIT: Activity Approvals
RESPONSIBLE DIRECTORATE: Planning and Development
DATE: 1 July 2015
MAP / SCHEDULE: Schedule 13 – Site Layout

Langley Park has in the past been used by circuses ranging from small family run circuses to the internationally acclaimed “Cirque du Soleil”.

LEGISLATION / STRATEGIC PLAN / POLICY:

Legislation	Section 3.50 of the <i>Local Government Act 1995</i> Clause 8 of the <i>City of Perth Local Government Property Local Law 2005</i> <i>Health Act 1911</i> <i>Environmental Protection (Noise) Regulations 1997</i> <i>Food Act 2008</i> <i>Health (Public Buildings) Regulations 1992</i>
Integrated Planning and Reporting Framework Implications	Strategic Community Plan Council Four Year Priorities: Perth as a Capital City S5 Increase place activation and use of underutilised space
Policy:	
Policy No and Name:	8.1 – Circuses and the Use of Performing Animals

DETAILS:

On 20 May 2015, an application was received from Loritz Circus requesting approval to use the eastern section of Langley Park, with bump-in on Monday, 21 September 2015, and bump-out on Monday, 12 October 2015. Performances will occur from Thursday, 24 September 2015 until Sunday, 11 October 2015. It is anticipated that most performances will conclude by 9:00pm. Proposed show times will vary during weekdays and weekends however exact times will be determined once the City receives a noise management plan.

This circus will showcase international artists as well as Australian talent within the circus industry. Domesticated miniature horses, donkeys, ducks and goats are proposed to perform in the circus shows. The use of animals in the proposed circus performances complies with the City's "Circuses and the use of Performing Animals" Policy No. 8.1, and Loritz Circus must also comply with the relevant *Animal Welfare Act – Code of Practice*.

Loritz Circus will require an area of Langley Park to be set aside for the traditional circus tent and for the traveling infrastructure associated with a modern day circus. This will include trucks, mobile homes, caravans and tent equipment. The animals will be kept in pens and will be allowed to roam within a fenced enclosure on the reserve.

Various food outlets will be placed within the allocated area of the reserve. The event will be a family orientated ticketed event with an anticipated audience of between 400 and 500 patrons per performance.

FINANCIAL IMPLICATIONS:

INCOME:

BUDGET ITEM:	Recreation and Culture - Other Recreation and Sports - Parks, Gardens and Reserve
BUDGET PAGE NUMBER:	TBA
BUDGETED AMOUNT:	\$280,068
AMOUNT RECEIVED TO DATE:	\$0
ACTUAL INCOME:	\$6,818.18

All figures quoted in this report are exclusive of GST.

A refundable bond of \$5,000 will be required to cover any potential damage that maybe caused to the reserve or to the City's assets.

Reserve hire fees for ticketed events are based on ticket sales and are in accordance with the City's Budget and Fees Schedule. It is estimated that this event could attract a reserve hire fee of \$6,818.

COMMENTS:

The applicants will be required to provide a comprehensive event, risk, noise, evacuation, parking, waste, pedestrian, security and disability access and inclusion management plans, and ensuring that they comply with the *Health Act 1911*, *Food Act 2008*, *Environmental Protection (Noise) Regulations 1997*, and Public Building requirements. The event organisers will need to work closely with Officers to ensure that all the necessary management plans are adequate.

This will be the second circus to perform on Langley Park in 2015. The first being "Circus Joseph Ashton" which was part of Skyworks 2015 and remained on the reserve to perform for an additional week as part of Circus Joseph Ashton. The circus was located on the western end of Langley Park.

Supreme Court Gardens will not be available from approximately August 2015 to April 2016 due to City of Perth / Metropolitan Redevelopment Authority Supreme Court Gardens update works being undertaken, which will result in the increase of events being booked on Langley Park. With the increased number of events utilising Langley Park it is inevitable the City will receive noise related complaints from noise sensitive premises. To alleviate concerns from some residents along Terrace Road, the City is alternating locations of noise related events on Langley Park in an effort to be fair to residents and businesses. Accordingly, it is proposed to locate the circus at the east end of Langley Park.

It is acknowledged that this event has the potential to cause some damage to the reserve, notwithstanding however, with the correct turf management plan in place being implemented by the event organisers and Officers, it is anticipated that the recovery time of the reserve can be greatly decreased. Any damage to the reserve will be deducted from the bond.

No road closures will be associated with this event and patrons will have ample parking within the vicinity. It is also anticipated that patrons will have unimpeded access to the area.

Environmental Protection (Noise) Regulations 1997

The regulation of noise associated with outdoor events is prescribed in the *Environmental Protection (Noise) Regulations 1997*. Under Regulation 18, the Chief Executive Officer of a local authority is delegated to approve outdoor concerts that exceed assigned noise levels.

The event will require approval as a non-complying event under the provisions of Regulation 18 of the *Environmental Protection (Noise) Regulation 1997*.

In support of the application for exemption, a detailed acoustic consultant's report will be required to be submitted to ensure compliance with the conditional approval. The report covers:

- duration of event;
- type and number of noise sensitive premises likely to be affected;

- proximity of residences and other noise sensitive premises;
- style of music;
- history of venue;
- history of applicant;
- size of crowd; and
- location and configuration of stages and sound systems.

Noise management measures will include:

- advance notification to noise sensitive premises;
- providing a noise complaint service with the use of a dedicated telephone line;
- monitoring of noise levels at the mixing desk, roving locations and permanent stations throughout the event to ensure that noise levels are maintained at prescribed levels;
- Noise Mitigation packages to be offered to those residents severely impacted by noise levels from the event;
- submission of a noise monitoring report seven days after the event; and
- set levels of noise emissions and time frames.

Independent monitoring will be carried out by an acoustic consultant and the costs of such monitoring borne by the applicant.

Health (Public Building) Regulations 1992

The applicant will be required to submit a Form 1 'Application to construct, extend or alter a public building' under the Health Act and any other requirements of the Health Act 1911.

Public health, safety and security of patrons will be addressed in the Public Health and Safety Approval issued by Officers.

Conclusion

Circuses have the potential to generate noise complaints from the abutting properties and some damage will likely occur on the reserve. However, this event will showcase International and Australian Artists in the circus industry and will be managed closely by the City of Perth in accordance with the Regulation 18, noise approval issued by the City.

Therefore it is recommended that this event, to be held on the east section of Langley Park from Thursday, 24 September 2015 until Sunday, 11 October 2015, be supported.

SCHEDULE 13

Loritz CIRCUS Langley Park – Perth 22nd Sept – 11th October 2015.



SCHEDULE 13

ITEM NO: 6

ADVERTISING FOR PUBLIC COMMENT – DRAFT CITY OF PERTH ENVIRONMENT STRATEGY

RECOMMENDATION:

(APPROVAL)

That Council:

- 1. approves the release of the Draft Environment Strategy in Schedule 14 for public comment for a four week period;***
- 2. endorses the updated Environment Snapshot 2015 in Schedule 15 for public release; and***
- 3. notes the City's progress towards developing a Strategic Environment Framework for the City.***

BACKGROUND:

FILE REFERENCE:	P1013010-6
REPORTING UNIT:	Environment and Public Health
RESPONSIBLE DIRECTORATE:	Planning and Development
DATE:	29 June 2015
MAP / SCHEDULE:	Schedule 14 – Draft Environment Strategy 2015-2031 Schedule 15 – Environment Snapshot

At its meeting held on **22 September 1998**, Council approved Policy 8.2 Environment Management Policy. The policy statement was developed as a component of the Environment Management Plan 1998 – 2001 (EMP 1998) and directly referred to the EMP 1998 for its policy direction.

The City developed a City Environment Plan 2005-2008 (CEP 2005) to replace the EMP 1998. When the CEP 2005 was out of date, the relevance of the policy diminished. At its meeting held on **11 December 2012**, Council approved the removal of the Environment Management Policy from the Policy Manual.

At its meeting held on **5 August 2014**, Council approved Policy 8.5 – Towards an Energy Resilient City and endorsed the *Towards an Energy Resilient City Strategic Directions Paper*. This Paper outlined the City's strategic direction to work with stakeholders to reduce greenhouse gas emissions and develop energy resilience across central Perth.

At its meeting held on **17 March 2015**, Council approved Policy 8.0 Environment Policy. Policy 8.0 was developed as a component of the City's updated Strategic Environmental Framework. The Framework incorporates the intentions of the Towards an Energy Resilient City Policy and Strategic Directions Paper and brings together all of the City's environmental priorities.

An Elected Member briefing session was held on 19 May 2015 regarding the City's progress towards finalising the updated Strategic Environmental Framework, including the proposed focus areas and objectives of the Draft Environment Strategy 2015 – 2031.

Framework Development

The City is currently developing an updated Strategic Environment Framework which will support and guide decision making to embed environmental considerations into City activities.

The Framework is being developed to strengthen the impact and align the City's current and proposed activities towards common environmental objectives. It will consist of three main components, detailed below:

Component	Document	Description
1	Environment Policy	The policy was adopted on 17 March 2015 and provides the overarching mandate for the inclusion of environmental considerations into work practices and activities.
2	Environment Strategy	The Environment Strategy will identify the strategic focus areas and objectives that will provide the greatest benefit to the environment, city and the community over the next 15 years.
3	Implementation Plan	The implementation plan will be developed after community consultation on the Draft Strategy and will outline the actions the City will undertake over the next four years to achieve the objectives of the policy and the Strategic Community Plan, Vision 2029+.

LEGISLATION / STRATEGIC PLAN / POLICY:

Legislation Section 1.3 of the *Local Government Act 1995*

Integrated Planning and Reporting Framework Implications **Corporate Business Plan**
Council Four Year Priorities: Living In Perth
S11 Increase community awareness of environmentally sustainable ways of living
11.2 Develop the Environmental Strategy and Implementation Plan

Policy

Policy No and Name: 8.0 – Environment Policy
8.5 – Towards an Energy Resilient City

DETAILS:

Evidence Base

The development of a Strategic Environmental Framework (the Framework) has been informed by the 2029+ Vision community Consultation and the City of Perth's Integrated Planning Framework. The Framework brings together the City's environmental priorities and activities.

Further research was undertaken on the City's current environmental performance, strengths and opportunities for improvement. Performance was assessed against the City's roles as well as local, national and global best practice.

The research identified that the City is undertaking a number of activities and projects that aim to improve the environmental performance of the City. Some of the key highlights have been collated in Schedule 15. The purpose of the Environment Snapshot is to communicate the City's key progress to date in improving environmental performance.

Draft Environment Strategy

The Draft Environment Strategy proposes a strategic direction and long term vision for the environment as an informing strategy within the City's Integrated Planning Framework. It was developed to enable the City of Perth to achieve excellence in the management of environmental responsibilities and articulate the City's leadership role in delivering environmental opportunities within Western Australia's capital city.

The purpose of the Draft Environment Strategy is to set out the City's strategies for delivery for the next 15 years to work towards its commitment to be an environmentally sustainable city. It addresses priorities for environmental improvements in the City of Perth's own operations and it seeks opportunities to collaborate with stakeholders to facilitate community action.

The Draft Environment Strategy identifies targets, aspirations, objectives, and strategies for delivery over five focus areas:

1. Environmental Sustainability and Health;
2. Climate Response;
3. Energy Resilience;
4. Water Wise City; and
5. Waste Conscious City.

The Draft Environment Strategy has a 15 year horizon and will be reviewed every four years. A Four Year Implementation Plan will be developed in the next

component of the framework after community input has been invited on the Draft Environment Strategy.

The Four Year Implementation Plan will identify detailed actions, resourcing, timelines, and financial implications to implement the aspirations of the Strategy and Policy into City activities. It will be reviewed annually.

Consultation

Community consultation will be driven through a digital engagement strategy using the Engage Perth website. The community will be invited to post 'ideas' and vote on each other's ideas using the Engage Perth brainstorm tool. A forum will enable general discussion and feedback on the aspirations and objectives in the draft Environment Strategy.

A summary of the aspirations and objectives will be presented on Engage Perth using digital communication techniques including a video blog. To present a feedback loop, up to three short video blogs will be created throughout the consultation period, responding to ideas that are shared on Engage Perth. To incentivise interaction with Engage Perth, the City will plant a tree for every idea shared (via purchase of a carbon offset tree to a maximum value of \$4,000), and the consultation will be promoted through the City's social media forums.

Digital communications will be supported by public engagement initiatives. These will include pavement wraps adjacent to environment related infrastructure (bike racks, bus stops, and street trees). Innovative street level engagement will be undertaken with performers and promotional staff. The community will be invited to an information session to hear more detail and provide direct feedback.

Copies of the draft Strategy will also be available at the City of Perth Customer Service Centre and the community will be made aware of this through the City of Perth website. The engagement strategy will raise general awareness of the City of Perth's commitment to environmental sustainability. As part of this community consultation process, the City of Perth will also update the environmental sustainability sections of the City of Perth website.

FINANCIAL IMPLICATIONS:

To date expenditure on this project has been \$32,795 for consultancy services to assist the City develop a robust strategic environmental framework. \$42,365 was approved in the 2014/15 financial year and \$74,284 in the 2015/16 financial year to progress the development of the Framework.

As the Draft Environment Strategy is intended to set high level priorities for the next 15 years, it does not include detail on the long term financial implications. This allows specific projects and actions to be proposed when funding is either available or they become a priority of the City. Detailed financial and resourcing implications will be identified through the development of a Four Year Implementation Plan, developed post-community input to the Draft Environment Strategy.

It is anticipated that the detailed implementation actions within the priorities of the Draft Environment Strategy will include those that are:

- a) core business and should be completed within existing and forecasted capital and operational budgets;
- b) involve a change or improvement to an existing project, program or process and will require additional funding;
- c) involve the establishment of a new project, program or process and will require new funding; and
- d) those for which external funding could be available.

All projects and costs that will be developed in the Implementation Plan are subject to the City's budget decisions. The total cost of implementing the Environment Strategy can vary dependent upon the City's priorities and availability of funds.

All figures quoted in this report are exclusive of GST.

COMMENTS:

It is proposed that the Draft Environment Strategy in Schedule 14 be released for public comment for a period of four weeks, with a further report to be presented to Council at the close of the consultation period. It is proposed that the updated Environment Snapshot 2015 in Schedule 15 be released publicly alongside the Draft Environment Strategy for information.

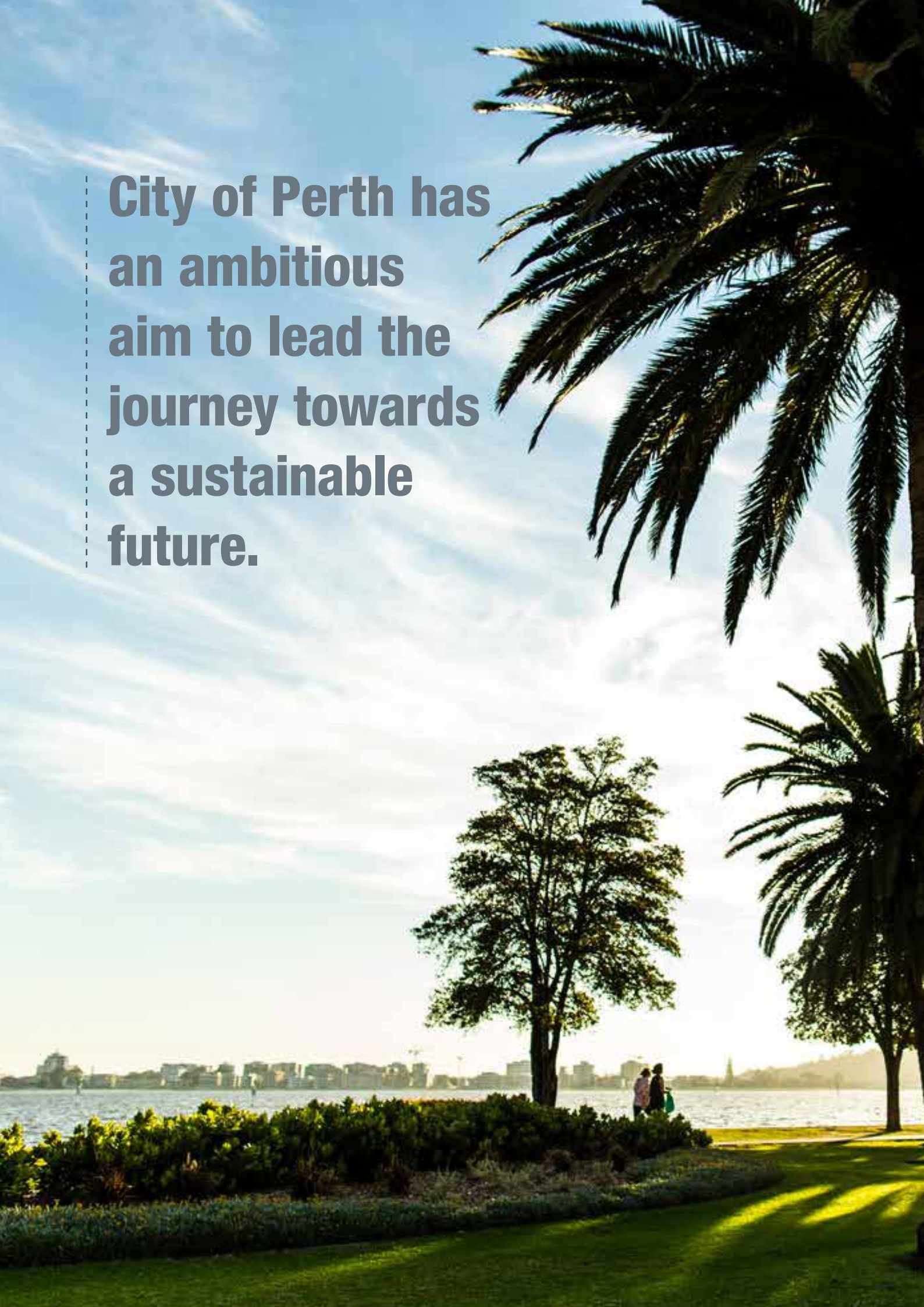
ENVIRONMENT STRATEGY 2015 - 2031

DRAFT FOR PUBLIC COMMENT



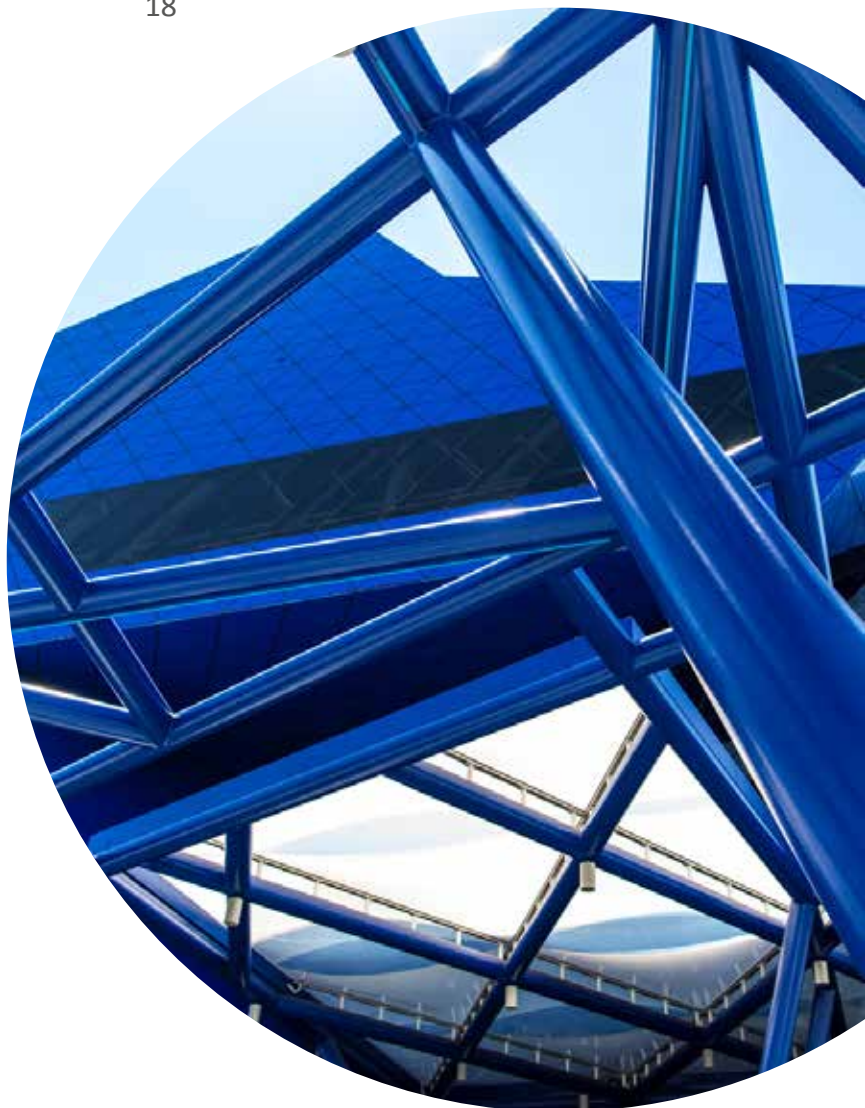
CITY of PERTH

**City of Perth has
an ambitious
aim to lead the
journey towards
a sustainable
future.**



Contents

Lord Mayor's Foreword	1
Introduction	2
Environmental context	3
Commitment to an Environmentally Sustainable City	4
Measuring Progress	5
Focus areas and strategies for delivery	6
Environmental Sustainability and Health	7
Climate Response	9
Energy Resilience	11
Water Wise City	13
Waste Conscious City	15
Organisational Context	18



Lord Mayor's Foreword

[This section will be completed in the final version of the document.]



entrance
PRE 9994
KEEP CLEAR
AT ALL TIMES

This area
is under
surveillance
Any person
who is
found
here
may be
subjected
to
police
action



Environmental
Sustainability
and Health



Climate
Response



Energy
Resilience



Water
Wise City



Waste
Conscious
City



Introduction

This Environment Strategy has been developed to enable the City of Perth to achieve excellence in the management of environmental responsibilities and opportunities and to work with the community to enable an environmentally sustainable future for the city as a whole. The environment, in the City of Perth, comprises the integration of natural and built structures, resource efficiency and how people interact with the city.

The City of Perth's commitment to an environmentally sustainable future has been reflected in its long term commitment to global initiatives such as the International Council for Local Environmental Initiatives (ICLEI) and World Energy Cities Partnership. The City has achieved improvements in its own operations from building and street lighting efficiency upgrades to water recycling infrastructure and solar energy arrays. City projects like the constructed stormwater treatment wetland at Point Fraser have fostered innovation in environmental management, and the City has built strong partnerships to facilitate community action through environment grants and awareness programs.

This Environment Strategy sets out the City's action priorities for the next 15 years to work towards its commitment to be an environmentally sustainable city. It identifies objectives and strategies for delivery over five focus areas on Page 6.

The Environment Strategy addresses environmental improvements in the City of Perth's own operations and how it can collaborate with stakeholders to facilitate community action. The City of Perth community comprises residents, workers, businesses, visitors, land and property owners, state and federal government agencies, and industry bodies and stakeholders.

The Environment Strategy is supported by a four year Implementation Plan containing detailed actions, priorities, partnerships and responsibilities.

Environmental context

Coordinated global environmental stewardship began with the establishment of the United Nations Environment Programme in the 1970s to establish a 'voice for the environment'. The 1987 Brundtland Report was the first formal introduction to the concept of sustainability as a way to integrate economic, social and environmental considerations for present and future generations.

Shortly following this report the Intergovernmental Panel on Climate Change (IPCC) was established to provide concise and scientific information on climate change and its potential environmental and socio-economic impacts. With the IPCC as a foundation, the 1992 *UN Conference on Environment and Development* set in place international agreements which have led global progress towards environmental sustainability.

Cities play a key role in preserving the future of the environment. In dense population centres energy and water consumption per capita is often lower than suburban or regional areas, making cities key to a sustainable future for generations to come.

As dense urban centres, cities are a major contributor to climate change through intensity of resource use. They produce around 70% of greenhouse gas emissions whilst occupying just 2 percent of land. However, cities experiencing growth and development, like Perth, also provide opportunity to trial new technologies and innovations.

The City of Perth is the capital city of Western Australia, covering an area of 8.1 km². It has many unique characteristics such as being the largest employment hub in Perth and home to

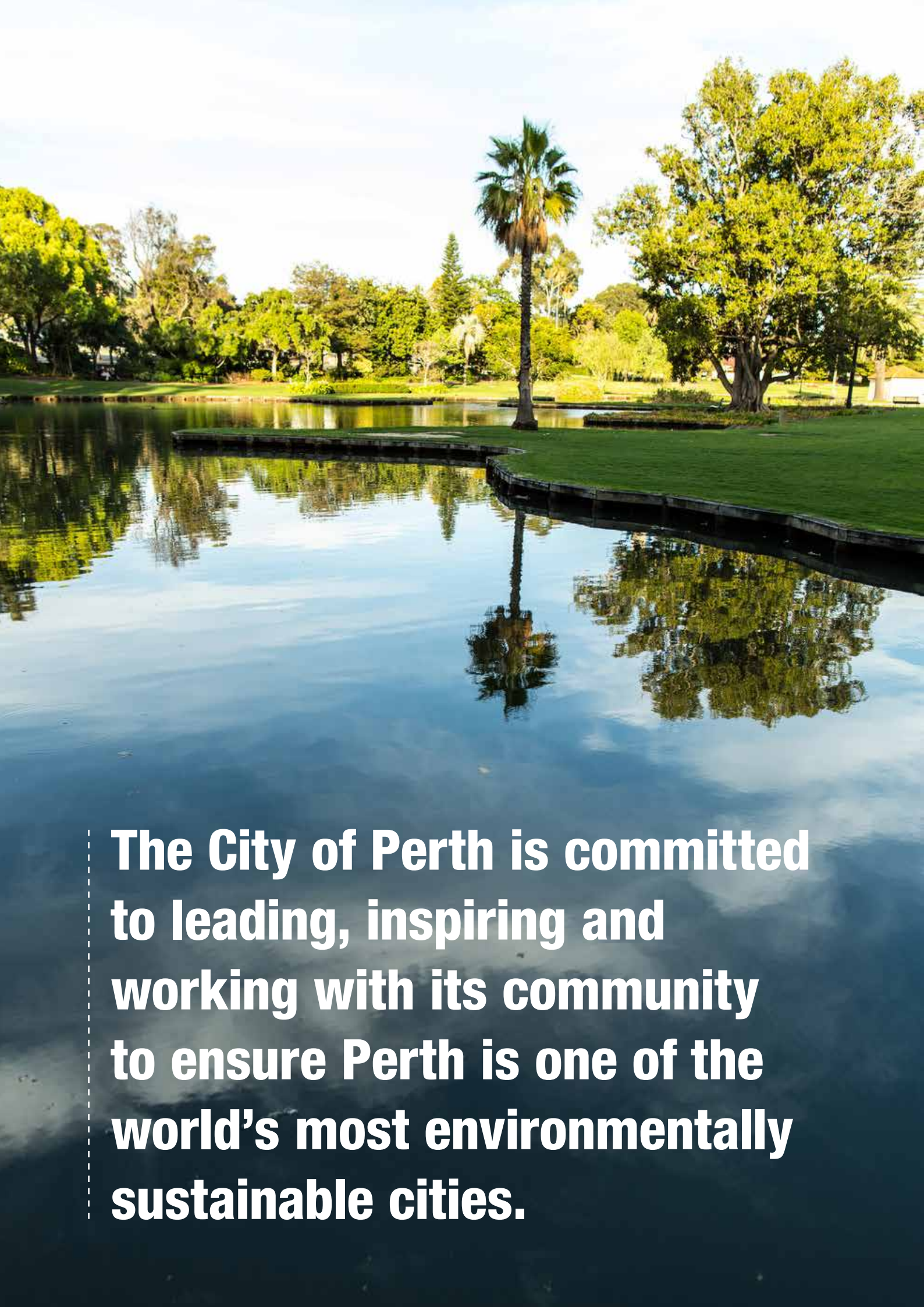
international, national and local business head offices. By 2031 (from 2006), Perth is forecast to have an additional 14,452 new residential dwellings and 1.2 million m² of non-residential space, with almost a 60% population growth by 2036².

The City of Perth is bordered on two sides by the Swan River (Derbal Yerrigan) and on a third by Kings Park and Botanic Gardens. Environmental consideration in this context must also therefore acknowledge and understand the regional and global context of many environmental issues, as well as the inter-relationships and linkages that exist between elements of the natural and built environments.

The *City of Perth Bill 2015* introduced the *City of Perth Act* to Parliament which will see changes to the City of Perth boundary, roles, and responsibilities come into effect on 1 July 2016. Several of Perth's iconic landmarks, including Kings Park, The University of Western Australia, new Perth Children's Hospital and Queen Elizabeth II Medical Centre, along with 1,158 residents from Subiaco and Nedlands, will come within the City of Perth's boundaries. Kings Park and Botanic Gardens will remain governed by the Kings Park Botanic Gardens Authority.

**Cities play a key
role in preserving
the future of the
environment.**





The City of Perth is committed to leading, inspiring and working with its community to ensure Perth is one of the world's most environmentally sustainable cities.

A Commitment to an Environmentally Sustainable City

The City of Perth acknowledges that environmental considerations must be balanced with economic and social considerations for a triple bottom line approach to sustainable development.

City of Perth has reduced the environmental impact of its commercial car parking business through initiatives such as a \$ 536,000 carbon offset tree planting program that has seen 380,000 trees planted to offset 64,200 tonnes of greenhouse gas emissions. Other initiatives include: water and energy efficiency improvements to car park infrastructure including induction and LED lighting, solar panels on parking equipment, renewable energy at Elder Street car park, rainwater harvesting and recycling of cleaning water, and renewable energy generation.

The City of Perth is committed to leading, inspiring and working with its community to ensure Perth is one of the world's most environmentally sustainable cities.

Perth will become a climate resilient city in which energy, water, and other natural resources are conserved; ecological systems and habitats thrive and enrich the city; and people value their environment and actively contribute towards its improvement.

The City of Perth will achieve continual environmental improvement in our own operations through efficient resource use and management, optimising procurement, and enriching natural areas and diversity.

The City will foster innovation. It will encourage and enhance the community's and stakeholders' capacity to reduce Perth city's ecological footprint and create a resilient, diverse and attractive environment that evokes pride, passion and a unique sense of place.

The City of Perth will implement the Environment Strategy in line with the principles of an informed, collaborative, accountable and responsive city.



380,000
Trees



5,858
barrels of oil
consumed



8,831
home'
electricity use
for one year

Measuring Progress

With the City's commitment to an evidence based approach to environmental management, base level 2031 targets have been identified within each of five focus areas. As further evidence base and new initiatives are developed the City of Perth can emphasise new and more ambitious targets as part of the four year review process detailed in the Organisational Context section of this document. The City of Perth also acknowledges that there are qualitative elements to this Strategy that can also be monitored.

Focus area

City of Perth Operational Targets

Community Targets



Environmental Sustainability and Health

- Reach 10,000 community members per year to raise awareness of environmental sustainability³

- All new buildings and public realm in the city designed with environmentally sustainable design principles⁴
- 30% of net lettable area of existing office space participates in environmental programs, such as CitySwitch Green Office and Water Wise Office⁵



Climate Response

- All City of Perth Asset Management Plans incorporate climate response considerations

- 50% or above scoring in the United Nations Office for Disaster Risk Reduction Disaster Resilience Scorecard for Cities⁶





Energy Resilience

- Reduce City of Perth operational emissions by 30% (2011 baseline)⁷
- Source 25% of the City's operational energy from renewable or low carbon sources⁷
- Work with the community to achieve 30% reduction in city-wide greenhouse gas emissions (BAU baseline)⁷
- Work with the community to achieve 20% of citywide energy use from renewable or low carbon sources⁷



Water Wise City

- Reduce scheme water use in City of Perth operations by 15%⁸ and increase use of alternative water sources
- Work with the community to achieve residential water use below 85kL per person per year⁹



Waste Conscious City

- Achieve 65% recovery of municipal solid waste, 70% recovery of commercial and industrial waste, and 75% recover of construction and demolition waste by 2020¹⁰



Focus areas and strategies for delivery

An environmentally sustainable City of Perth



Environmental Sustainability and Health



Be a leader in environmental sustainability



Be a driver of environmentally sustainable design and development



Air, land, and water quality is protected and natural spaces are enhanced



Climate Response



Have an advanced understanding of climate change risks



Be prepared for, and ready to respond to climate change risks



Energy Resilience



Improved energy efficiency and reduced greenhouse gas emissions



High emissions energy sources replaced with low emissions and renewable energy sources



Water Wise City



Improved efficiency in water use



Maximum retention, re-use, and fit-for-purpose use of water



Waste Conscious City



Waste is avoided and waste recovery is maximised through reuse & recycling



The environmental impacts of waste generated in the city are minimised



The case for action

Strong city governance and leadership is important to set best practice standards and provide a coordinated response to environmental challenges. Encouraging and enabling the community towards action can be done through a mix of voluntary and mandatory mechanisms governed at local, state and federal levels. Through international joint initiatives such as the Carbon Disclosure Project, cities can set targets, benchmark, and measure and report on environmental performance.

The Directions 2031 long term planning framework released by the Western Australian Department of Planning aims to assist in preparing the state for future population growth and changes to urban form. A move towards more transit oriented development, as advocated in the State Government's Capital City Planning Framework (2013) and the City of Perth's Urban Design Framework, can help to sustainably cope with increasing density and manage air quality.

These planning frameworks also address preserving the natural environment. The Perth region sits in a biodiversity hotspot and there are almost 360,000 hectares of reserved park and forest across the region. Within its setting on the Swan River and proximity to the biodiversity of Kings Park and Heirrisson Island, it is important that the City of Perth plays its role in regional efforts to prevent water, land, noise, and light pollution and care for its urban ecosystems.

In line with the City's established guiding principle of sustainable development, the City of Perth Bill 2015 introduced new objectives for the City to consider as part of its decision making and activities. These include the objective to initiate and promote the continued growth and environmentally sustainable development of the City of Perth, and to maintain and strengthen the local, state, and national reputation of the Perth metropolitan area as an innovative, sustainable, and vibrant global city.

The City of Perth Environment Policy (CP 8.0) sets the environmental position of the City of Perth and its desire to act as a leader in urban environmental sustainability.

City of Perth Operational Target

Reach 10,000 community members per year to raise awareness of environmental sustainability³

Community Targets

All new buildings and public realm in the city designed with environmentally sustainable design principles⁴

30% of net lettable area of existing office space participates in environmental programs, such as CitySwitch Green Office and Water Wise Office⁵





Aspiration

The City of Perth community is highly aware and actively engaged in improving the environmental performance of the city as a whole. Development in the city is driven by environmentally sustainable design and the City of Perth's and the community's environmental initiatives are enhanced through local, national, and international collaboration.

Measures

The City of Perth can measure progress towards this aspiration through regular reporting on environmental performance including surveyed understanding of environmental issues, vegetation/ tree canopy, biodiversity, building sustainability ratings, and water and air quality.

Environmental Sustainability and Health



Objective 1:

Be a leader in environmental sustainability

- Monitor, understand and report environmental performance, aiming for continual improvement in balance with the City's social and economic priorities
- Increase understanding of environmental sustainability within the organisation and community and build their capacity to address environmental considerations
- Integrate the principles of environmental sustainability into City of Perth decision-making processes and activities

Objective 2:

Be a driver of environmentally sustainable design and development

- Review and improve design guidelines, approval processes, incentives and compliance mechanisms to facilitate environmentally sustainable design and improve environmental performance of new buildings
- Collaborate with stakeholders to facilitate significant contributions to the environmental sustainability of the city from new development areas
- Integrate the principles of environmentally sustainable design into the City of Perth's public realm and asset design and development, ensuring these principles are embraced by third parties

Objective 3:

Air, land, and water quality is protected and natural spaces are enhanced

- Enhance the environmental quality and biodiversity of the city's ecosystems and natural spaces
- Strengthen community connection and increase community access to the natural environment
- Collaborate with stakeholders to improve the quality of inflows into the Swan River and manage and maintain groundwater quality and riparian areas
- Investigate and implement strategies to measure and manage air, noise, and light pollution across the city in collaboration with stakeholders



The case for action

The Intergovernmental Panel on Climate Change (IPCC) predicts that changes to the climate are significant and have the potential to greatly impact life and society. *Climate Change in Australia* (CSIRO, 2015) projections include more hot days and warm spells as average temperatures continue to increase in all seasons, with a continuing trend of decreasing winter rainfall. Mean sea level will continue to rise and the number of extreme sea-level events will also increase, with a harsher fire-weather climate also projected in the future.

Adapting to climate change is a shared responsibility. Governments at all levels, businesses and households have complementary roles to play. Countries, states and cities around the world are adopting plans of action to prepare for the future based on their own local conditions.

The State Government's *Capital City Planning Framework* (2013) identifies that climate change impacts have the potential to cause serious economic, social, and environmental costs. However these costs can be avoided and minimised through well-designed early adaptation that builds robustness against climate risks. The Western Australian Government's *Adapting to our changing climate* (2012) focuses on climate change responses appropriate for Western Australia and outlines key policies the State Government will adopt to tackle this important issue.

The risks highlighted to Perth are:

- Increase in hot days over 35°C from 28 days to 67 days by 2070
- Increased disruption from climate related events, such as heatwaves and flooding
- Decrease in mean annual rain fall and water runoff

Achieving a climate responsive city is about developing a city robust and resilient to future changes. Preserving natural and man-made assets can reduce physical vulnerability of city systems ahead of these changes, and ensure infrastructure is prepared to withstand climatic events. This includes the identification of risks and development and implementation of responses to increases in temperature, changes in air quality reduced rainfall, sea level rise, flooding, and bushfires.

City of Perth Operational Targets

All City of Perth Asset Management Plans incorporate climate response considerations.

Community Targets

50% or above scoring in the United Nations Office for Disaster Risk Reduction Disaster Resilience Scorecard for Cities⁶.





Aspiration

Climate resilience is understood and prioritised in the City of Perth. As a whole the city is preparing for the potential impacts of climate change through climate responsive built form and the preservation of natural spaces.

Measures

The City of Perth can measure progress towards this aspiration through community awareness about climate change impacts on the city and their lives, and through completing international standardised reporting on disaster resilience through the Disaster Resilience Scorecard for Cities.

Climate Response



What is the UN Disaster Resilience Scorecard For Cities?

The scorecard provides a set of self-assessments to enable cities around the world to understand how resilient they are to natural disasters. It consists of 85 disaster resilience evaluation criteria to enable cities to establish a baseline measurement of their current level of disaster resilience, to identify priorities for investment and action, and to track their progress in improving their disaster resilience over time. The Scorecard was compiled by members of the United Nations International Strategy for Disaster Risk Reduction (UNISDR) Private Sector Advisory Group .

Objective 4:

Have an advanced understanding of climate change risks

- Investigate and improve organisational understanding of climate change risks for City of Perth assets including public spaces and environmental assets such as street trees
- Work with stakeholders to investigate, understand and communicate the risks from climate change to city infrastructure, buildings, and community wellbeing.

Objective 5:

Be prepared for, and ready to respond to climate change risks

- Address risks to City assets and operations from natural hazards and climate change to improve performance and resilience
- Work with stakeholders to prepare for and positively adapt to climate change risks through creation of natural spaces, facilitating climate responsive built form, and risk mitigation strategies
- Work with stakeholders for a regional approach to climate change adaptation



The case for action

Generating energy from fossil fuels produces greenhouse gas emissions which are resulting in changes to the climate. Transitioning towards energy resilience is a way to future proof against climate change through reducing energy use, diversifying energy sources and using renewable energy.

In signing the international emissions reduction treaty, the Kyoto Protocol, the Australian Government made a commitment to monitor and reduce greenhouse gas emissions. This commitment is reflected in State Government planning policies such as the *Capital City Planning Framework 2013* which sets a vision for reducing the city's resource footprint, including, greenhouse gas emissions.

Cities are a key opportunity for these reductions due to the dense built environment, with buildings responsible for around 40% of global energy use and one third of total emissions with an annual growth rate of around 2.5¹². The IPCC have found that emissions from commercial and residential can be cost-effectively reduced by almost 30%, bringing financial and environmental savings.

The City of Perth analysed energy use across the City to identify strategies that could deliver energy resilience for the future and help to achieve more than 30% reduction in business as usual greenhouse gas emissions across the City by 2030. This study found buildings are the largest

contributor to emissions (65%) and transport the second largest at 29%. Energy efficiency, renewable and low carbon energy generation and sustainable transport strategies can lead us towards an energy resilient city. Figure 1 on page 27 summarises the findings of this study.

The City of Perth has reflected its commitment to act on reducing carbon emissions by signing the World Energy Cities Partnership *Calgary Climate Change Accord*. As a member of the World Energy Cities Partnership, the City of Perth has recognised its unique position to support and lead on reducing greenhouse gas emissions.

City of Perth Operational Targets

Reduce City of Perth operational emissions by 30% (2011 baseline)⁷

Source 25% of the City's operational energy from renewable or low carbon sources⁷

Community Targets

Work with the community to achieve 30% reduction in city-wide greenhouse gas emissions (BAU baseline)⁷

Work with the community to achieve 20% of citywide energy use from renewable or low carbon sources⁷

Transport mode share target to be provided by CDU



Aspiration

The city as a whole minimises carbon emissions in line with the energy hierarchy: to be lean (use less energy), be clean (supply energy efficiently), and be green (use renewable energy). A pedestrian and cycle focused transport network delivers sustainable transport options for residents, workers and visitors and the City of Perth works towards becoming a carbon neutral organisation by reducing energy use and emissions across its own operations, as well as trialling renewable and low carbon energy options.

Measures

The City of Perth can measure progress towards this aspiration by tracking energy usage (by source) and greenhouse gas emissions in City of Perth operations and the city as a whole.

Energy Resilience



Objective 6:

Improved energy efficiency and reduced greenhouse gas emissions

- Minimise energy use and emissions from City operations, fleet, and public spaces
- Support retrofitting and improved energy performance initiatives in existing buildings
- Implement transport strategies that reduce energy use and emissions, and improve environmental performance

Objective 7:

High emissions energy sources replaced with low emissions and renewable energy sources

- Generate renewable energy from City of Perth properties
- Promote and support renewable and low carbon energy sources within new and existing developments, precincts, and buildings in the city
- Explore and trial local and precinct scale energy generation and retail opportunities

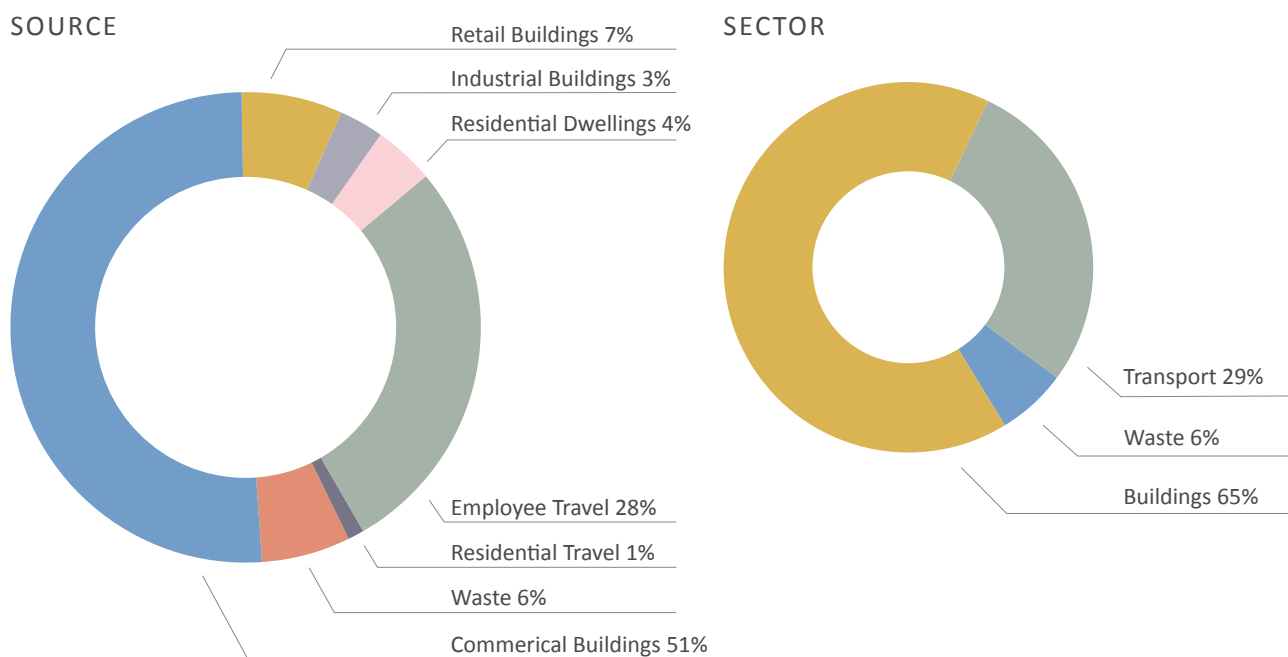


Figure 1. 2006 Greenhouse gas emissions by source and sector



The case for action

Urban growth puts pressure on supply of natural resources. Cities require a large input of freshwater to supply the community, and in turn need adequate capture, drainage and treatment of water. OECD predicts that urban water demand will increase by 55% by 2050¹³. Australia is the driest continent on Earth and it is important systems and infrastructure are in place and maintained to cope with future growth demand.

Perth’s declining water availability from both surface and groundwater sources is well recognised. Water Corporation predict a 40% decline in rainfall projected by 2060, and with the need for an additional 365 Gigalitres of reticulated drinking water for Perth and surrounding towns. Despite a 20% reduction in water use since 2001, metropolitan Perth still remains one of the highest water using cities in Australia.

Water supplies can be enhanced through the reuse of water. Sources of water for reuse include stormwater, greywater, blackwater (sewerage) and industrial (operational) water such as process water or water from cooling towers.

In order to transition to a water wise City, the City’s operations, businesses and the community need to optimise their use of water, reduce consumption where possible and increase the use of non-drinking water sources for appropriate uses.

The City has demonstrated its commitment to water conservation and efficiency through its achievement of Milestone 5, the final milestone, in the ICLEI Water Campaign Program in 2010. The City of Perth is a founding partner in the Waterwise office Program aimed at reducing water use in commercial properties in the CBD. Figures 2-4 on page 31 show water use in residential and commercial buildings in the city.

City of Perth Operational Target

Reduce scheme water use in City of Perth operations by 15%⁸ and increase use of alternative water sources.

Community Targets

Work with the community to achieve residential water use below 85kL per person per year⁹



A child in a pink shirt and blue hat is playing in a water fountain. The fountain has many jets of water spraying upwards. The child is standing in the water, and the background is slightly blurred, showing other people and structures in the distance.

Aspiration

Perth highly values its water resources. It leads by example in conserving and efficiently using water, replacing scheme water with groundwater or recycled water to optimise fit-for-purpose use of water wherever possible. The City invests in water saving technologies and practices, actively managing irrigation and other operational systems to respond to climatic and soil conditions.

Measures

The City of Perth can measure progress towards this aspiration by tracking the annual volumes of scheme water, groundwater and recycled water used by Council facilities and operations, and tracking community water use.

Water Wise City



Objective 8:

Improved efficiency in water use

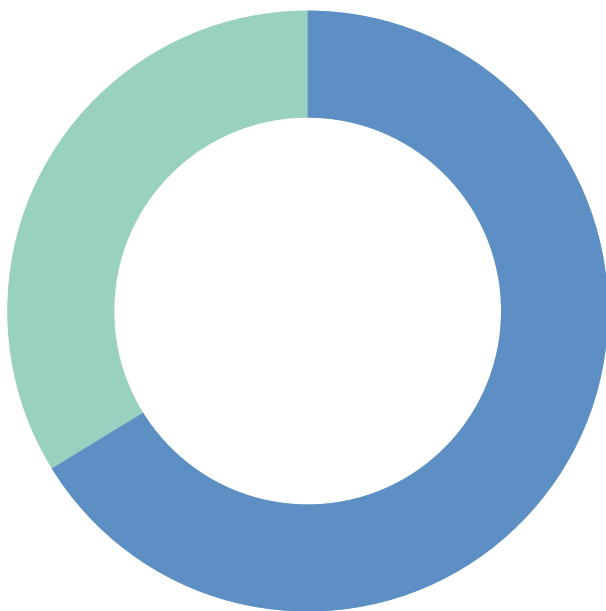
- Minimise water use from city operations and public spaces
- Support retrofitting and improved water performance initiatives in existing buildings
- Support and foster water sensitive urban design

Objective 9:

Maximum retention, re-use, and fit-for-purpose use of water

- Increase water reuse and use of non-scheme water sources in City properties and operations including for irrigation
- Promote and support increased retention, reuse and use of non-scheme water sources within new and existing developments, precincts, and buildings in the city

Commercial Office Buildings



Residential

Figure 2. Water use of the City of Perth, 2010/11.

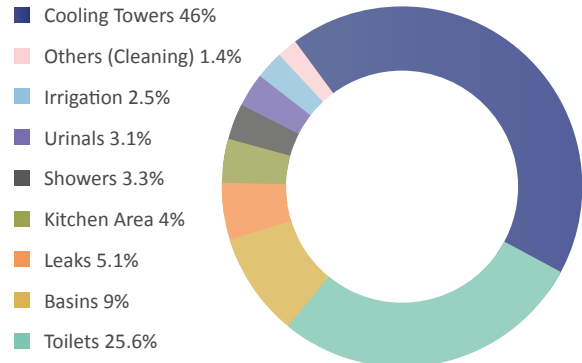


Figure 3. Water balance of water cooled commercial office buildings

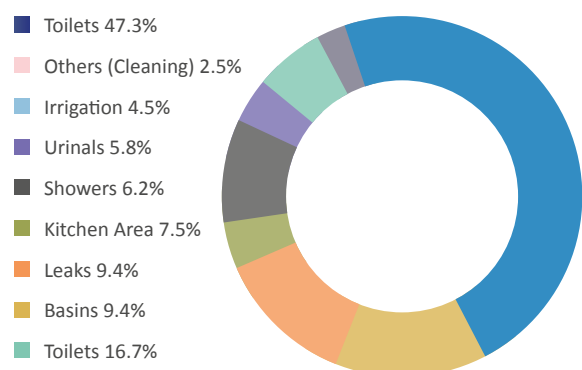


Figure 4. Water balance of air cooled commercial office buildings



The case for action

Australians generate around 43.8 million tonnes of waste per year, and Western Australia has the highest per capita waste generation¹⁴. Waste has a number of environmental impacts including contamination, landfill space, methane generation, and infrastructure and systems required for collection and disposal.

The *Western Australian Waste Strategy: Creating the right environment* (2012) is the blueprint for the way in which waste issues are managed in WA. The Strategy employs best practice and continuous improvement, along with target setting, as primary approaches to drive this change through strategic objectives relating to knowledge, infrastructure and incentives.

There are three main sources of waste: municipal, commercial/industrial and construction/demolition waste. Each sector provides opportunities for diversion from landfill and reuse. City of Perth *Waste Strategy 2014-2024+* assists in the improvement of waste management, thereby reducing the potential for waste to impact on the environment across the City.

“The Western Australian Waste Strategy ‘Creating the Right Environment’ calls for best practice and continual improvement. It sets targets of diverting 50% of municipal solid waste from landfill by 2015, and 65% by 2020. For the commercial and industrial sector, targets are 55% landfill diversion by 2015 and 70% by 2020. The construction and demolition waste targets are 60% diversion by 2014 and 75% by 2020. The actions in this strategy will assist in delivering these targets.”

- City of Perth Waste Strategy 2014-2024+

Figures 5 and 6 on Page 35 show the waste composition of commercial and residential waste in the city.

City of Perth Operational Targets & Community Targets

Achieve 65% recovery of municipal solid waste, 70% recovery of commercial and industrial waste, and 75% recover of construction and demolition waste by 2020¹⁰





Aspiration

The City of Perth leads the community in the overall reduction of waste per capita and in significantly increasing recycling and recovery of waste towards the targets set in the State Government Waste Strategy.

Measures

The City of Perth can measure progress towards this aspiration by tracking the volumes of municipal and commercial waste generated, collected and recycled per worker, resident, and visitor.

Waste Conscious City



Objective 10:

Waste is avoided and waste recovery is maximised through reuse & recycling

- Maximise waste avoidance and recycling of City of Perth operations
- Build the capacity of the community to practise waste minimisation and recycling
- Reduce waste volumes and increase resource recovery through improved residential and commercial waste, recycling and green waste services

Objective 11:

The environmental impacts of waste generated in the city are minimised

- Ensure City of Perth procurement and purchasing systems minimise environmental impacts and prioritise the use of recycled products and sustainable materials in procurement
- Apply relevant processes to ensure that local businesses and the community manage their waste in an environmentally responsible manner
- Manage City of Perth waste operations to reduce the amount of waste generated and to ensure waste does not escape into the natural or urban environmental systems

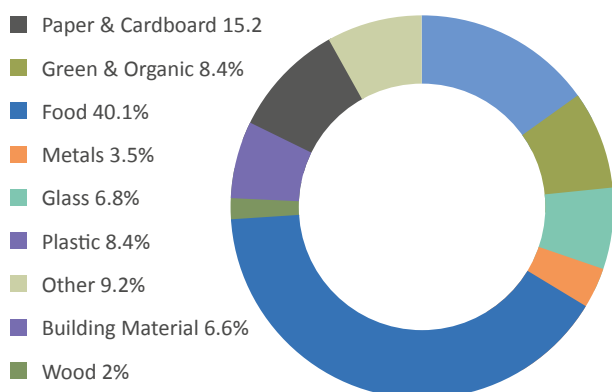


Figure 5. The City of Perth average household general waste composition

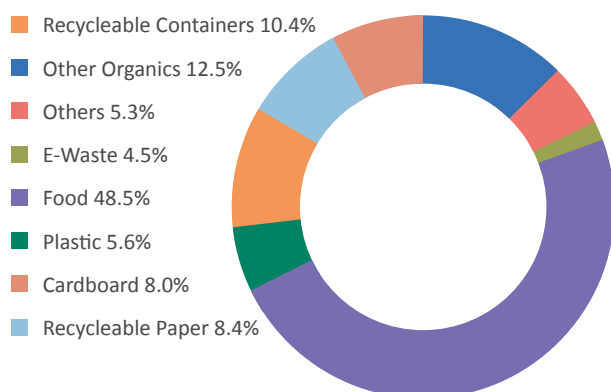


Figure 6. Commercial General Waste Composition

Organisational Context

The City of Perth's Environment Strategy 2015-2030 works in conjunction with a suite of strategic and operational documents that guide the integration of environmental consideration with social advancement and economic prosperity within all city activities.

The City of Perth adopts an Integrated Planning Approach. The City of Perth's Integrated Planning and Reporting Framework (IPRF) is outlined in the diagram below, showing the interaction between the plans and the influence of the informing strategies. The intent of the IPRF is to ensure the priorities and services provided by the City of Perth are aligned with our community's needs and aspirations.

The Strategic Community Plan, Vision 2029+, is the City's long term strategic direction that expresses the community's vision for the future together with the strategies to address strategic community outcomes.

This drives the City of Perth's Corporate Business Plan, which is the detailed implementation plan for services, key projects and capital investments over the next four years. The actions to activate the City's Informing Strategies are key components of the City's Corporate Business Plan.

The Environment Strategy is one of these Informing Strategies, identifying and shaping environmental priorities, projects, programs and service delivery to meet the outcomes of the Strategic Community Plan (Figure 7). The City's key strategic enablers show how we are equipped to deliver on the commitments made in the Corporate Business Plan.



Figure 7. The City of Perth Integrated Planning and Reporting Framework

These strategic enablers are:

- **Long Term Financial Plan**
This plan allows for appropriate decision making with emphasis on financial sustainability.
- **Workforce Plan**
This plan identifies the workforce requirements needed for current and future operations.
- **Corporate Asset Management Plan**
This plan provides guidance on service provision to inform the City's financial and key service needs.

The City's Annual Budget is based on the projected costing of year one of the Corporate Business Plan, with opportunity to review during the mid-year budget review processes.

The aspirations, objectives, and strategies for delivery detailed in this Environment Strategy will guide its implementation, giving shape and purpose to a Four Year Environment Strategy Implementation Plan, in which the City's commitments are prioritised, resources allocated, and partnerships and responsibilities identified. The Four Year Action Plan is reviewed annually in line with the City's Annual Budget.

The Environment Strategy will be reviewed in alignment with developments in the Strategic Community Plan. It will be reviewed every two years, alternating between a minor review (updating as needed) and a major review (seeking community input and retesting the aspirations).

Figure 8 below outlines the interface of the Environment Strategy with other City of Perth strategic and operational documents with special relevance for the environment.

Strategic direction



Figure 8. Interface of the draft City of Perth Environment Strategy

Key Operational Documents

- City of Perth Environment Policy CP8.0
- Towards an Energy Resilient City Policy CP8.5
- Influencing policies:
 - Asset Management Policy CP9.12
 - Purchasing Policy CP9.7
 - Disposal of Property Policy CP9.14
 - Contributed Asset Policy CP9.15

Related Plans and Strategies:

- Urban Design Framework (2010)
- Energy resilient City Strategic Directions Paper (2014)
- Lighting Strategy (2014)
- Waste Strategy 2014-2024+
- Economic Development Strategy (2014)
- Urban Forest Plan (in development)

Integrated Transport Plan (in development)

City Planning Strategy (in development)

¹ United Nations (2011) *Hot Cities: Battle Ground for Climate Change*. From http://mirror.unhabitat.org/downloads/docs/E_Hot_Cities.pdf accessed on 5 June 2015.

² Forecast ID (2015). *City of Perth population forecasts*. From <http://forecast.id.com.au/perth> accessed 5 June 2015

³ In 2014 the City of Perth reached at least 2000 community members to raise awareness about environmental sustainability

⁴ In 2014 the City of Perth did not require an environmental sustainability statement on new development applications

⁵ In 2014 14% of NLA participated in the CitySwitch Green Office Program and 4% in the Waterwise Office Program

⁶ Most cities achieve less than 50% of the aspirational definition of disaster resilience

⁷ These targets were informed by the City's Energy Resilient City Strategic Directions Paper and Study. Emissions in 2013/14 the City of Perth's operational emissions from buildings was 10,479 tonnes CO₂-e. Citywide business as usual emissions were estimated to reach 1,196,000 tonnes CO₂-e by 2031.

⁸ This target is informed by the WA Water Corporation aim to reduce per person scheme water use by 15% by 2030. In 2014 City of Perth's scheme water use was just over 740,000 kL

⁹ This target is informed by the WA Water Corporation aim to lead households towards reducing per person water use to 85 kL per year by 2030.

¹⁰ This target is informed by the WA Waste Authority targets outlined in the *Western Australian Waste Strategy: Creating the Right Environment*

¹¹ United Nations Office for Disaster Risk Reduction (2014) *Disaster Resilience Scorecard for Cities*. From <http://www.unisdr.org/2014/campaign-cities/Resilience%20Scorecard%20V1.5.pdf> accessed on 5 June 2015.

¹² % (UNEP 2009 Buildings and Climate Change, Summary for decision makers.

¹³ <http://www.oecd.org/environment/resources/Policy-Perspectives-Managing-Water-For-Future-Cities.pdf>

¹⁴ (<http://www.abs.gov.au/AUSSTATS/abs@.nsf/Lookup/4613.0Chapter40Jan+2010>).

A pdf version of this document can be viewed and is available for download from the City of Perth website (www.cityofperth.wa.gov.au). The document can also be made available in alternate formats by calling +618 9461 3333 or emailing info.city@cityofperth.wa.gov.au.

While the City of Perth makes every effort possible to publish full and correct credits for each work included in this volume, errors of omission and commission may sometimes occur. For this we are regretful, but hereby must disclaim any liability.





CITY *of* PERTH

Council House, 27 St Georges Terrace, Perth
Visit us @ www.perth.wa.gov.au

ENVIRONMENT SNAPSHOT 2015



CITY of PERTH



A pdf version of this document can be viewed and is available for download from the City of Perth website (www.cityofperth.wa.gov.au). The document can also be made available in alternate formats by calling +618 9461 3333 or emailing info.city@cityofperth.wa.gov.au.

While the City of Perth makes every effort possible to publish full and correct credits for each work included in this volume, errors of omission and commission may sometimes occur. For this we are regretful, but hereby must disclaim any liability.



8,000

Community members reached through awareness programs

\$500,000

Invested in cycling infrastructure each year since 2012



630

New street trees planted between 2007-2009



10,146

Metres of riverbank now under the City's asset management plan

City of Perth Environmental Achievements

\$4 million

Estimated investment in energy efficiency by the City since 2007

380,000

Trees planted for the City's Carbon Offset Tree Planting Program



72,268

Kilolitres of water saved in City operations between 2001/02 and 2008/09

52

Office tenancy signatories to the CitySwitch Green Office Program



City of Perth's Commitment to Creating a Sustainable City

2004: Developed the Point Fraser storm water treatment wetland to treat stormwater and protect the Swan River

2005: Released a new City Environment Plan

2008: Launched the CitySwitch Green Office program facilitating the reduction of 17,100 tonnes of carbon from Perth Program participants

2007: Commenced the Vehicle Emission Offset program for CPP car park users reducing emissions by 64,200 tonnes

2007: Planted 630 new street trees between 2007-2009

2009: Signed the World Energy Cities Partnership Calgary Climate Change Accord

2009: Mindarie Regional Council's Resource Recovery Facility commences operations turning 100,000 tonnes of household waste into compost each year

2009: City-wide LED street lighting upgrade commences



2010: Launched the Environment Grants and Sponsorship Program which has committed \$164,000 to initiatives such as solar arrays and green walls

2010: Participated in the WA Electric Vehicle Trial

2010: Achieved the final milestone in the ICLEI Water Campaign to reduce operational water use

2014: Upgraded Council House air conditioning chillers, estimated to save 49% on chiller energy, equating to 129 tonnes greenhouse gas emissions each year

2014: Founded the Waterwise Office Program in partnership with the Water Corporation and Property Council of Australia

2011: Commenced annual greenhouse gas emissions offset of passenger vehicle fleet

2012: Council adopted the City of Perth Cycle Plan 2029

2015: Reported the City's operational and city-wide greenhouse gas emissions as part of the global reporting platform, Carbon Disclosure Project





Environment Snapshot

This document provides a snapshot of where the City of Perth is now in the journey towards an environmentally sustainable city. It highlights some key facts on the current state of the environment as well as achievements and initiatives of the City of Perth that have or will influence the environment.

The City of Perth’s commitment to an environmentally sustainable future has been reflected in its long term commitment to global initiatives such as the International Council for Local Environmental Initiatives (ICLEI) and World Energy Cities Partnership, and more recently the Carbon Disclosure Project.

The City has achieved improvements in its own operations, from building and street lighting efficiency upgrades, to water recycling plants and solar energy arrays. City projects such as the constructed stormwater treatment wetland at Point Fraser have fostered innovation in environmental management, and the City has built strong partnerships to facilitate community action through environment grants and awareness programs.

In 2015, the City of Perth is updating its strategic framework as part of its commitment to environmental sustainability. The City of Perth Environment Strategy 2015-2031 sets out the City’s action priorities for the next 15 years. It identifies objectives and strategies for delivery over five focus areas:

- 1. Environmental sustainability and health;
- 2. Climate response;
- 3. Energy resilience;
- 4. Water wise city; and
- 5. Waste conscious city.

Environmental
Sustainability
and Health



Climate
Response



Energy
Resilience



Water
Wise City



Waste
Conscious
City



The City of Perth participates in global initiatives including the **Carbon Disclosure Project**, and the **World Energy Cities Partnership**



2,000 Community members are reached each year through City programs that raise awareness of environmental sustainability

\$12 million **Point Fraser wetland** constructed in 2004 treats stormwater from an 18.1 hectare catchment in East Perth

Environmentally Sustainable and Healthy City



By 2014 there were **32 Green Star Certified projects** in the City of Perth, and 131 NABERS ratings, 21 of the NABERS ratings over 5 stars

Approximately \$500,000 invested each year by the City into improving cycling infrastructure through the implementation of **Cycle Plan 2029**

23 projects have received \$164,000 in environment grants from the City of Perth since 2010/11

The central City contains a range of **fauna and flora** including 8 'Rare or likely to become extinct', 5 'protected' and 21 'priority' species

The City of Perth has **26 parks** and reserves which cover **118 hectares**

Strong city governance and leadership is important to set best practice standards and provide a coordinated response to environmental challenges. The health, wellbeing, and economic prosperity of citizens in the city are affected by the quality of the city's urban and environmental ecosystems, as well as the ability for active transit. The City of Perth acknowledges the importance of our natural assets and protection of biodiversity.

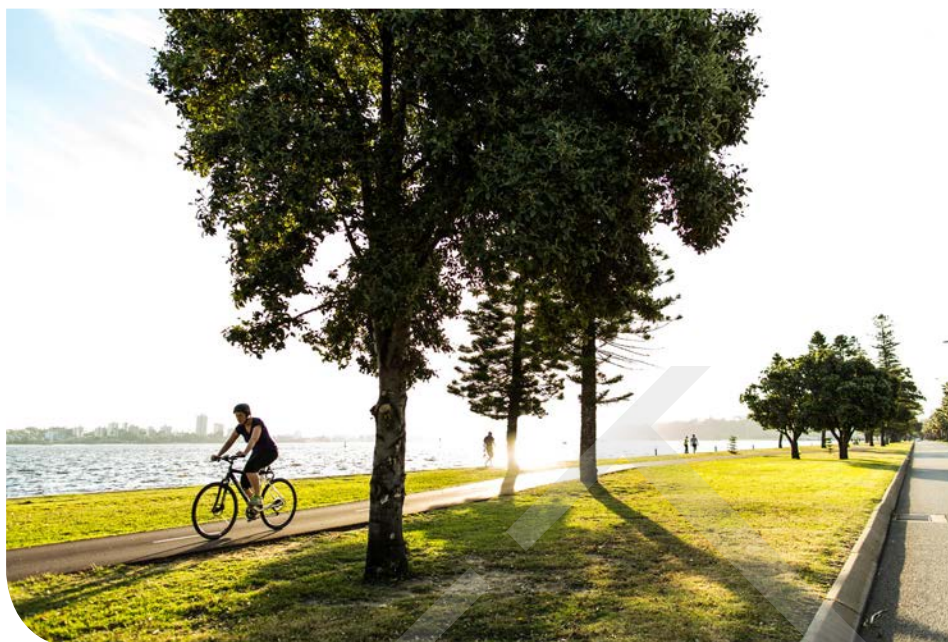
Point Fraser project received environmental awards and commendations in the 2005 Banksia Awards, the 2005 Australia Award for Urban Design Excellence, the 2004 Case Earth Award for Environmental Excellence, and the 2004 SGIO Western Australian Environment Awards

Bird identification signs have been installed at significant breeding locations for wetland birds, including Claisebrook Lake and John Oldham Park



The City of Perth collaborated with the Swan River Trust to install **fishing line disposal units** at 8 locations along the River with potential to prevent around 2,800m of fishing line per year from entering the river

By 2070 the number of hot **days over 35°C** in Perth is expected to increase from 8 days to 67 days



630 additional street trees were planted throughout the City between September 2007 and July 2009

Climate Responsive City



The City of Perth has participated in global climate change adaptation and mitigation programs such as the **Cities for Climate Protection Program**

The impacts of climate change for Perth are expected to result in increased disruption from climate related events, such as heatwaves and flooding

Decreases in mean annual rain fall and water runoff are expected for Perth as a result of climate change



The Intergovernmental Panel on Climate Change (IPCC) predicts that changes to the climate are significant and have the potential to greatly impact life and society. Adapting to climate change is a shared responsibility. Governments at all levels, businesses and households have complementary roles to play. Achieving a climate responsive city is about developing a city which is robust and resilient to future changes.

The City of Perth maintains 6,700 street trees



The City is implementing a comprehensive **Asset Management Plan** for all riverbank assets (10,146m) in the City of Perth LGA to assess asset condition and plan for future management



City-wide energy emissions are forecast to reach 1,196,000 tonnes CO2-e by 2031 with business as usual action. City of Perth operational energy emissions were estimated at 10,479 tonnes CO2-e in the 2013/14 financial year.

Approximately \$4 million invested between 2007 and 2014 into renewable energy, energy efficiency, and energy resilience-related projects and installations

The City adopted the Towards an Energy Resilient City policy in 2014

In 2015 the City of Perth became a city partner of the **Australian Cleantech Network**. The Australian Cleantech Network (ACN) is an industry-led organisation that focuses on attracting investment into the sector.

Energy Resilient City

129 tonne reduction of annual greenhouse gas emissions from an efficiency upgrade to air conditioning chillers at Council House



LED lighting upgrade has commenced for Council House and energy reduction across City of Perth car parks through efficient lighting and building management control systems



The City of Perth has been a founding member of the National **CitySwitch Green Office Program** since 2008

56 businesses are working with the City of Perth's CitySwitch initiative to achieve a market-wide improvement in energy efficiency

Generating energy from fossil fuels produces greenhouse gas emissions which are resulting in changes to the climate. Transitioning towards energy resilience is a way to future proof against climate change through reducing energy use, diversifying energy sources and using renewable energy. The City of Perth analysed energy use across the City to identify strategies that could deliver more than 30% reduction in greenhouse gas emissions across the City by 2030.



Solar panels installed on the roof of the Elder Street car park, offsetting grid power use and supplying energy to electric vehicle charging facilities

Under the City of Perth's vehicle purchasing policy, preference is given to the purchase of vehicles with emissions below the CO2 threshold in the State Government's State Vehicle Selection Matrix under Common Use Agreement 37804, with the passenger fleet emissions offset since 2011

The City of Perth has reflected its commitment to act on reducing carbon emissions by signing the **World Energy Cities Partnership Calgary Climate Change Accord**.

The City has demonstrated its commitment to water conservation and efficiency through its achievement of Milestone 5, the final milestone, in the **ICLEI Water Campaign Program** in 2010.

The City of Perth is a founding partner with the Water Corporation and the Property Council of Australia in the **Waterwise office Program** aimed at reducing water use in commercial properties in the CBD.

Water savings of 72,268 kL/annum from 2001/02 to 2008/09.

Water use at the **Forrest Place Water Labyrinth** has decreased approximately 90% due to successful operational changes

Water Wise City

8 city buildings are endorsed participants of the Waterwise Office Program leading the way in commercial office water efficiency

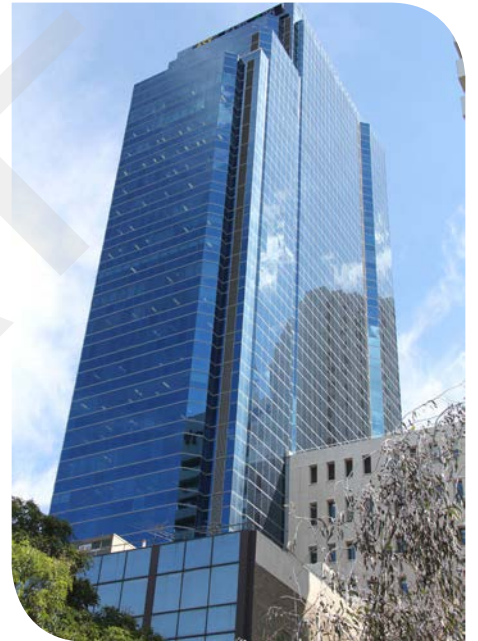


The City of Perth utilises Claisebrook main drain stormwater for the irrigation of **10.1 hectares** of public open space



35% of potable water supplied to city businesses is used in commercial office buildings

Urban growth puts pressure on supply of natural resources. OECD predicts that urban water demand will increase by 55% by 2050. Cities require a large input of freshwater to supply the community, and in turn need adequate capture, drainage and treatment of water.



Soil sensors and rain water harvesting save water while maintaining smart irrigation of Forest Place Trees

Harold Boas Gardens lake improvements to prevent water loss underway

Rainwater is captured for reuse at the Elder Street Carpark

The City's **Waste Strategy 2014-2024+** aims to work towards State Government targets to divert 65% of municipal solid waste from landfill by 2020

The City is currently diverting 18% of municipal solid waste and 9% of the commercial / industrial waste from the waste stream

The City is preparing guidelines for developments to **maximise opportunities** to divert waste from landfill across central Perth

The City's Waste Strategy 2014-2024+ identifies 19 actions that can contribute to reducing waste and maximising recycling and recovery across central Perth

Waste Conscious City



Volunteers and staff sort recyclables at the City's biggest public event, **Skyworks**, to continually improve recycling rates and raise community awareness

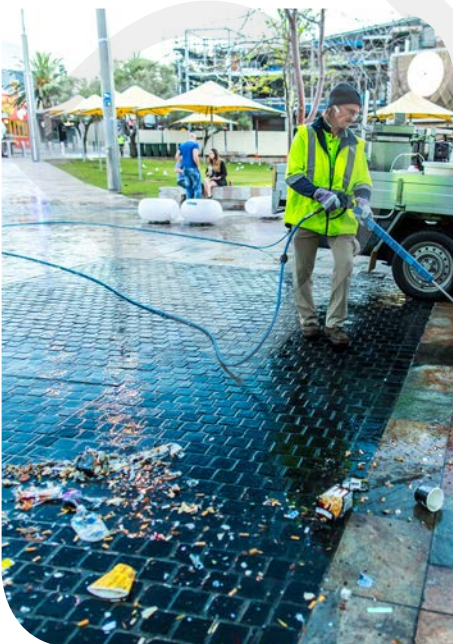
Total waste generated at the City's biggest public event, **Skyworks**, has reduced from 30.42 tonnes in 2008 to 20.34 tonnes in 2015



The **40% of domestic general waste** stream in the city is food waste and 34% is recyclables

Australians generate approximately 43.8 million tonnes of waste per year, and Western Australia has the highest per capita waste generation. Waste has a number of environmental impacts including contamination, landfill space, methane generation, and infrastructure and systems required for collection and disposal. City of Perth Waste Strategy 2014-2024+ assists in the improvement of waste management, thereby reducing the potential for waste to impact on the environment across the City.

The City is a member of Mindarie Regional Council which processes **100,000 tonnes of general household waste** into compost each year



The City's disposal of property policy incorporates lifecycle assessment into asset management planning in City activities

The City of Perth is committed to **sustainable procurement** to minimise negative environmental and social impacts through its purchasing policy



CITY of PERTH

Council House, 27 St Georges Terrace, Perth
Visit us @ www.perth.wa.gov.au

ITEM NO: 7

SUBMISSION TO WESTERN AUSTRALIAN PLANNING COMMISSION – DRAFT ‘PERTH AND PEEL@3.5MILLION’ AND ‘CENTRAL SUB- REGIONAL PLANNING FRAMEWORK – TOWARDS PERTH AND PEEL@3.5 MILLION’

RECOMMENDATION:

**(ADVICE TO THE WEST
AUSTRALIAN PLANNING
COMMISSION)**

That Council endorses the submission to the Western Australian Planning Commission on the ‘Perth and Peel@3.5million’ and ‘Central Sub-Regional Planning Framework – Towards Perth and Peel @3.5million’ detailed in Schedule 18.

BACKGROUND:

FILE REFERENCE:	P1006803-8
REPORTING UNIT:	Strategic Planning
RESPONSIBLE DIRECTORATE:	Planning and Development
DATE:	7 July 2015
MAP / SCHEDULE:	Schedule 16 – Western Australian Planning Framework Schedule 17 – Draft Central Sub-regional Planning Framework Schedule 18 – City of Perth submission to the WAPC

At its meeting held on **20 November 2010**, Council endorsed the City of Perth’s submission on the draft Central Metropolitan Perth Sub-Regional Strategy, released by the WAPC. The draft Strategy was not adopted by the WAPC.

The WAPC has released the draft Perth and Peel@3.5million suite of strategic land use planning documents for public comment.

The suite of four documents consists of an overarching framework for the growth of Perth and Peel to a population of 3.5 million by 2050 and four sub-regional planning frameworks for the central, north-west, north-east and south metropolitan Peel regions.

The WAPC advises that Directions 2031 and the former draft sub-regional strategies, advertised for public comment in 2010, ‘inform’ the new Perth and Peel@3.5 million planning framework.

The Capital City Planning Framework which was considered by Council at its meeting of 20 September 2011 and adopted by the WAPC in February 2013 covers a smaller, 12km x 12km portion of the Central Sub-Region. The draft Central Sub-Regional Framework states that it 'builds on' the principles and objectives of the Capital City Planning Framework.

LEGISLATION / STRATEGIC PLAN / POLICY:

Integrated Planning and Reporting Framework Implications

Strategic Community 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.

Council Four Year Priorities: Getting Around Perth
S3 Proactive planning for an integrated transport system, including light rail, that meets community needs and makes the sustainable choice the easy choice.
S4 Enhanced accessibility in and around the City

Council Four Year Priorities: Living in Perth
S9 Promote and facilitate CBD living.

DETAILS:

The Department of Planning briefed Officers on 17 June 2015 on the draft Central Sub-Regional Planning Framework (CSRPF) and conveyed the following messages:

- The draft sub-regional planning frameworks, when finalised as sub-regional structure plans, will be recognised within the WA planning framework (shown in Schedule 16) under State Planning Policy 1 State Planning Framework (Variation No. 2);
- As sub-regional structure plans, they will be taken into account when strategies, policies and plans that apply to the sub-region are prepared or reviewed;
- The structure plans are intended to provide strategic guidance to government agencies and local governments on land use, land supply, land development, environmental protection, infrastructure investment and the delivery of physical and community/social infrastructure for each sub-region; and
- The focus for implementation of the structure plans is on local government through the preparation of local planning strategies.

A key feature of Directions 2031 and beyond was the setting of a target for infill development to accommodate 47 per cent of all new growth, a 50 per cent increase in the traditional proportion of supply, reducing the rate of urban expansion on the fringe. The 'connected city' model pursued by Directions 2031 reinforces the central city as the highest centre in the activity centres hierarchy, but builds on a network of

accessible secondary centres for additional employment growth, capitalising on existing infrastructure and delivering a range of contemporary dwelling forms to meet the needs of changing household types.

Principles

The Perth and Peel@3.5million draft documents extend the connected city vision and the draft Central Sub-regional Planning Framework (CSRPF) applies the following principles in the pursuit of consolidation of the central sub-region:

1. Provide for a diversity of quality higher-density residential housing to match the changing demographics of the population and ensure that the scale and design of development integrates into the surrounding neighbourhood.
2. Ensure the attractive character and heritage values within suburbs are retained and minimise changes to the existing urban fabric.
3. Support urban and economic development of the activity centres network as places that attract people to live and work by optimising land use and transport linkages between centres; and avoiding contiguous linear or ribbon development of commercial activities beyond activity centres.
4. Where appropriate, focus development in and around station precincts (train stations or major bus interchanges) and promote these precincts as attractive places to live and work by optimising proximity to public transport while ensuring minimal impact on the operational efficiency of the regional transport network.
5. Maintain the current supply of industrial areas as key employment nodes and prevent incompatible residential encroachment on these areas.
6. Ensure that existing and planned high-quality, high-frequency public transport routes are supported by quality higher-density residential land uses and identify where new public transport services will be needed to meet long-term growth.
7. Protect existing and proposed major transport corridors and freight operations from incompatible urban encroachment and avoid buffers to promote a system where land use developments and transport infrastructure are mutually compatible.
8. Ensure more efficient use of existing and planned service and social infrastructure to achieve a more sustainable urban environment.
9. Preserve and enhance the green network of parks, rivers, recreation areas, conservation and biodiversity areas, and areas with a high level of tree canopy coverage.
10. Avoid, protect and mitigate environmental attributes and promote development that contribute to maintaining air quality and minimises risks of inundation from sea-level rise, flooding or storm surge events and that minimises the risks of bushfire damage.

Structural elements

The CSRPF uses the principles described above to create a structure for a 'connected' central sub-region defined by the location of:

- activity centres: as identified in the Activity Centres policy hierarchy, these are key employment hubs and comprise a commercial and mixed use 'core' supported by higher residential densities in an adjacent 'frame' of at least 200 metres wide;
- multi-functional transport corridors: which allow for high quality (ie high frequency) public transport services, increased residential densities and other suitable mixed uses;
- station precincts: which are identified nodes around existing train stations where increased residential densities and other suitable mixed uses can be developed to capitalise on maximum public transport accessibility;
- industrial centres: which are all existing areas within the central sub-region which the CSRPF aims to protect from incompatible land use encroachment such as residential or commercial to maintain employment diversity;
- the green network: which comprises the district and local level gardens, parks, bushland and waterways through the central sub-region which must be maintained to deliver the required aesthetic, amenity, economic and social benefits to higher residential densities; and
- infill housing targets for each local government area to 2050 based on planned urban growth areas within activity centres, corridors and station precincts as well as incremental infill growth in existing built up areas.

The structural elements of the CSRPF are shown in the framework plan in Schedule 17.

The CSRPF identifies the entire City of Perth administrative area as 'activity centre' and as such does not provide structural guidance on corridors, station precincts, industrial areas or the green network within the City's boundaries; further sub-regional guidance in this regard is provided by the WAPC's 'Capital City Planning Framework (February 2013). The City of Perth in its submission to the WAPC must then focus on the impacts on the City of the infill housing targets and connected city approach across the sub-region to ensure that the City continues to function effectively in its capital city status and maintain its primacy in the activity centres hierarchy.

COMMENTS:

The draft Perth and Peel@3.5 million covers the metropolitan region, an area of approximately 5,200sqkm. Review of this draft framework has focused on the key elements that are likely to impact on the growth of the City of Perth as the Capital City of Western Australia. In this context, the key areas for consideration are the

impacts of density and transport infrastructure, housing targets and employment in the central sub-region.

The sub-regional implications of these documents can impact the city of Perth, as it impacts the provision of housing in good proximity to the city. With a daily population of approximately 120,000 workers, it is considered important that the growth of the CBD with its role as capital city is supported by this sub-regional growth.

Integrated Planning, Data and Delivery

The Perth and Peel @3.5 million overall framework is intended to guide the urban consolidation of the Perth and Peel metropolitan area. In doing so it acknowledges the need to plan for significant support for important regional structural elements such as the protection of industrial land and the Perth airport rail link. However, other elements require closer examination.

The successful implementation of urban consolidation and delivery of increased employment is at least partly dependent on the planning and delivery of infrastructure. Because of the inter-relationship between land use, density and infrastructure, it is considered important that the Perth and Peel @3.5million documents, and specifically the CSRPF, further consider and plan for the tipping points and tensions that exist between these functions in accommodating growth. This is necessary to avoid the transport, journey to work and amenity challenges which can have significant direct and indirect impacts on productivity and liveability of the city.

It is understood that there has previously been significant data collection and strategy formulation undertaken for transport planning to 2031 as well as the economic development of Perth and Peel; however it is understood that these are no longer intended to be released. Together with the need for service and social infrastructure planning, it is considered this strategic planning would benefit from an integrated planning framework that draws together the planning and critical dependencies necessary for effective delivery of the strategic objectives.

Therefore, while there is no adopted economic development strategy for the Perth and Peel metropolitan area, the 'economic modelling' and the 'cost considerations of urban form' data alluded to in the CSRPF would be very useful for local governments attempting to build the case for pursuing the growth objectives contained in the CSRPF through the development of local planning strategies.

Planning for transport on corridors in the Central Sub-Region

The CSRPF shows seven density and transport corridors that converge on the city from the north and north-east, another five from the south-east and two from the west.

With high frequency public transport being focussed on these routes, the intention is that there will be a mode shift away from private vehicle transport to public transport. This approach seeks to maximise, through increased density, development along

these routes, which is supported as it aims to deliver improved access to the city. It is essential that delivery of this public transport investment occurs at the same time as the delivery of development, or if possible in advance.

The Department of Planning could strengthen the CSRPF by explicitly giving local governments the remit to accommodate the modal shift over time by mechanisms such as the relaxation of parking requirements in new developments as greater accessibility by public transport is achieved. It is noted that the City of Perth City Planning Scheme No. 2 has no minimum requirements for residential development in the central core, nor minimum commercial car parking standards.

The 2011 Census data indicates that 25% of the City's 125,000 workers reside in the cities of Stirling and Joondalup alone. An additional 6.3% travel from the City of Wanneroo. Overall, 42% reside in the Central Sub-Region. For this reason the City supports improvements in public transport which improve accessibility to and from these areas. To be effective, the implementation of the CSRPF should include an analysis of the wider economic benefits, acknowledge and incorporate the principle of induced demand and understand the long term behavioural implications of transport and planning decisions.

Corridors are intended to accommodate all transport modes however, denoting them as high quality public transport corridors, implies priority for public transport over other modes. The Department of Transport and Main Roads WA have been working on the Transpriority model, which seeks to allocate priority for different transport modes on different streets. If public transport is to take priority over other modes on the identified high quality corridors then the implications for other modes, such as cycling, need to be taken into account. Currently the Perth Bike Network Plan 2014-2031 indicates the same roads identified as corridors in the CSRPF as key cycling commuter routes. Therefore, if cycling and public transport are higher order priorities for the same corridor/s, the impact on car traffic needs to be explained, for example, fewer and narrower lanes for car based traffic and/ or less priority at traffic signals.

It is noted that the State Government's proposed MAX light rail route is not shown on the CSRPF urban consolidation framework (refer to Schedule 17). The MAX route included Thomas Street, and while MAX is not shown, given the long term nature of the framework and the potential for future initiatives along this route it is considered prudent that the role of Thomas Street as a potential future corridor is assessed.

Employment Activities

The draft Perth and Peel@3.5million framework identifies additional employment growth across the metropolitan region, with an additional 285,838 additional jobs by 2050 in the central region. The framework identifies the Central Sub-Region maintaining a large portion of job creation, but also with the northern and southern corridors increasing employment opportunities.

These employment targets are dependent on the mixed use potential the identified corridors as well as the station precincts identified and the activity centres, in particular Perth capital city. Whilst the development of commercial mixed uses can support high frequency public transport services by increasing attractions along a

route, rather than a single destination point, it is unclear how the function of activity centres, particularly the city, will be impacted.

Economic modelling evidence is required to inform the extent of the proposed commercial development and ensure that this can be sustained. This will provide clarity to local governments to translate into land use and density settings and for feasibility investigations undertaken by the development industry.

Housing targets

The CSRPF identifies the following housing targets for delivery by Central sub-region local governments by 2050 in order to achieve the overall infill target of 47% for the Perth and Peel region.

Local government	Draft housing target	Current population	2050 Forecast population	Percentage increase
Perth	16,000	20,762	49,562	139
Bassendean	4,200	14,414	21,974	52
Bayswater	15,800	61,219	89,659	46
Belmont	10,500	35,180	54,080	54
Cambridge	6,900	28,365	40,785	44
Canning	19,600	98,056	133,336	36
Claremont	1,300	9,258	11,598	25
Cottesloe	1,000	7,598	9,398	24
East Fremantle	900	7,831	9,451	21
Fremantle	7,100	30,883	43,663	41
Melville	18,500	107,239	140,539	31
Mosman Park	1,600	8,596	11,476	34
Nedlands	4,400	20,525	28,445	39
Peppermint Grove	500	1,524	2,424	59
South Perth	8,300	46,477	61,417	32
Stirling	60,400	227,367	336,087	48
Subiaco	6,200	17,596	28,756	63
Victoria Park	19,400	38,135	73,055	92
Vincent	11,500	31,549	52,249	66
Total	214,100			

Source: .id Community Profiles for Central Sub-Regional Local Government Areas, accessed 03 July 2015. Population forecast based on household size of 1.8 persons.

It should be noted that as evidenced by the population forecast above, the City of Perth is likely to carry a particularly high share proportionally of population growth to 2050.

Population projections for the City of Perth indicate that by 2036, the City will achieve a doubling of current dwelling stock and an additional 8,204 dwellings within the next 25 years. In order to achieve the target set by the CSRPF, the City will need to allow for a further 7,796 dwellings to be developed in the remaining 15 years to 2050.

	2011 Census	2016 forecast	2036 forecast	Remaining target to 2050
Dwellings	10,951	13,511	21,715	An additional 7,796 dwellings

Source: Forecast id., City of Perth profile, accessed 22 June 2015

The target increase in dwellings would see the city support a residential population of approximately 50,000 by 2050. Whilst the City has not undertaken its own projections to 2050 it would appear that the housing targets are achievable and in line with current strategic objectives. The 'Delivering Directions 2031 Report Card 2014' identified that the first five year target set for delivering urban growth via infill had not been met. The extent to which the sites are able to be developed, lack of community support, market forces or planning constraints are an impediment to a higher rate of infill development requires further investigation by the Department of Planning.

Supply of affordable housing

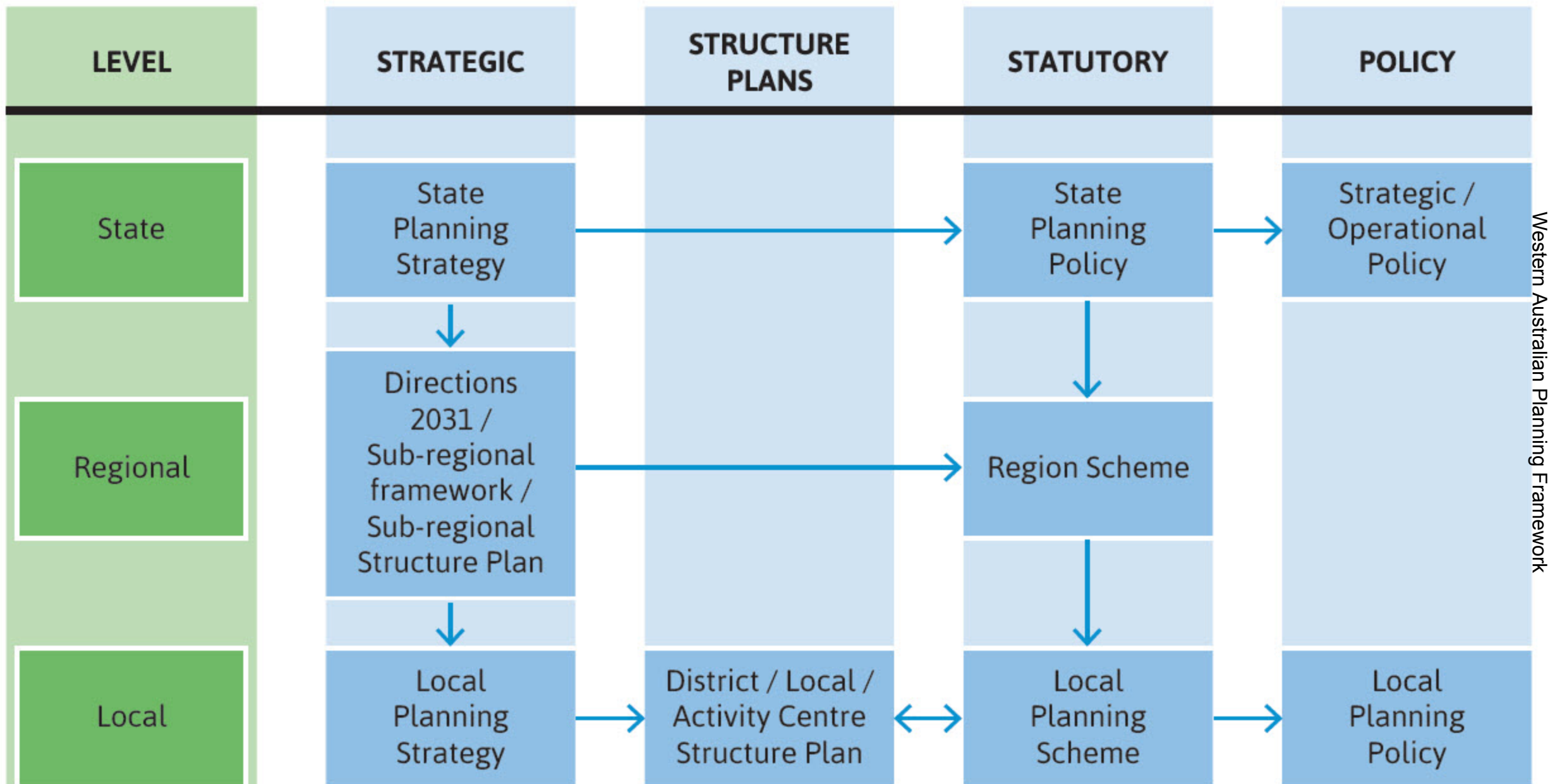
The achievement of higher densities in other local governments in the sub-region is considered to benefit the City as it has the potential to improve the supply of affordable housing for key workers in the sub-region, delivered via the market in addition to specific government or community housing programs. The CSRPF would benefit from implementation mechanisms for local government to deliver density before land is further fragmented by minor single lot subdivisions which only deliver a minimum improvement on density.

The Department of Planning's own recent Affordable Housing project and the Department of Housing's approach for voluntary incentives as strategies to address the need for affordable housing are not mentioned in the CSRPF. It is essential that such investigative efforts are linked to the CSRPF. The City provided a submission on the 'Planning Provisions for Affordable Housing Discussion Paper (October 2013)' to the Department of Planning on the 20th December 2013 and the Department should refer to this submission for further detailed comment.

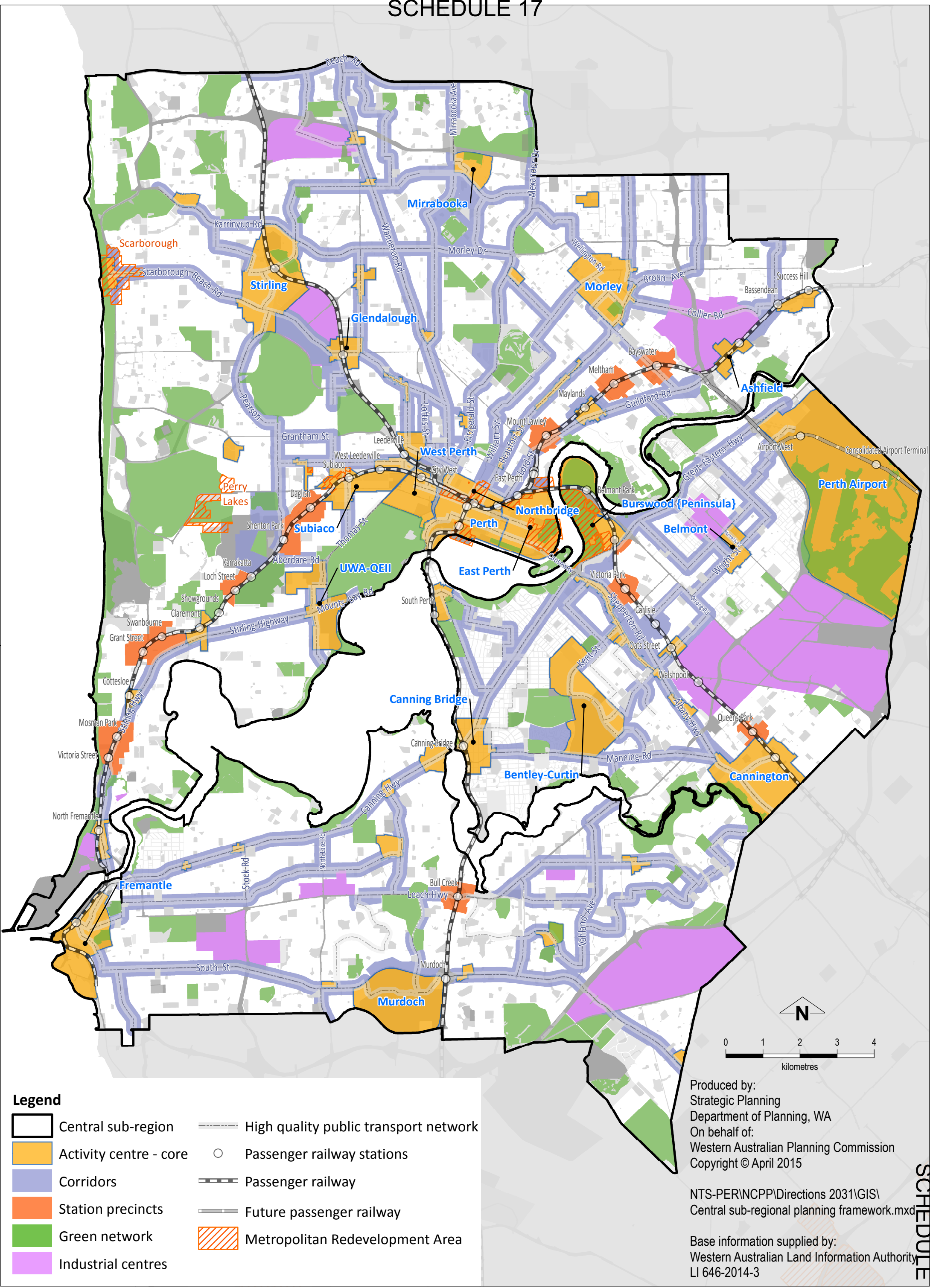
Implementation

The key to success for delivery of the housing and employment targets is clear implementation planning. It is considered that further work is needed on implementation, specifically the position of the CSRPF within the regional planning framework means that it will have to be taken into account when 'strategies, policies and plans' are prepared but the sub-regional framework does not contain sufficient detail for consistent implementation. This could result in local governments potentially interpreting its objectives resulting in unnecessary uncertainty for both the development industry and the community.

In summary, the Department of Planning's efforts towards strengthening the sub-regional structure to facilitate sustainable housing and transport solutions to accommodate population growth is commended. It is recommended that it formalise sub-regional working groups with local government to ensure robust implementation of the sub-regional frameworks once they are finalised as sub-regional structure plans.



SCHEDULE 17



SCHEDULE 18

DRAFT PERTH AND PEEL@3.5MILLION AND THE CENTRAL SUB-REGIONAL PLANNING FRAMEWORK

CITY OF PERTH SUBMISSION

The Western Australian Planning Commission's efforts towards strengthening the sub-regional structure to facilitate sustainable housing and transport solutions to accommodate population growth is supported.

The ongoing efforts towards urban consolidation is supported.

Critical to successful implementation of the sub-regional frameworks will be a concerted and sustained commitment to an integrated planning approach by State government agencies and local government.

Infrastructure expenditure in-step with population growth is essential in the Central Sub-region.

It is recommended that the Department of Planning establish sub-regional working groups to analyse the implementation consequences of the sub-regional planning frameworks, to enable planning for the delivery of sustainable solutions for the growth and maturation of the city.

Integrated Planning, Data and Delivery

The Perth and Peel@3.5 million overall framework is intended to guide the urban consolidation of the Perth and Peel metropolitan area. In doing so it acknowledges the need to plan for significant support for important regional structural elements such as the protection of industrial land and the Perth airport rail link. However, other elements require closer examination.

The successful implementation of urban consolidation and delivery of increased employment is at least partly dependent on the planning and delivery of infrastructure. Because of the inter-relationship between land use, density and infrastructure, it is considered important that the Perth and Peel @3.5million documents, and specifically the CSRPF, further consider and plan for the tipping points and tensions that exist between these functions in accommodating growth. This is necessary to avoid the transport, journey to work and amenity challenges which can have significant direct and indirect impacts on productivity and liveability of the city.

It is understood that there has previously been significant data collection and strategy formulation undertaken for transport planning to 2031 as well as the economic development of Perth and Peel; however it is understood that these are no longer intended to be released. Together with the need for service and social infrastructure planning, it is considered this strategic planning would benefit from an integrated planning framework that draws together the planning and critical dependencies necessary for effective delivery of the strategic objectives.

Therefore, while there is no adopted economic development strategy for the Perth and Peel metropolitan area, the 'economic modelling' and the 'cost considerations of urban form' data alluded to in the CSRPF would be very useful for local governments attempting to build the case for pursuing the growth objectives contained in the CSRPF through the development of local planning strategies.

Planning For Transport On Corridors in the Central Sub-Region

The CSRPF shows seven density and transport corridors that converge on the city from the north and north-east, another five from the south-east and two from the west.

With high frequency public transport being focussed on these routes, the intention is that there will be a mode shift away from private vehicle transport to public transport. This approach seeks to maximise, through increased density, development along these routes, which is supported as it aims to deliver improved access to the city. It is essential that delivery of this public transport investment occurs at the same time as the delivery of development, or if possible in advance.

The Department of Planning could strengthen the CSRPF by explicitly giving local governments the remit to accommodate the modal shift over time by mechanisms such as the relaxation of parking requirements in new developments as greater accessibility by public transport is achieved. It is noted that the City of Perth City Planning Scheme No. 2 has no minimum requirements for residential development in the central core, nor minimum commercial car parking standards.

The 2011 Census data indicates that 25% of the City's 125,000 workers reside in the cities of Stirling and Joondalup alone. An additional 6.3% travel from the City of Wanneroo. Overall, 42% reside in the Central Sub-Region. For this reason the City supports improvements in public transport which improve accessibility to and from these areas. To be effective, the implementation of the CSRPF should include an analysis of the wider economic benefits, acknowledge and incorporate the principle of induced demand and understand the long term behavioural implications of transport and planning decisions.

Corridors are intended to accommodate all transport modes however, denoting them as high quality public transport corridors implies priority for public transport over other modes. The Department of Transport and Main Roads WA have been working on the Transpriority model, which seeks to allocate priority for different transport modes on different streets. If public transport is to take priority over other modes on the identified high quality corridors then the implications for other modes, such as cycling, need to be taken into account. Currently the Perth Bike Network Plan 2014-2031 indicates the same roads identified as corridors in the CSRPF as key cycling commuter routes. Therefore, if cycling and public transport are higher order priorities for the same corridor/s, the impact on car traffic needs to be explained, for example, fewer and narrower lanes for car based traffic and/ or less priority at traffic signals.

It is noted that the State Government's proposed MAX light rail route is not shown on the CSRPF urban consolidation framework. The MAX route included Thomas Street, and while MAX is not shown, given the long term nature of the framework and the potential for future initiatives along this route it is considered prudent that the role of Thomas Street as a potential future corridor is assessed.

Employment Activities

The draft Perth and Peel@3.5million framework identifies additional employment growth across the metropolitan region, with an additional 285,838 additional jobs by 2050 in the central region. The framework identifies the Central Sub-Region maintaining a large portion of job creation, but also with the northern and southern corridors increasing employment opportunities.

These employment targets are dependent on the mixed use potential the identified corridors as well as the station precincts identified and the activity centres, in particular Perth capital city. Whilst the development of commercial mixed uses can support high frequency public transport services by increasing attractions along a route, rather than a single destination point, it is unclear how the function of activity centres, particularly the city, will be impacted.

Economic modelling evidence is required to inform the extent of the proposed commercial development and ensure that this can be sustained. This will provide clarity to local governments to translate into land use and density settings and for feasibility investigations undertaken by the development industry.

Housing Targets

The housing targets described in the CSRPF indicate that the City of Perth is earmarked to carry a particularly high share proportionally of population growth to 2050. The target increase in dwellings would see the city support a residential population of approximately 50,000 by 2050. Whilst the City has not undertaken its own projections to 2050 it would appear that the housing targets are achievable and in line with current strategic objectives.

The 2010 draft Central Sub-Regional Strategy listed the planned projects that were to enable delivery on the targets. The CSRPF needs to state clearly whether the housing target is still based on the planned and incremental urban growth areas described in the 2010 draft Strategy the absence of which makes tracking and monitoring for success by local governments that much harder to achieve.

The 'Delivering Directions 2031 Report Card 2014' identified that the first five year target set for delivering urban growth via infill had not been met. The extent to which the sites are able to be developed, lack of community support, market forces or planning constraints are an impediment to a higher rate of infill development requires further investigation by the Department of Planning.

Supply of Affordable Housing

The achievement of higher densities in other local governments in the sub-region is considered to benefit the City as it has the potential to improve the supply of affordable housing for key workers in the sub-region, delivered via the market in addition to specific government or community housing programs. The CSRPF would benefit from implementation mechanisms for local government to deliver density before land is further fragmented by minor single lot subdivisions which only deliver a minimum improvement on density.

The Department of Planning's recent Affordable Housing project and the Department of Housing's approach for voluntary incentives as strategies to address the need for affordable housing are not mentioned in the CSRPF. It is essential that such investigative efforts are linked to the CSRPF. The City provided a submission on the 'Planning Provisions for Affordable Housing Discussion Paper (October 2013)' to the Department of Planning on the 20th December 2013 and the Department should refer to this submission for further detailed comment.

Heritage Considerations

The CSRPF states 'design incentives and bonuses are also available to encourage revitalisation of heritage places' but does not explain these in detail, where these exist or the ownership of these mechanisms.

It is recommended that the CSRPF document adopts standard terminology and refers to heritage 'conservation' rather than 'preservation'. Further, the CSRPF presents an opportunity to change the focus of heritage discourse by articulating how new infill development can benefit from heritage rather than be impeded by it but this has not been captured in the document.

The CSRPF does not encourage the re-use and retention of buildings as a means to pursue sustainability in tandem with heritage objectives. Specific comments in actions or aspirations around heritage and the embodied energy of these places would be a welcome addition to the framework.

Implementation

The key to success for delivery of the housing and employment targets is clear implementation planning. It is considered that further work is needed on implementation, specifically the position of the CSRPF within the regional planning framework means that it will have to be taken into account when 'strategies, policies and plans' are prepared but the sub-regional framework does not contain sufficient detail for consistent implementation. This will result in local governments variously interpreting its objectives and unnecessary uncertainty for both the development industry and the community.

These sub-regional implications impact the city of Perth, as it impacts the provision of housing in good proximity to the city. With a daily population of approximately

120,000 workers, it is considered important that the growth of the CBD with its role as capital city is supported by this sub-regional growth.

Additional Minor Comments

- The employment projection for the central sub-region stated in the CSRPF (over 240,000) does not match that stated in the 'Perth & Peel@3.5million' document (285,838). The employment projections alone provide an important reminder of how critically important housing, including affordable housing is for the central sub-region. The sub-region will continue to support the greatest proportion of jobs and jobs growth across the four sub-regions. It is fundamental that the CSRPF links employment growth to housing, that is, integrated land use planning on a sub-regional basis.
- The CSRPF should demonstrate an identification and application of 'lessons learnt' in the intervening five years of implementation of Directions 2031 and as evidenced by its annual report card.
- The CSRPF does not describe the methodology applied to the determination of station precincts, other than to exclude those stations already located within an activity centre. This does not explain the exemption of some stations with transit oriented development potential, such as East Perth and Belmont Park from 'station precinct' status.
- The Swan River, its potential use for public transport as well as its ongoing management and care as a vital part of the Perth and Peel system is under-acknowledged in the CSRPF. The continued use of the term 'green network' as per Directions 2031 to capture the non-built elements of the city results in a narrow representation of the region's natural resources. Therefore it is a risk that Swan River management at a sub-regional level is in danger of being deprioritised due to its absence from the CSRPF.
- The Central Sub-regional Planning Framework (CSRPF) is stylistically and methodologically at odds with the draft frameworks prepared for the other sub-regions for example:
 - Any mention of the corridors which are critical to the structure of the CSRPF and the relationship to land use beyond the boundary of the central sub-region are absent from the other three sub-regional frameworks and even those running along the boundary of adjoining sub-regions (such as Beach Road) are not shown as corridors on the 'outer' sub-regional frameworks;
 - 'Station precincts' and the urban consolidation opportunities they offer are only planned in the central sub-region; and
 - There is no standard nomenclature between the documents (for example, 'green network', 'activity centre – core' and 'industrial centres').