



CITY of PERTH

Lord Mayor and Councillors,

NOTICE IS HEREBY GIVEN that the next Ordinary Meeting of the Council of the City of Perth will be held in the Council Chamber, Level 9, Council House, 27 St Georges Terrace, Perth on **Tuesday, 2 February 2016 at 6.00pm.**

Yours faithfully

MARTIN MILEHAM
ACTING CHIEF EXECUTIVE OFFICER

28 January 2016

VISION STATEMENT

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





CITY of PERTH

COUNCIL CHAMBERS SEATING LAYOUT



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



Acting Chief Executive
Officer
Martin Mileham



Director Community and
Commercial Services
Rebecca Moore



Cr Judy McEvoy



Cr Janet Davidson
OAM JP



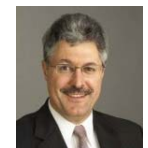
Director
Construction and
Maintenance
Paul Crosetta



Cr Reece Harley



Cr Jemma Green



Director Corporate
Services
Robert Mianich



Acting Director Planning
and Development

Manager Development
Approvals
Margaret Smith



Cr Keith Yong



Cr Lily Chen



Manager Governance
Mark Ridgwell



Director Economic
Development and
Activation
Michael Carter



Cr James Limnios
Deputy Lord Mayor



Cr Jim Adamos



Governance Electoral
Officer - Minutes
Cathryn Clayton

Public Gallery

BUSINESS

1. Prayer
2. Declaration of Opening
3. Apologies
4. Question Time for the Public.
5. Members on Leave of Absence and Applications for Leave of Absence
6. Confirmation of Minutes:

Ordinary Council	-	15 December 2015
Annual General Meeting of Electors (attached as Schedule 27)	-	15 December 2015
Special Council	-	20 January 2016
7. Announcements by the Lord Mayor
8. Disclosure of Members' Interests
9. Questions by Members of which due notice has been given
10. Correspondence
11. Petitions
12. Matters for which the Meeting may be Closed

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

Schedule No.	Item No. and Title	Reason
Confidential Schedule 5	Item 3 – Heritage Rate Concession Application for Property at 45 Wellington Street, East Perth	s.5.23(2)(e)(iii)
Confidential Schedules 8 and 9	Item 5 – Barrack Street – Integrating Private Realm Investment With Streetscape Works – Annual Update	s.5.23(2)(e)(iii)
Confidential Schedules 11, 12 and 13	Item 8 – Corporate Sponsorship – Nanjing Chinese New Year Lantern Lighting Event and Dragon in Perth Documentary	s.5.23(2)(e)(ii)
Confidential Schedule 22	Item 18 - Tender 017-15/16 – Concrete Exposed Aggregate Slabs	s.5.23(2)(e)(ii)
Confidential Schedule 26	Item 19 - Tender 040-15/16 – Lift and Re-Lay of Granite Paving in Murray Street Mall	s.5.23(2)(e)(ii)

- 13. Reports (refer to Index of Reports on the following pages)**
- 14. Motions of which previous notice has been given**
- 15. Urgent Business**
- 16. Closure**

INFORMATION FOR THE PUBLIC ATTENDING COUNCIL MEETINGS

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

Question Time for the Public

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

Disclaimer

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

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.

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

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PLANNING COMMITTEE REPORTS

ITEM NO: 1

**251-253 (LOTS 10, 11 AND 412) ST GEORGES TERRACE, PERTH –
INSTALLATION OF TWO “NEW TECHNOLOGY” SIGNS INCLUDING
A LARGE DIGITAL SCREEN TO DISPLAY CHANNEL NINE
NETWORK PROGRAMS AND ASSOCIATED ADVERTISING**

**PLANNING COMMITTEE
RECOMMENDATION:**

(APPROVAL)

That in accordance with the City Planning Scheme No. 2, Council APPROVES BY AN ABSOLUTE MAJORITY the application for two ‘new technology’ signs at 251-253 (Lot 10) St Georges Terrace, Perth, as detailed on the application form dated 15 December 2015 and as shown on the plans received on 18 December 2015 subject to:

- 1. all associated supporting structures, cabling, wiring and services being located subsurface and internal to the signs with final details being submitted to and approved by the City prior to applying for the relevant building permit;*
- 2. any third party advertising content being restricted to the display of commercial playback as contained within the live streaming of Channel Nine Network free to air channels, station or client promotion products, services or events for the television network located on the site;*
- 3. the content of the signs shall exclude any symbols, graphics or text that could be mistaken for an instruction to drivers or any colours, shapes or lighting that could be mistaken for a traffic sign or traffic control signal, or a format normally used for traffic control or warning, incident or traffic management, or road safety or driver information messages, except where required by a public authority;*

(Cont’d)

4. ***the signs complying with the relevant requirements of the Australian Standards: Control of the Obtrusive Effects of Outdoor Lighting (AZ4282-1997) and the maximum luminance of the sign being in accordance with the levels identified by Main Roads WA being daytime – 6000 cd/m², dawn/dusk – 600 cd/m² and night – 300 cd/m²;***
5. ***the signs being designed with a default setting that will display an entirely black screen when no content is being displayed or when a malfunction occurs;***
6. ***a management plan for the signs detailing the control of the content, illumination levels, management and maintenance of the signs being submitted to and approved by the City of Perth prior to applying for the relevant building permit; and***
7. ***the applicant/owner of the sign exempting the City of Perth from any liability resulting from claims due to driver distraction caused by the sign, with the applicant/owner accepting all responsibility for any such claims.***

BACKGROUND:

SUBURB/LOCATION:	251-253 St Georges Terrace, Perth
FILE REFERENCE:	2015/5504
REPORTING UNIT:	Development Approvals
RESPONSIBLE DIRECTORATE:	Planning and Development
DATE:	6 January 2016
MAP / SCHEDULE:	Schedule 1 – Map, coloured perspectives, photos of 251-253 St Georges Terrace, Perth and line of sight plan Schedule 2 – Additional plans
LANDOWNER:	Primewest Funds Ltd
APPLICANT:	Cardno (WA) Pty Ltd
ZONING:	(MRS Zone) Central City Area Zone City Centre Use Area, St Georges Precinct (P6) (City Planning Scheme Use Area) City Centre
APPROXIMATE COST:	\$650,000

The Committee recommendation to the Council for this report was resolved by the Planning Committee at its meeting held on 27 January 2016.

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

SITE HISTORY:

The subject site is the eastern most lot of the three lots comprising the proposed Channel Nine studio area which is currently occupied by a seven storey office building and two levels of basement car parking accommodating 115 tenant car parking bays. The lot currently accommodates a landscaped forecourt known as 'Eric Silberts Gardens'. This forecourt was granted planning approval by Council at its meeting held **17 March 1986**. The approval was conditional to a lease agreement being made with the City of Perth (the City) for a 25 year period that ensured the landscaped area was free for the public to use. This agreement was negotiated with the City on a pepper corn lease which expired 2 November 2011. Ground and first level alterations to the seven storey office building on the lot were approved by Council at its meeting held on **19 February 2013** and have been undertaken.

At its meeting held on 18 September 2015, the City of Perth Local Development Assessment Panel approved the construction of new single storey television studio, refurbishments to two existing office buildings, an enclosed pedestrian walkway connecting the two buildings, landscaping to the remaining forecourt, modifications to existing car parking and end of trip facilities at 251, 255 & 267 (Lots 10, 11 and 412) St Georges Terrace, Perth. The approved development is designated to be the new Channel Nine studios in Perth and its associated offices and facilities. The forecourt is intended to form an 'urban park' for day to day use by the public as well as potentially provide a small amphitheatre for events and gatherings. This development application indicated the intent to erect a large digital screen to assist in the activation of the forecourt that would display Channel Nine programs and events, but it did not form part of the original application.

DETAILS:

The applicant seeks development approval to install two 'new technology' signs at the subject site.

A 7 metre wide and 3.5 metre high full colour LED digital screen is proposed to be located on the western façade of the existing office tower on the site, facing east onto the public plaza as approved in 2015. The screen will mainly display the live screening of the Channel Nine Network free to air channels (Nine, Nine Go, Nine GEM, Nine Life, extra). A live stream is defined as a program being simulcast to the video screen at the same time as its available to Nine viewers in their home. This live stream will also include commercials breaks where third party advertising will be shown. On occasion the screen may be used for airing other program material which may be available to Channel Nine viewers in other areas, but not necessarily to viewers in Perth Metropolitan area. An example of this is cricket being played locally in Perth, which is not being broadcast in Perth, but is being broadcast in other states.

The applicant is also proposing to extend its relationship with its clients by offering additional commercial slots to existing clients exclusively on the plaza video screen. The screen is also proposed to be used for station promotion material either moving or still frame which may also include video support of a Channel Nine marketing and promotional exercise to be hosted in the Channel Nine Plaza.

The second sign will be a digital 'ticker' sign incorporated into the design of the new single storey studio building, which is proposed to run below a perforated folded anodised screen to the outside of the building along the eastern façade and wrap around to the northern façade of the building. The sign will measure 0.3 metres in height, 24 metres in length and 0.2 metres in depth. The content to be displayed on the digital 'ticker' sign will be confined to a single line of text which will scroll across the façade of the studio and will consist of news headlines and promotional pointers.

Channel Nine does not proposed to operate the digital screen and digital 'ticker' sign on a 24 hour per day, 7 days per week basis, but is seeking a flexible arrangement whereby operational hours will be governed by the nature of the material being shown. For instance, during a cricket broadcast, the screen will remain in use in until the conclusion of play at a minimum. As such Channel Nine has requested discretionary management of the 'on' and 'off' times of the digital screen and ticker display.

LEGISLATION / POLICY:

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

Policy
Policy No and Name: 4.6 – Signs
Parliament House Precinct Policy

COMPLIANCE WITH PLANNING SCHEME:

Development Requirements

The site is located within the City Centre Use Area of the St Georges Precinct (P6) under City Planning Scheme No 2 (CPS2). The site is also located within the Inner Precinct of the Parliament House Precinct and, therefore, also requires approval from the Western Australian Planning Commission under the Metropolitan Region Scheme.

The Statement of Intent for the St Georges Precinct states that the present skyline character of tall, slender, interestingly shaped towers, lighting and appropriate roof signs, will be maintained in any future development. The CPS2 Signs Policy sets out the requirements for the erection and management of signs on or adjacent to buildings within the city providing guidelines for their acceptable design and location. The proposal's compliance with the Signs Policy is detailed in the comments section of this report.

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

'47(3)(d)(i) if approval were to be granted, the development would be consistent with:
(A) the orderly and proper planning of the locality;

- (B) *the conservation of the amenities of the locality; and*
 - (C) *the statement of intent set out in the relevant precinct plan; and*
- (ii) *the non-compliance would not have any undue adverse effect on:*
 - (A) *the occupiers or users of the development;*
 - (B) *the property in, or the inhabitants of, the locality; or*
 - (C) *the likely future development of the locality'.*

COMMENTS:

Signs Policy

Under Policy 4.6 – Signs (the Policy) the proposed signs are classified as both horizontal signs and ‘new technology’ signs with third party advertising content. General performance criteria as well as specific design criteria are applicable as follows:

Signs Within Special Areas – St Georges Terrace

The Policy states that within the St Georges precinct Council will encourage signs that create an attractive daytime and evening atmosphere, express the character of the business and commercial environment, and enhance views of the city skyline. It is considered the proposed signs will not have a detrimental visual impact on the area and will encourage people to gather in the public plaza and bringing activity and vitality to the area.

Any signage within the area should also identify major tenants, building names and street numbers, and should be in keeping with the prestigious office environment. The signs will clearly identify the principal tenant of the studio building and associated offices on 251, 255 & 267 (Lots 10, 11 and 412) St Georges Terrace, Perth and will operate as an integral part of the Channel Nine operations on this site.

The Policy also states that illumination should be subtle and flashing signs will not be approved. The large LED screen, whilst not intended to be flashing, may at times display flashing images due to the screen airing an unedited version of what will be airing on Channel 9 television. It is recommended that condition be imposed on any approval granted requiring the illumination levels of the signs to comply with the Australian Standards: Control of the Obtrusive Effects of Outdoor Lighting (AZ4282-1997) and the maximum luminance of the sign being in accordance with the levels identified by Main Roads WA being daytime – 6000 cd/m², dawn/dusk – 600 cd/m² and night – 300 cd/m². A further condition can require that the digital ‘ticker’ sign is not to be flashing.

It is noted that the digital screen will be facing into the public plaza and not directly onto St Georges Terrace and while it will have visibility from the street it will be largely blocked by existing trees along St Georges Terrace. Given this, it is not considered the content or operation of the sign will a negative impact on the area.

Third Party Advertising

The Policy states that:

“Third party or general advertising will only be permitted where, having regard to the character of the area in which the sign is to be situated, the Council is satisfied that the visual quality, amenity and safety of the area will be enhanced, or at the very least, not diminished.”

It is considered that the signs will not negatively impact on the visual quality, amenity and safety of the area. The restriction of the third party advertising to only that which is airing on Channel Nine rather than general advertising is considered appropriate. It is recommended that a condition be imposed on any approved granted requiring the third party advertising content to be restricted to the display of Channel Nine Network free to air channels, station promotion products, services or events for the network located on the site.

New Technology Signs

Under the Policy, ‘new technology’ signs are only permitted within the Citiplace and Northbridge Precincts, with the most appropriate location considered to be within plazas or public spaces where they can be viewed by gathered or passing pedestrians. While the site is not located within these precincts the digital screen will front the ‘plaza’ landscaped forecourt of the studios which is intended for gathering of the public. The main audience of the sign is intended to be pedestrians and members of the public. As the primary purpose of the sign is to screen the broadcast of Channel Nine television station, the intention of the sign is not to provide general advertising (except for that shown in advertising breaks) rather to provide entertainment suitable to the public location and provide news headlines, so in this instance it is considered that the locational requirements can be varied.

Response to Location and Contribution to Local Character

All new signage in the city is required to respond to the local character of the street and the prevailing building style as well as making a positive contribution to its setting. Enhancement of the desired future environmental character of an area should also be a primary consideration when assessing the appropriateness of a new sign proposal.

The intended local character of this Precinct is that it will continue to function as the State’s principal centre for business, finance, commerce and administration and the continuation of large scale development in this Precinct will reflect its high profile, its image as a group of landmark buildings and the predominance of the Precinct as the State’s business heart. Building designs within the area will contribute to an interesting and comfortable pedestrian environment and provide for pedestrian shelter along with other elements, such as street furniture, planting and public art, defining an interesting promenade and reinforcing the vista to Barracks’ Arch and Parliament House. The existing office building with its blank façade abutting the landscaped forecourt area does little to contribute to this character, with little interaction occurring with the street and landscaped area. The proposed signs are

considered to add to the creation of a more “lively, colourful and stimulating environment” in this section of the street.

Variety and Interest

The Signs Policy recognises that signage can play an important role in the interest and appeal of a building or place, and as such the City supports variety over monotonous design. A sign should reflect the quality of the service or the merchandise that it is advertising, be appropriate to the building or site and aim to attract attention in a way which is well thought out and well designed.

The proposed signs will add visual interest to the building’s blank western façade and new studio building. The proposed scale of the signs in relation to the building is not considered to be excessive. The display of the television programming is considered to bring interest and appeal to both visitors to the city and office workers particularly during lunch hours, to utilise the forecourt area in a relatively unused space along St Georges Terrace.

Community Expectations

The objective of the Signs Policy has been to ensure that the city is not detrimentally impacted upon by a proliferation or clutter of signage that is unsympathetic to the character of the city’s precincts and buildings. Stringent controls on particular types of advertising signs, particularly those displaying third party advertising, have been relaxed in recent times, in some instances, in recognition of new advertising trends and technology. A review of the Signs Policy is currently underway to address these changes in expectations and various aspects of the policy which are now considered to be out-dated.

It is considered that given the location of a television filming studio on the site it would not be unexpected for a television screen being located on the site showing what is being aired on said station and this would generally meet community expectations for the city centre. Given the direction the screen is facing and that the screen is not clearly visible from a distance, visual clutter is not considered to be an issue.

Safety

A sign should in no way endanger the safety of the public and ‘new technology’ signs should not be able to be viewed by passing motorists for whom they may be a distraction and therefore a safety hazard. The content of ‘new technology’ signs may move but not flash or pulsate in a manner that is likely to cause a hazard or nuisance to motorists or the occupants of neighbouring properties.

The sign will be visible by motorists travelling east on St Georges Terrace and onto St Georges Terrace from Elder Street. As the sign is located mid-block it would not interfere with the operation or safety of the intersections at St Georges Terrace and Elder Street.

A traffic safety assessment provided as part of the application concludes that the signs would be considered to be a low risk rating for causing vehicle crash. The screen and news ticker are unlikely to cause a significant distraction to passing motorists using Malcolm Street, St Georges Terrace and Elder Street.

Design, Construction and Maintenance

Signs are required to be simple, clear and efficient with structural components and wiring concealed. The proposed ticker display sign will be attached to the canopy of the approved live studio and the digital screen will be affixed to the western façade of the building on-site and as such will be integral components of the buildings on-site. It is considered that a condition should be imposed requiring all supporting structures and services being concealed from view.

Design Guidelines/Policy

Parliament House Precinct

As the site falls within the inner Parliament House Precinct the application is required to be approved by both Council and the Western Australian Planning Commission (WAPC). The application has been forwarded to the WAPC and the City's determination will also be sent to the WAPC for their reference.

The Parliament House Precinct Policy states that there shall be a presumption against the use of illuminated signs visible from Parliament Hill and that all signs should be an integral part of the building and not freestanding attachments.

The proposed television screen will not be visible from Parliament House with the Barracks Arch, the proposed studio building and existing vegetation blocking the view of the screen (refer Schedule 1). It is considered that the signs will not result in any detrimental impact to views to and from Parliament House or to the character of the Parliament House Precinct and can be supported.

Conclusion

The proposed new technology signs are generally consistent with the requirements and intent of the CPS2, including Policy 4.6 – Signs, and the Parliament House Precinct Policy. The signs are considered to maintain visual interest and vibrancy to the adjacent street environment. Pursuant to Clause 47 of the CPS2, the proposal is recommended for conditional approval.

ITEM NO: 2

FINAL ADOPTION OF AMENDMENT NO. 33 TO CITY PLANNING SCHEME NO. 2 – SPECIAL CONTROL AREA – 942 AND 950 HAY STREET AND 33 MILLIGAN STREET, PERTH

**PLANNING COMMITTEE
RECOMMENDATION:**

(APPROVAL)

That Council:

- 1. pursuant to Regulation 50(3) of the Planning and Development (Local Planning Schemes) Regulations 2015, adopts Amendment No. 33 to City Planning Scheme No. 2 without modification as detailed in the Scheme Amendment Report being Schedule 4;***
- 2. pursuant to Regulation 53 of the Planning and Development (Local Planning Schemes) Regulations 2015, forwards Amendment No. 33 to City Planning Scheme No. 2 and associated documents to the Western Australian Planning Commission for consideration and recommendation to the Minister for Planning; and***
- 3. pursuant to clause 56(5) of City Planning Scheme No. 2, adopts the amended Precinct Plan as detailed in Schedule 4, subject to the gazettal of Amendment No. 33 to City Planning Scheme No. 2.***

BACKGROUND:

FILE REFERENCE:	P1031595
REPORTING UNIT:	Strategic Planning
RESPONSIBLE DIRECTORATE:	Planning and Development
DATE:	15 January 2016
MAP / SCHEDULE:	Schedule 3 – Summary of Submissions Schedule 4 – Scheme Amendment Report

The Committee recommendation to the Council for this report was resolved by the Planning Committee at its meeting held on 27 January 2016.

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

A development application for a 20 level office development, 65 room boutique hotel and the conservation of and extensions to the Melbourne Hotel was approved by the Perth Local Development Assessment Panel on **17 July 2014**.

At its meeting held on **30 June 2015** Council resolved to initiate Amendment No. 33 to City Planning Scheme No. 2, refer it to the Environmental Protection Authority and publically advertise it.

Amendment No. 33 proposes to establish a Special Control Area over three separate lots, being Lot 651 (942) and Lot 802 (950) Hay Street and Lot 650 (33) Milligan Street, Perth to enable the Melbourne Hotel to be subdivided from the proposed office building site, while maintaining the integrity of City Planning Scheme No. 2 and the approval to commence development in terms of plot ratio and tenant car parking.

LEGISLATION / STRATEGIC PLAN / POLICY:

Legislation	Clauses 75, 81 and 84 of the <i>Planning and Development Act 2005</i> Clauses 56 and 57 of City Planning Scheme No. 2
Integrated Planning and Reporting Framework Implications	Corporate Business Plan Council Four Year Priorities: Perth as a Capital City S5 Increased place activation and use of under-utilised space 5.2 Develop a precinct and place management approach for the City.

Policy

Policy No and Name: City Centre Precincts 1 to 8 Plan

DETAILS:

The Amendment was referred to the Environmental Protection Authority (EPA) following initiation and the EPA subsequently advised that it considered that the Amendment should not be assessed under the *Environmental Protection Authority Act 1986*.

The Amendment was advertised for public comment from 13 October 2015 until 25 November 2015 as follows:

- notices were sent by mail to nearby landowners;
- a notice was placed in The Western Suburbs Weekly newspaper on 13 October 2015;
- a copy of the Public Notice was displayed on the Public Notices Board at the City of Perth Customer Service Centre;
- details of the Amendment were available for inspection at the City of Perth Customer Service Centre and Library; and
- details of the Amendment were displayed on the City of Perth's website.

One submission was received in relation to the Amendment from the State Heritage Office, which was supportive of the Amendment.

FINANCIAL IMPLICATIONS:

ACCOUNT NO:	CL 16201000
BUDGET ITEM:	Community Amenities – Town Planning & Regional Development – Other Town Planning
BUDGET PAGE NUMBER:	8
BUDGETED AMOUNT:	\$1,154,199 (this component is \$117,899)
AMOUNT SPENT TO DATE:	\$ 426,259 (this component is \$23,341)
PROPOSED COST:	\$ 1,000 (Public Notice and Gazettal)
BALANCE:	\$ 726,940

All figures quoted in this report are exclusive of GST.

If adopted by the Minister for Planning, public notices will be required to be placed in a local newspaper and in the Government Gazette. The costs associated with these will be recouped from the applicant.

COMMENTS:

Pursuant to Regulation 50(3) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, Council is now required to pass a resolution either:

- (a) to support the amendment without modification; or
- (b) to support the amendment with proposed modifications to address issues raised in the submissions; or
- (c) not to support the amendment.

The Amendment will assist further development on the site and restoration and ongoing maintenance of the Melbourne Hotel. It will allow the Melbourne Hotel site to be subdivided from the proposed office building site, whilst preserving both the plot ratio and car parking allocation approved under the development approval for the site.

On this basis and given no objections have been received, it is recommended that the Amendment be adopted without modification.

ITEM NO: 3

HERITAGE RATE CONCESSION APPLICATION FOR PROPERTY AT 45 WELLINGTON STREET, EAST PERTH

**PLANNING COMMITTEE
RECOMMENDATION:**

(APPROVAL)

That Council:

- 1. notes that the Heritage Rate Concession application for 45 Wellington Street, East Perth, dated 26 November 2014, does not comply with Council Policy 9.2 – Heritage Rate Concession, specifically clause 2.4 which requires the applicant to provide evidence of a current pest control contract;***
- 2. notes that the current owner of property has occupied and suitably maintained the property, including annual pest maintenance (termite spraying), for 50 years;***
- 3. approves the subject application given that the intent of clause 2.4 of Council Policy 9.2 – Heritage Rate Concession has been addressed, as outlined in (2) above.***

BACKGROUND:

FILE REFERENCE:	P1028425
REPORTING UNIT:	Arts, Culture and Heritage
RESPONSIBLE DIRECTORATE:	Economic Development and Activation
DATE:	11 January 2016
MAP / SCHEDULE:	Confidential Schedule 5 – Application (Distributed to Elected Members under a separate cover)

The Committee recommendation to the Council for this report was resolved by the Planning Committee at its meeting held on 27 January 2016.

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

At its meeting held **26 June 2012**, Council adopted the Heritage Rate Concession (HRC) Policy 9.2, which forms part of the City of Perth Heritage Incentive Program.

HRC offers owners of places listed in the City Planning Scheme No. 2 Register of Places of Cultural Heritage Significance (CPS2 Heritage Register) a discount on rates in recognition of the potential for unduly higher costs associated with maintaining a heritage building.

To be eligible for the HRC the property must be a rateable heritage listed property within the City boundary, and applications must include a signed maintenance agreement and evidence of full value building insurance and a current pest control contract.

A current HRC application for the property at 45 Wellington Street, East Perth, does not meet all the Policy 9.2 eligibility requirements for the property, specifically clause 2.4, which reads:

“Applicants must provide evidence of a current pest control contract for each year that they are eligible to claim the HRC.”

Given that approval of the application would result in a variation to Council Policy, Council must determine the application.

LEGISLATION / STRATEGIC PLAN / POLICY:

Legislation

Section 6.47 of the *Local Government Act 1995*.

Integrated Planning and Reporting Framework Implications

Corporate Business Plan

Council Four Year Priorities: Living in Perth

S9 Collaborate with private sector to leverage

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 well-integrated built and green environment in which people and close families choose a lifestyle that enhances their physical and mental health and takes part in arts, cultural and local community events.

Policy

Policy No and Name: 9.2 – Heritage Rate Concession

DETAILS:

Application Details

On 24 June 2014, and at the owner’s request, 45 Wellington Street, East Perth, was included in the CPS2 Heritage Register.

On 26 November 2014, the City of Perth (the City) received a HRC application from the owner of 45 Wellington Street, East Perth, however the City did not process the

application because the required supporting documents detailing evidence of building insurance and pest control contract were not provided.

On 24 March 2015, the City advised the owner that the application was incomplete and that if the required documents could not be submitted the owner may request for the application for be considered by Council, given that approval would require a variation to Council Policy.

On 24 November 2015, the owner verbally requested that the application be determined by Council.

On 8 January 2016, the owner verbally advised that, whilst there is no formal pest control contract for the property, the property has been regularly treated for termites since occupied by the current owner (50 years). The owner has advised that the property is inspected annually for termites and that termite spray mixed with linseed oil and engine oil is applied every 4-5 years on all structural and non-structural internal and external timber, including under internal floor coverings and the pilings under the house.

On 12 January 2016, the owner supplied the City with a copy of the building insurance certificate.

Application Assessment

Other than the absence of the pest control contract, the application fully complies with Council Policy 9.2.

Whilst the HRC concession application for 45 Wellington Street, East Perth, does not comply with the Policy requirements to provide a pest control contract, it is the view of Officers that the owner has adequately demonstrated that comprehensive termite control is implemented at the property.

In addition, Officers have internally and externally inspected the property in 2014 as part of the owner's nomination to include the property in the CPS2 Heritage Register. Officers found no evidence of termite damage and concluded that the property was in good condition.

The property was also externally inspected by the City on 1 May 2015, as part of its annual heritage property condition reporting, and was found to be in good condition, subject to ongoing maintenance.

FINANCIAL IMPLICATIONS

In accordance with Council Policy 9.2, the concession will be equivalent to 10% of the general rates for the property, to a maximum of \$20,000 per annum with the minimum concession being equal to the minimum rate payment.

If the application is approved, the minimum concession which is equal to the minimum rate payment (for 2015/16 this figure was \$685) will be applied to the owner's rate notice until 30 June 2017, as per the HRC Council Policy 9.2.

ITEM NO: 4

WATERBANK INFRASTRUCTURE AND PUBLIC DOMAIN WORKS – 3 (LOT 502) TRINITY AVENUE, EAST PERTH

**PLANNING COMMITTEE
RECOMMENDATION:**

**(ADVICE TO METROPOLITAN
REDEVELOPMENT AUTHORITY)**

That:

- 1. the Metropolitan Redevelopment Authority be advised that Council supports the application for the proposed infrastructure and public domain works of the Waterbank development within the Riverside project area at 3 (Lot 502) Trinity Avenue, East Perth as detailed in the application received on 18 November 2015 and as shown on the plans received on 18 November 2015 subject to:***

Design

- 1.1 the development being undertaken generally in accordance with the plans and documents attached to this application, final details of which are to be submitted to, and approved by, the Metropolitan Redevelopment Authority, in consultation with the City, prior to the commencement of works;***
- 1.2 all drainage, roads, footpaths, verges and kerbs, paved and landscaped areas, public realm furniture, lighting and other features in the public realm being designed and constructed in accordance with the City of Perth Design and Construction Notes, specifications and applicable Australian Standards, with any proposed variations or alternative designs being designed in consultation with the City;***

(Cont'd)

- 1.3 the proposed Western Power transformer located at the termination of the access road between Sites C and D being relocated or placed underground to minimise its impact on the public realm. Alternatively details of suitable screening being prepared in consultation with the City and being submitted to and approved by the Metropolitan Redevelopment Authority;**
- 1.4 the proposed public toilets and shower/change facilities within the western portion of the central public open space area being relocated closer to the public beach with provision being made for future integration of the facilities at the ground floor level of the future development within Sites B or J in accordance with Section 5.2.6 of the Waterbank Precinct Design Guidelines, with management and maintenance arrangements to be subject to separate negotiations between the developer, the Metropolitan Redevelopment Authority and the City;**
- 1.5 the proposed service yard located between Sites K and L being redesigned to reduce its public visibility noting the existing configuration is not in keeping with its urban context;**
- 1.6 evidence of the design response to the accessibility report prepared by O'Brian Harris Access on 25 August 2015 being to the City's satisfaction prior to commencement of works in relation to the public domain and infrastructure;**
- 1.7 evidence of the design response to the Crime Prevention Through Environmental Design Review report prepared by Jacobs on 15 December 2014 being to the City's satisfaction prior to commencement of works in relation to the public domain and infrastructure;**

(Cont'd)

Transport

- 1.8 all works related to the road widening and parking area proposed as part of the Trinity Avenue extension not forming part of the approval until such time that its purpose is suitably demonstrated to and supported by the City;**
- 1.9 footpaths having a minimum obstacle free dimension width of 1.5 metres;**
- 1.10 the shared path being designed and constructed with a minimum width of 3 metres, to integrate with the broader City cycle network and to align with the City of Perth Cycle Plan, inclusive of user advisory signage;**
- 1.11 the shared path alignment through the central public open space area being relocated and/or redesigned to an alternative route which provides for suitable cyclist movement through the development without impacting on the safety and functionality of the core area of open space within the development, with details of the new alignment being prepared in consultation with the City;**
- 1.12 a Way-finding Signage Strategy being prepared in consultation with the City and being submitted to and approved by the Metropolitan Redevelopment Authority, prior to the commencement of works;**
- 1.13 crossovers, driveways, car parking, vehicle manoeuvring spaces and loading/unloading areas within the public domain being designed, constructed, sealed, kerbed, marked and maintained in accordance with plans approved at the final working drawing stage in consultation with the City and to the satisfaction of the Metropolitan Redevelopment Authority;**

(Cont'd)

- 1.14 a final Traffic and Car Parking Management Plan, assessing traffic movements and detailing proposed methodology to minimise impacts on the local and wider street network in terms of pedestrian, cycle and vehicle safety, congestion and flow, emergency services access, being prepared in consultation with the City and being submitted to, and approved by the Metropolitan Redevelopment Authority prior to the commencement of works;**
- 1.15 a Road Safety Audit, including a finalised Corrective Action Report, being provided at working drawing stage in consultation with the City and to the satisfaction of the Metropolitan Redevelopment Authority;**

Civil Infrastructure and Services

- 1.16 all services and service related infrastructure and hardware forming part of the integral design of the development of the public domain to minimise any detrimental impact on the architectural quality of the streetscape and on neighbouring future private lot developments, details of which are to be submitted to, and approved by the Metropolitan Redevelopment Authority, in consultation with the City, prior to the commencement of works;**
- 1.17 independent structural certification for all structural elements being provided to the Metropolitan Redevelopment Authority and the City prior to installation;**
- 1.18 an acid sulphate soils self-assessment form and, if required as a result of the self-assessment, an acid sulphate soils report and an acid sulphate soils management plan being submitted to and approved by the Department of Environment Regulation before any subdivision works or development are commenced. Where an acid sulphate soils management plan is required to be submitted, all subdivision works shall be carried out in accordance with the approved management plan;**

(Cont'd)

- 1.19 final details of the design of public seating, street tree grates and the location and design of public bins to suitably mitigate the potential for litter build up and damage, being prepared in consultation with the City and being submitted to, and approved by the Metropolitan Redevelopment Authority prior to the commencement of works;**
- 1.20 any maintenance access being fully designed and constructed to satisfy the City's fleet requirement (such as turning radius, vehicle load and width) regardless whether it is a road, footpath or ramp, with final details being prepared in consultation with the City and confirmation being provided on the final working drawings submitted to, and approved by the Metropolitan Redevelopment Authority prior to the commencement of works;**
- 1.21 a Stormwater Management Plan being prepared in consultation with the City and being submitted and approved by the Metropolitan Redevelopment Authority prior to the commencement of works;**
- 1.22 a final staging plan detailing the coordination of the delivery of the public realm being submitted and approved by the Metropolitan Redevelopment Authority, in consultation with the City, prior to the commencement of works**
- 1.23 a construction management plan being submitted to the Metropolitan Redevelopment Authority and City for approval indicating how it is proposed to manage:**
 - a) delivery of materials and equipment to the site;**
 - b) storage of materials and equipment on the site;**
 - c) parking arrangements for contractors and subcontractors;**

(Cont'd)

- d) maintaining access to the existing cycle ways, pedestrian pathways and principal shared path (PSP) routes immediately adjacent to the development site, or alternatively, providing alternate routes to the satisfaction of the City; and**
 - e) other matters likely to impact on the surrounding properties;**
- 1.24 a communications plan detailing how public enquiries, complaints and notifications regarding the project construction phase will be managed being prepared and implemented by the applicant. The Communications Plan is to be submitted prior to the commencement of any development works to the satisfaction of the Metropolitan Redevelopment Authority, in consultation with the City;**
- 1.25 details of proposed maintenance access for the proposed boardwalk from the landward and river side being submitted to, and approved by the Metropolitan Redevelopment Authority, in consultation with the City;**
- 1.26 anti-graffiti coatings being applied to all accessible surfaces (where appropriate) with the product and supplier details being to the City's satisfaction prior to application.**
- 1.27 the infrastructure for a CCTV network being incorporated into the development that can also be integrated into the City's existing CCTV network to the City's specifications and satisfaction, with details being provided to the City prior to commencement of works in relation to the infrastructure and servicing for the public realm;**

(Cont'd)

- 1.28 a management plan for the alternative bio retention system being submitted for approval by the Metropolitan Redevelopment Authority, in consultation with the City, prior to its installation, including an extended monitoring program to be undertaken by the developer to ensure the long term effectiveness of the system prior to the City taking responsibility for the bio retention infrastructure;**
- 1.29 a Lighting Strategy for the development being submitted to and approved by the Metropolitan Redevelopment Authority, in consultation with the City, prior to the commencement of works;**
- 1.30 a comprehensive “as constructed” documentation package including engineering certification relating to structural loading capacity of the development being provided upon completion of works, to the satisfaction of the Metropolitan Redevelopment Authority, in consultation with the City;**
- 1.31 a Noise and Vibration Management Plan being submitted at the working drawing stage, to the satisfaction of the Metropolitan Redevelopment Authority, in consultation with the City;**
- 1.32 a comprehensive Fire Emergency Strategy and Management Plan for the development being submitted at the final working drawings stage, to the satisfaction of the Metropolitan Redevelopment Authority, in consultation with the City and Department of Fire and Emergency Services;**
- 1.33 a dilapidation survey of the footpaths, kerbs, carriageways, buildings and open space areas adjacent to the site being carried out and a copy provided to the satisfaction of the Metropolitan Redevelopment Authority, in consultation with the City prior to the commencement of any works. Any damage caused to these elements shall be made good at the developer’s expense upon practical completion of the development;**

(Cont’d)

- 1.34 a simplified and consolidated paving materials palette, with non-standard/alternative materials being limited to specific public interest zones, being prepared in consultation with the City and being submitted to and approved by the Metropolitan Redevelopment Authority prior to the commencement of works;**

Landscaping

- 1.35 the trees proposed within the central median of the Hay Street extension being deleted from the plans in order to maintain the key vista from the city to the river as provided for within the Waterbank Design Guidelines;**
- 1.36 final details of the 'nature play' facility being submitted to and approved by the Metropolitan Redevelopment Authority, in consultation with the City prior to installation;**
- 1.37 final details of the proposed irrigation source and ongoing access to ground water supply/s for the establishment and maintenance of all planted and turfed areas being submitted to and approved by the Metropolitan Redevelopment Authority, in consultation with the City and Department of Water, prior to the commencement of works;**
- 1.38 the use of reticulated water for irrigating or supplementing water supply for landscaping elements not being permitted within the proposed alternative stormwater management system with details of the final design and year round operation of the system being submitted to and approved by the Metropolitan Redevelopment Authority, in consultation with the City and Department of Water, prior to the commencement of works;**
- 1.39 all landscaped areas located adjacent to future development lots being designed and maintained to ensure suitable levels of visual permeability and interaction between future buildings and the streetscape;**

(Cont'd)

Place Activation

- 1.40 a final Place Activation Strategy and a fully costed and detailed place activation implementation plan being submitted to the Metropolitan Redevelopment Authority for approval in consultation with the City, including activity levels and subsidies, and transition planning leading up to and post-handover to the City including strategies to achieve self-sustainability;**
- 1.41 final details of the proposed public art concepts for the various locations within the development being negotiated with the City with a costed detailed Public Art Implementation Plan being submitted including costs, asset management and a maintenance plan across all lifecycle phases with provision for the City to:**
- a) provide comment on the design vision, theming and brief;**
 - b) be represented on the appropriate selection panel;**

Asset Management

- 1.42 a risk and safety assessment and including risk mitigation for the landscaping and public realm across all lifecycle phases being undertaken including:**
- a) service, maintenance and repair activities, access, movement and loading;**
 - b) impact of overshadowing from current and future development within and surrounding Waterbank;**
 - c) soil, tree/plant selection and mix, and irrigation regime suitability in the various micro local environments;**

(Cont'd)

- d) impact on the long term health and amenity of retained mature trees including the root zone and canopy, as a result of maintenance on the adjacent public realm, the property boundaries and the building construction;**
- e) control of invasive roots, root protection from construction activities and underground repairs;**
- f) green waste generation and disposal volumes;**

with submission of evidence of the recommendations of the above assessment being addressed in the final design and construction, and/or maintenance and management plans, to the satisfaction of the City;

- 1.43 submitting as constructed drawings and costs, whole of life costs and design life costs as required in terms of the City of Perth Asset Handover Policy for all assets which will become assets of the City;**
 - 1.44 preparation of a management plan for the City's approval to address the pre and post-handover protection and making good of the completed public realm (including roads and footpaths, above and below ground infrastructure and hard and soft landscaping) including risk assessment and mitigation to maintain the integrity of the public realm finishes during construction on the adjoining development sites within Waterbank; and**
- 2. the Metropolitan Redevelopment Authority be advised that Council acknowledges that any additional detailed design matters will be subject to separate investigation and resolution in accordance with the provisions of the Memorandum of Understanding between the City and Metropolitan Redevelopment Authority (5 August 2014) and the Riverside Project Agreement for Public Asset Design, Approval, Development & Handover between the City and Metropolitan Redevelopment Authority (30 July 2015).**

BACKGROUND:

SUBURB/LOCATION:	3 Trinity Avenue, East Perth
FILE REFERENCE:	DA-2015/5464
REPORTING UNIT:	Development Approvals
RESPONSIBLE	Planning and Development
DIRECTORATE:	
DATE:	18 January 2016
MAP / SCHEDULE:	Schedule 6 – Location Map
LANDOWNER:	Metropolitan Redevelopment Authority
APPLICANT:	TPG Town Planning, Urban Design and Heritage
ZONING:	(MRS Zone) Redevelopment Scheme/Act Area (City Planning Scheme Precinct) Langley (P12) and East Perth (P15) (City Planning Scheme Use Area) N/A
APPROXIMATE COST:	Not specified

The Committee recommendation to the Council for this report was resolved by the Planning Committee at its meeting held on 27 January 2016.

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

SITE HISTORY:

The four hectare 'Waterbank Precinct' (the precinct) situated on the eastern edge of the city is bound by Trinity College to the north, the Swan River to the east, the Causeway interchange to the south and the Western Australian Police site to the west. The Precinct forms part of the Metropolitan Redevelopment Authority's (MRA) greater Riverside Project Area.

At its meeting held on **11 August 2015**, Council considered the first stage of subdivision of the Waterbank Precinct and resolved to advise the MRA of its in principle support subject to conditions and the submission of additional details and information. The Minister for Planning (on the advice of the MRA) has yet to determine the subdivision application.

In September 2015, the MRA referred to the City for comment a development application for a temporary sales office and carpark within the Precinct. The City under Delegated Authority on 16 October 2015 advised the MRA of its concerns with regards to the location of the proposed temporary sales office. In addition, the City recommended a series of conditions should the MRA resolve to approve the application. The MRA has yet to determine the development application.

At its meeting held on **3 November 2015**, Council considered the first private realm development within the Precinct for a mixed use building on 'Site G' and resolved to advise the MRA of its in principle support subject to relevant design revisions and conditions. The MRA has yet to determine the development application.

In December 2015, the MRA referred to the City for comment a subdivision application for the second stage of subdivision of the Precinct. Council will consider the application at a future meeting.

DETAILS:

Approval is sought for the design and construction of the entire infrastructure and public domain components associated with development of the Waterbank precinct. The applicant advises that the proposal is for the creation of a high quality public domain that will service future residents, workers and visitors alike through the provision of a variety of spaces and experiences to cater for passive recreation, active sport, water sports, swimming, casual coffees and fine dining.

The proposed public realm is structured and generally described by the applicant as follows:

- The extension of Hay Street to the river with a public square ('Waterbank Square') generating a focal point and activity hub at the eastern end of the precinct. The square will transition from a shared zone vehicle turn around and drop off area to a tiered boardwalk where it interfaces with the Swan River. The Waterbank Square itself will be a flexible event space with formal landscape arrangements and feature tree planting.
- A main arrival gateway at the north-western corner of the precinct marked with a public plaza providing an urban environment leading into the Waterbank development with provision for an entry statement and public art. This space will be planted with deciduous trees and will incorporate rain gardens with low seating walls to offer a space for pedestrians to sit and interact.
- A large central park framed by future built form and accessible to all. The space will be surrounded by primarily residential uses to the south and north-east and commercial uses to the north-west and will connect with the Swan River via a new beach front. This space will support active sports and passive recreation uses.
- Riverfront promenade and jetty areas incorporating a lower level timber boardwalk to the water's edge with seating and an upper level promenade with the allowance for alfresco seating.
- A river foreshore providing a variety of activities including a path and cycle network, BBQ facilities, exercise equipment and a soft riverine edge to the river.
- An internal road network that has been arranged in a way that preserves key and secondary view corridors to the river and back to the city centre.
- A new parking area to be located in the north-eastern part of the precinct serviced by a 'spur' road which deviates from the main Hay Street alignment.

- A range of soft and hard landscaping and promenade treatments to the edge of private development sites within the precinct.
- Servicing and infrastructure works including a series of trenches and excavations to extend the utility network throughout the public domain, such as gas, water reticulation, drainage/stormwater, telecommunications, power, fibre optic cables and closed-circuit television (CCTV).

Specific details and aspirations for the main public realm components and the related landscaping, materials and finishes, public art, transport, servicing and infrastructure elements of the development are further outlined by the applicant as follows:

Waterbank Square and Boardwalk

Located at a prime waterfront position at the termination of the Hay Street axis, 'Waterbank Square' will be the civic heart and primary public space of the Waterbank precinct.

Defined by proposed active built edges and fronted by the river, Waterbank Square will have a distinct identity that promotes riverside access. It will be a formal space with an integration of seating, trees, and alfresco dining within a flexible public open space that can be used for community events such as markets and performances.

Towards the river, the character of the square will become more relaxed with lounging opportunities built into the boardwalk decking and access to the jetty and water based activities.

Hardscape paving will transition from a feeling of an urban into a more natural riverine feel with a change in colour. The use of timber in both furniture and decking will also be used for the creation of a riverine/natural feel in and around the Waterbank square.

Seating walls are designed alongside level changes and rain gardens.

A feature mature tree will be positioned within the square for instant impact while offering a way finding element. Feature lighting throughout the square allows for activation at all times of the day.

The Hay Street axis will be emphasised and strengthened by continuing the Hay Street alignment over the water on a jetty. This vista down Hay Street will terminate on this jetty.

The riverfront promenade and jetty will provide the opportunity for people to get close to and enjoy the natural amenity of the river's edge. Multiple seating locations will be created for the public to sit and interact with activities within the square and adjacent river.

The boardwalks and jetty offer a variety of activities, including strolling, sitting, bird watching, alfresco waterfront dining and swimming.

Hay Street Corner Urban Plaza

'Hay Street corner' is proposed as the entry point to Waterbank, with hardscape treatments that continue the precinct design principles, establishing the entry as an urban space. The use of paving and a strong axis of deciduous trees offering shade and protection will direct pedestrians into the 'heart' of the Precinct, while the continuation of street trees along the extension of Hay Street will lead pedestrians towards Waterbank Square. The corner will also be designed to accommodate a public art piece.

A series of 'meeting rooms' will be created in and around the rain gardens, fed from the future commercial buildings, with low seating walls and furniture offering informal multiple locations for pedestrians to meet.

Waterbank Central Park

The central park will be a significant open space that is accessible to all and will connect with a new beach along the riverfront. The overall quality of the central parkland will transition from an urban character at the western edge adjacent to the proposed commercial buildings to a riverine and natural character along the river's edge. The overall intention for activities within the central parkland is to transition from a quiet, more passive space in the west, such as yoga or eating lunch under the trees, to a mix of active and passive recreational spaces in the east, that might include picnicking, beach volleyball, kicking a ball on the grass, playing on the play equipment, or engaging with the waters edge. Two water cleansing swales will border the central multifunctional turf space. The northern swale incorporates nature based play equipment for use through the majority of the year including public art elements.

Access along the river's edge is designed to encourage locals and visitors to stop, rest and watch activities along the newly created beaches. Shelters provide protection from the elements and mature tree transplants will offer an instant impact within the central park.

Materials, Finishes and Colours

Palette

The hardscape areas are designed to reinforce the concept of a more urban character towards the western portion of the site and Hay Street, and to transition to a more natural character towards the river edge. The hardscape selected reflects and helps establish the hierarchy of streets, paths and urban spaces across the precinct. Materials used are also to be consistent with the City of Perth and MRA guidelines and preferences.

Road Hierarchy

The Hay Street extension that links Waterbank to the water in the east and the Perth CBD in the west, is to be read as the main urban boulevard into the site. The

materials used for the Hay Street extension are black asphalt road surface, large format paved pedestrian paths, and trafficable pavers within drop off zones.

The secondary internal and shared roads are to characterise a traffic calmed environment that prioritises the pedestrian and discourages through vehicular traffic through the site. The internal roads are typically characterised by asphalt for the road surface, urbanstone pavers and trafficable urbanstone pavers for the smaller internal/drop off roads.

Path Surfaces

Two different paving arrangements are proposed, urbanstone pavement bordering the Hay Street extension and internal roads, and the other granite pavement mix used to highlight Waterbank Square and the adjoining proposed alfresco promenade. The timber boardwalks are proposed as hardwood decking.

All principal shared paths through the precinct are to be red asphalt with kerbing to match into the existing principal shared paths along the foreshore. Where the principal shared interfaces with main pedestrian areas, the principal shared path will give priority to the paved pedestrian surface to ensure safe shared zones.

Other paved footpaths near the river's edge consist of exposed aggregate finish concrete highlighting the colours of the foreshore. Pedestrian crossing tactiles are provided at pedestrian crossing and intersection. Tactile indicators are provided along pathways where required.

Wall Treatments

Various wall treatments are proposed throughout the precinct to provide interest and a high quality built form to each of the public spaces. Three main wall treatments are proposed being white precast concrete walls, gabion walls with recycled building rubble infill, and white precast concrete tiered walls.

Balustrades are provided along each decked boardwalk and are constructed from steel with a timber infill.

Furniture

The selected furniture palette will respond to both the urban and river context in which the Waterbank precinct is located. For Hay Street and urban parts of the site, the furniture should be selected from the proprietary palette. Furniture within Waterbank square and alfresco areas shall be bespoke furniture made from timber and steel, designed to be in keeping with the shelters, play structures and artwork.

The proposed furniture for the precinct includes but is not limited to shelters, BBQs, an outdoor shower, rubbish bins, bench seats, picnic seating, bike racks, fitness equipment, bollards, ping-pong tables, drinking fountains, and handrails.

Lighting

The lighting strategy is intended to give a high quality ambience throughout the scheme. A variety of lighting types will set the mood, and define the project while reinforcing the distinctiveness of significant spaces and streetscape.

Adequate lighting levels are also necessary to create a safe environment for pedestrians at night and to comply with Crime Prevention through Environmental Design (CPTED) principles and ratings.

Several types of lighting are proposed being post lighting, tree and feature up-lighting, bollards, under deck edge lighting strips, under bench/table lighting strips, under balustrade lighting strips, catenary lighting, façade lighting, gateway lighting, and lighting beacons for major art works.

Public Art

A Public Art Strategy has been prepared for the Waterbank project area by art consultant FORM. The Strategy provides an overview of how a well-considered Public Art Strategy can act as a mechanism for cultural exchange, creative expression and place enhancement as part of the Waterbank development. The proposed public artworks for Waterbank are separated into two phases with the following being proposed for Phase 1:

- Waterbank Square Lighting – an ephemeral, lighting based artwork which will be suspended above the Civic Plaza;
- Swale Artwork – a clustering of sculptural artworks integrated along the length of the bio-filtration swale to create a sense of discovery and play;
- Boardwalk Seating – bespoke sculptural seating along the pedestrian boardwalk; and
- Pier Artwork – design works for the Pier Artwork which is proposed to be a large scale, standalone artwork to be commissioned for Waterbank's pier and is proposed to stand as an iconic beacon for the precinct.

The proposed Phase 2 public artworks are:

- Pier Artwork – a large-scale, standalone artwork to be commissioned for Waterbank's pier and will stand as an iconic beacon for the precinct.
- Precinct Entry Artwork – a large-scale standalone artwork to be commissioned for the main entry into Waterbank;
- Boardwalk Entry Artwork – two medium-scale standalone artworks to be commissioned at each entry point along the pedestrian boardwalk;
- Playscape – a series of small and medium scaled sculptural playscapes to be commissioned for a range of areas throughout the Waterbank precinct;
- Residential Entry Artwork – a medium scale standalone artwork to be commissioned for the entry into the residential zone of Waterbank; and

- Art and Cultural Content for Precinct App – a mobile application that offers the opportunity for the user to access interpretive information about the Waterbank precinct.

Vegetation and Tree Planting

The vegetation and tree planting strategies align with the project vision of urban in the west transitioning to natural along the river. An urban interface is proposed along the project boundaries, a riverine quality along the length of the river, and a parkland quality in the central parkland.

Key design drivers in the choice of planting within the Waterbank public realm precinct include:

- Indigenous species;
- Amenity;
- Seasonal variation;
- Assists way-finding;
- Destination markers;
- Provision of shade (and reduction of the heat island effect); and
- Outlook from buildings.

Trees have been selected to continue an urban feel on entering the precinct with a consistent row of trees planted along the Hay Street extension at regular intervals to form a visual axis. Along the internal streets and plaza a mix of deciduous and evergreen species have been selected to allow for shade in the warmer months and light during the winter. Mature transplants are chosen to enhance the parkland feel to the corner of the precinct while local and endemic species are situated along the river and swales.

Water Sensitive Urban Design (WSUD) strategies are to be employed to improve water quality while ensuring appropriate nutrient stripping of stormwater prior to entering the river. Water is to be celebrated on the site through WSUD principles integrated with rain gardens, swales and riverine vegetation. The overall site design principles include:

- Designed around sustainable water detention and disposal;
- All stormwater from future buildings and public realm to be captured with rain gardens and swales, filtered and stripped of all required nutrients;
- Appropriate vegetation to be selected to filter the required nutrients prior to storm water entering the river; and
- Increase sustainability awareness through interpretive information within public art and/or signage across the site.

Transport, Parking and Access

The Waterbank development is proposed as a transit oriented development (TOD), which will have many advantages in reducing the dependence on and use of car travel. These advantages are considered to outweigh any issues relating to local congestion, which can be managed. Traffic volumes are observed as heavy on the major roads around Riverside, and congestion is experienced during peak periods, which is the same as many other entry points into Perth City.

Vehicle, Pedestrian and Cycle Access

The recreational cycle network and Principal Shared Path is being routed directly adjacent through Waterbank, encouraging cycling as an important mode of transport. The existing cycle and pedestrian links to the site are excellent and provide an opportunity for improvement or strengthening through clever and innovative design. The existing continuous shared path that runs around the Swan River will be retained and routed through the Waterbank site, while sport cyclists and commuters will be directed to the west of the development.

Key features of the proposed street network are:

- Extension of the local cycle network and footpaths through the development to promote and provide continuity for cycling and walking;
- Street design to promote cycling and pedestrian priority;
- Maintained access to Trinity College;
- Parking provision that will not dominate streetscapes; and
- Promotion of walking and connected pedestrian access to the Perth CAT and free transit zone.

Car Parking

A precinct wide approach to parking has been adopted for the Waterbank precinct. It is important to apply TOD based principles to the provision of parking within Waterbank and Riverside more generally. The proportion of traffic into the Perth City by car is decreasing as is the proportion of traffic generated by residential and non-residential development in the city. A major implication of this is that the level of parking required in developments such as Waterbank can be less than that previously required. A total of 180 on-street parking bays are proposed to be provided.

Servicing and Infrastructure

The subject site is well serviced by all utilities, however upgrades are proposed as part of this application, including the excavation of a series of trenches and other excavations to extend the utility network, including stormwater, throughout the public domain.

The overall servicing strategy has been developed to optimise the delivery of infrastructure for both Stage 1 and 2 relating to this development application. All

services have been designed in accordance with authority standards and prior consultation.

Offsite works including water and wastewater will be constructed in Stage 1 as these are required to de-constrain development requirements. This includes the offsite sewer crossing the Causeway / Adelaide Terrace along with water main upgrades in Hay Street and Plain Street. The internal water and wastewater covering both the Stage 1 and Stage 2 areas will also be constructed in Stage 1 works to mitigate the impacts of future excavations within road reserves and associated pedestrian / traffic disruption, whilst also minimising redundant works.

Power will be constructed in two stages based on the anticipated development roll out. Where practicable, the design has allowed for a number of services to enter the site via a dedicated 'service corridor' located between Building E and F. Alignments for all services will be in accordance with the Utility Providers Code of Practice.

Water Reticulation

Water reticulation for Waterbank has been assessed in accordance with Water Corporation Design Standard DS 63 – Water Reticulation Design and Construction Requirements for Water Reticulation Systems up to DN250. Existing water services are proximate to the site including an existing 100 diameter main in Hay Street.

Based on consultation with the Water Corporation the existing 100 diameter main will require upgrading to a 250 diameter main from the intersection of Hay Street/Erskine Link to the proposed intersection of Hay Street / Road 1. From the intersection of Hay Street / Road 1 a new 200 diameter loop main is then constructed to service the site.

The 200 diameter main is predominantly contained within the road reserve of Road 1 with an easement through the Public Open Space (POS) required to create the loop. At the request of Water Corporation, an additional minor network upgrade is also required in Plain Street between Forrest Avenue and Nelson Crescent to connect a link in the system.

Wastewater

Wastewater for the development has been designed in accordance with Water Corporation Design Standard DS 50 – Design and Construction Requirements for Gravity Sewers DN150 to DN600. All internal mains and lot connections have been designed as 225 diameter mains. The outfall for the site is located between Building C and D, crossing the Causeway and Adelaide Terrace and connecting into the existing gravity system located in Ozone Reserve off Adelaide Terrace. This system ultimately gravitates towards the Adelaide Terrace Pump Station. The crossings of both the Causeway and Adelaide Terrace will be constructed via trench less techniques to minimise disruption of traffic.

Power

The existing Western Power infrastructure surrounding Waterbank consists of an 11kV underground HV and LV network, with feeders in the area originating from the

Forrest Terrace Zone Substation. Power conduits were installed along the eastern side of Trinity Avenue to accommodate new feeders to Waterbank. For Western Power to provide clearances each freehold lot will be serviced with an authority point of connection via the installation of underground cables and above ground distribution equipment. The equipment is expected to be installed within the developed lots as an extension of the road reserve though final design outcomes remain subject to further design development.

Lighting

The lighting to the new internal roadways and carparking within Waterbank will be designed to meet the levels of performance outlined in Australian Standard 1158.3.1:2005 Lighting for roads and public places: Part 3.1: Pedestrian area (Category P) lighting – Performance and Design requirements, and Part 1.1 (Category V) lighting Performance and Design Requirements. The City of Perth will ultimately determine the level of lighting to be provided upon road classifications.

Communications

Pit and pipe infrastructure will be provided to enable a service provider to provide fibre optic cables to the lot boundary.

Urban Water Management and Drainage

An Urban Water Management Plan (UWMP) for the Waterbank Precinct has been prepared and is outlined as follows.

Stormwater Management

The stormwater management system has been designated to comply with the City of Perth's Construction Note 2.1 – Stormwater Drainage Design (City of Perth, 2013) as well as the requirements of Better Urban Water Management (Western Australian Planning Commission, 2008).

1 Year Average Recurrence Interval (ARI) Event

- Runoff from residential and commercial buildings will be connected to rain gardens or in the central POS basins for treatment and infiltration.
- Runoff from roads and car parks will drain to tree pits or bioretention basins for treatment and infiltration.
- Runoff from footpaths and plaza areas will drain to tree pits, rain garden, bioretention basins, or soakwells for treatment and infiltration.

20 Year ARI Event

- Flows exceeding the infiltration capacity of rain gardens will drain via pits and piped culverts to bioretention basins, or the Trinity Avenue trunk pipeline.

- Flows exceeding the infiltration capacity of tree pits will bypass to either stormwater pits or bioretention basins before discharging to the Swan River.
- Bioretention basins will drain to the Swan River via outlet pits and headwall at flows not exceeding the overall site discharge allowances.
- Overall Waterbank site discharge will not exceed allowable discharge in accordance with City of Perth Guidelines as applied for the precinct.

Greater than 20 Year ARI Event (up to 100-year ARI Event)

- Roads and POS are graded to convey surface water via overland flow for more severe storms, directing floodwaters to the bioretention basins, which are designed to detain 100 year ARI at a maximum depth of 0.7 metres.
- Water overtopping rain gardens will be controlled to discharge over predefined weirs within the structure such flows enter into the downstream drainage network with minimal risk to public safety.
- All habitable building pad levels to be at 3.1 metres AHD at least 0.5 metres minimum above the future 2110 Swan River 100 year flood event and the localised 100 year ARI event.

Stormwater Discharge Quality

There are multiple objectives and targets for stormwater quality at the site. As a general guiding principle, the Waterbank development will maintain surface and groundwater quality at pre-development levels and where possible, improve the quality of water leaving the development area.

Groundwater

The finished ground levels at the Waterbank site are typically between 2.5 metres AHD and the groundwater is expected at between 0.5 metres AHD and 1 metre AHD. The expected separation between the finished ground level and the groundwater will be greater than 1.2 metres, mitigating risks of waterlogging. The pre-development groundwater recharge will be maintained through the use of various infiltration measures. The treatment of surface water prior to infiltration will maintain or improve groundwater quality.

LEGISLATION / POLICY:

Legislation

Metropolitan Redevelopment Authority Act 2011
Metropolitan Redevelopment Authority's Central Perth
Redevelopment Scheme

Policy

Policy No and Name: Metropolitan Redevelopment Authority 's Riverside Master
Plan 2008
Waterbank Precinct Design Guidelines 2015

COMMENTS:

Public Domain and Infrastructure

The configuration and layout of the public realm, the subject of this development application, has been guided by the associated subdivision applications for the Waterbank Precinct and more generally by the MRA's master planning and design guidelines documents. In its consideration of the first stage of subdivision, Council identified a number of fundamental issues which, if not resolved during determination of the application by the Minister for Planning (on advice of the MRA), have the potential to undermine the optimum design and performance of the precinct's public and private realms.

Noting the subdivision applications are subject to a separate approval process, the focus of Council's consideration in this case is on the physical development and treatments of all public areas and linkages and not on their spatial layouts or dimensions. In addition, it is considered important in the interests of efficiency and effectiveness to avoid duplicating the issues and conditions outlined during the subdivision assessment process. Consideration of the development of the public realm will therefore, be focussed on those matters not previously considered and any reiteration of issues will be limited to fundamental concerns.

Given the MRA has responsibility for determining the development application, the Council's role in this case is to provide comment and draft conditions to the MRA for its consideration. The importance of Council's role in this process is paramount given the City will be the ultimate recipient and custodian of the precinct's public domain areas and associated infrastructure.

In accordance with the above, the City has assessed the proposed development application in the context of the MRA's guiding documents and balanced consideration of its role as the future responsible authority for the precinct. Whilst the design of the development is generally in keeping with MRA's overall vision for the Precinct and can be supported, the following specific issues have been identified and are either recommended to be conditioned as part of any development approval by the MRA or required to be resolved to the City's satisfaction prior to the application being determined.

Design of Services and Public Facilities

The standard position of the City is that all service related infrastructure in both the private and public realm should be integrated into the design of a development or be screened from view in order to minimise their impact on the aesthetic quality of the built and street environment. An above-ground Western Power transformer is proposed to be located at the end of the access road that separates Sites C and D. Given the potential prominence of the transformer in this location, it is recommended that an alternative placement be required to preserve the future amenity of the surrounding development.

The location of the proposed public toilets and shower/change facilities to the west of the central public open space area is questionable noting its distance (approximately 140 metres) from the future public beach area. It is therefore recommended that in order to maximise potential use and provide for improved accessibility, the facility be relocated closer to the public beach. Additionally, provision should be made for future integration of these facilities at the ground floor level of future development within Sites B or J, which is foreshadowed in Section 5.2.6 of the Waterbank Precinct Design Guidelines. Management and maintenance arrangements shall be subject to separate negotiations between the developer, the MRA and the City.

The requirement for an open 'service yard' of the scale proposed, located between Sites K and L, is unclear, particularly as the future use of the proposed building on Site L has not been determined. Given exposed service yards are generally not supported by the City, it is considered that future servicing arrangements can be catered for in manner which is less visible within the urban context. It is recommended an alternative design be prepared for this area.

The applicant submitted separate preliminary universal access and CPTED reports in support of the application and overall design of the public domain and related infrastructure. The reports provide a series of recommendations in relation to the detailed design of the development. It is therefore considered critical that evidence of the applicant's design response to both the universal access and CPTED reports be submitted City's consideration and approval prior to the commencement of works.

Transport

As previously identified in Council's consideration of the Waterbank Subdivision Stage 1 at its meeting held on **11 August 2015**, the proposed parking area located at the termination of the Trinity Avenue extension area is not supported by the City. The requirement for the parking area has not been adequately demonstrated and noting the development has been designed in accordance with 'Transit Orientated Development' principles, it is recommended the area not form part of any approval by the MRA.

Whilst the concept of providing a centralised cycle path to provide for convenient access through the site is noted, the proposed shared path which traverses through the mid-section of the central public open space is not supported. The concerns related to the effective 'splitting' of the central open space area and introducing a barrier to users of the site, in addition to potential conflicts and safety issues with cyclists and pedestrians within the area. An alternative approach is therefore recommended with the primary shared path being redirected around the perimeter of the site or another acceptable route that minimises potential conflict and retains efficiency of movement.

Civil Infrastructure and Services

The proposed stormwater management system for the development uses the principles of water sensitive urban design and is generally supported by the City despite its alternative arrangements compared with existing systems within the City. In order to ensure the long-term effectiveness of the proposed system, it is

recommended that a management plan, including an extended monitoring program to be undertaken by the developer, be submitted for the City's approval. This is of particular importance given the City will be the ultimate custodian of the alternative bio retention infrastructure.

A range of paving materials is proposed in order to add interest and vitality to the hardscape environment of the development. Whilst the purpose of such a range is noted it is considered that the paving materials palette should be simplified and consolidated to provide for greater integration with the existing City environment. It is recommended that non-standard or alternative paving materials be limited to specific public interest zones within the development such as 'Waterbank Square'.

Future maintenance of the proposed boardwalk raises potential concerns given the unique method of construction and materials being proposed. It is therefore recommended that final details of proposed maintenance access for the boardwalk from the landward and/or river side be submitted for the City's consideration and approval. In addition and noting the City will be the ultimate custodian of the boardwalk and all related or similar elements of a structural nature, it is recommended that independent certification be provided prior to installation to the City's satisfaction.

Landscaping

The proposed boulevard design approach for the Hay Street extension area is noted however, it is considered that the trees proposed within the central median not form part of any approval. One of the key principles of the Waterbank Design Guidelines is to maintain the key vista from the city to the river. The use of mature trees within this location will be contrary to this vision and is therefore not supported.

An ongoing issue for the development that has not been resolved to date relates to an approved irrigation source for the proposed landscaped areas. It is therefore recommended that the applicant be required to submit final details of any proposed irrigation source and on-going access to ground water supply/s for the establishment and maintenance of all planted and turfed areas. This shall be required prior to the commencement of works for the development given its fundamental to the success or otherwise of the development.

The alternative bio-retention stormwater system proposes the potential use of scheme water to 'top up' landscaped areas within the system during drought periods. This is not supported on the basis of self-sustainability as the system should operate effectively independent of any alternative water sources. It is recommended that the use of reticulated water for irrigating or supplementing water supply for landscaping elements not be permitted with details of the final design and year round operation of the system being approved in consultation with the City prior to the commencement of works.

It is noted that landscaping areas are proposed directly adjacent to future private development sites. In order to ensure suitable levels of permeability and interaction between future buildings and the streetscape, it is recommended that all such

landscaped areas be designed with low-lying and suitable plant species to retain long term visibility.

Public Art

Public art forms an important element of the development and a Public Art Strategy has been prepared in support of the proposal. Given the potential ambiguous nature of public art concepts, it is considered that final details of all proposed art for the various locations within the development be designed in consultation with the City with a costed detailed Public Art Implementation Plan being submitted. The Plan shall include costs, asset management and a maintenance plan across all lifecycle phases with provision for the City to provide comment on the design vision, theming and brief and also be represented on the appropriate selection panel.

Place Activation

A draft Place Activation Plan has been provided in support of the development application. The Plan is aspirational in nature and provides guidance with regards to the potential for the site to accommodate events and uses within the public spaces for the benefit of the wider community. In order to provide for greater certainty and practicality, it is considered that a final Place Activation Strategy and fully costed and detailed place activation implementation plan be submitted to the City for approval. Such a strategy and plan should include activity levels and subsidies, and transition planning leading up to and post-handover to the City including strategies to achieve self-sustainability.

Memorandum of Understanding and Agreement

In accordance with the provisions of the Memorandum of Understanding between the City and MRA (5 August 2014) and the Riverside Project Agreement for Public Asset Design, Approval, Development & Handover between the City and MRA (30 July 2015), the developer (Lendlease) has submitted an 85% detailed design package to the City and MRA for review. The review process is separate to the development application referral process however, they are interrelated noting both relate to the design and construction of all the public domain areas and associated infrastructure within the Precinct. For the purposes of assessment and comment on the details and plans submitted as part of the subject development application, an effort has been made to distinguish between the conceptual and town planning/urban design aspects of the proposal and those of detailed design matters. Therefore, this report has focused on higher level planning and design matters that are relevant to the development application, whereas the City's separate review of the 85% detailed design package will focus on the City's detailed construction, maintenance and asset handover requirements.

Conclusion

The works involved in the delivery of the Waterbank Precinct public domain and infrastructure provide a consistent approach to the Riverside Master Plan and help to achieve the key elements of the plan by providing the necessary activity areas and infrastructure to provide a significant new urban waterfront precinct on the eastern

edge of the City. The public realm has generally been designed to a high standard and will provide future residents and the community with facilities that achieve a number of desired urban outcomes.

It is recommended that the MRA be advised of the City's support for the development subject to the issues identified within this report being addressed by way of conditions on any development approval or subject to further details being provided to the City's satisfaction prior to any approval being issued by the MRA.

ITEM NO: 5

BARRACK STREET – INTEGRATING PRIVATE REALM INVESTMENT WITH STREETScape WORKS – ANNUAL UPDATE

**PLANNING COMMITTEE
RECOMMENDATION:**

(APPROVAL)

That Council:

- 1. notes that the Barrack Street two way civil works were finalised two months ahead of practical completion;***
- 2. notes that over 50% of the dilapidation issues identified in the 2014 audit have been addressed in the first year of the three year Improvement Program by a combination of implemented works, planning approvals to undertake works, and City Heritage or Business Grants;***
- 3. notes that the targeted sites and measures identified in the Improvement Snapshot included in Confidential Schedule 10 have been actioned and / or achieved, with grants totalling \$143,923 generating \$351,249 of private investment across 13 sites;***
- 4. notes that the Implementation Staging Strategy is moving to Stage 2 / 3 with remaining dilapidation works to be addressed by negotiation and compliance; and***
- 5. approves the continuation of the incentive for the removal / relocation of the remaining 25 air conditioning units on facades located within the Barrack Street Conservation Area, at a maximum cost of \$11,000.***

BACKGROUND:

FILE REFERENCE:	P1027696 & P1027697
REPORTING UNIT:	Economic Development
RESPONSIBLE DIRECTORATE:	Economic Development and Activation
DATE:	18 January 2016
MAP / SCHEDULE:	Schedule 7 – Improvement Model Confidential Schedule 8 – Implementation Staging Strategy Confidential Schedule 9 – Improvement Snapshot – Annual Update (Confidential schedules distributed to Elected Members under separate cover)

The Committee recommendation to the Council for this report was resolved by the Planning Committee at its meeting held on 27 January 2016.

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

At its meeting held on **9 December 2014**, Council approved a trial 'Improvement Model', targeting grants programs and business incentives specifically related to the \$5 million Barrack Street Project, which was completed in November 2015. This including close collaboration with the private sector, to leverage city enhancements as acknowledged in the City's Corporate Business Plan. A particular target was the identified 144 dilapidation issues identified in the building audit under a broader Improvement Model for Economic Development:

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

At its meeting held on **9 December 2014**, Council resolved the following:

- "1. approves a project to target grant opportunities and incentives detailed in Confidential Schedule 22 [of 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 [of*

that report], as an appropriate program to progress the identified issues in the Barrack Street study area.”

This approach supports appropriate forward planning of major projects, addresses risk management of committed public funds and maximises the impact of that investment.

The timeline for the trial was three years from December 2014, to accommodate negotiation on the dilapidation issues and monitoring the impact of the City’s civil works across the following areas:

- 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; and
- Pedestrian count(s).

These metrics are to be examined at the end of the program.

This report examines the impact of the first year of the Improvement Model on the Street’s dilapidation audit. The updated Improvement Model is detailed in Schedule 8.

LEGISLATION / STRATEGIC PLAN / POLICY:

Legislation	Section 2.7(2)(b) of the <i>Local Government Act 1995</i>
Integrated Planning and Reporting Framework Implications	Corporate Business Plan Council Four Year Priorities: Community Outcomes Perth as a Capital City The City is recognised internationally as a city on the move and for its liveability, talented people, centres of excellence and business opportunities. Living in Perth The City is a place where a diverse range of people choose to live for a unique sustainable urban lifestyle and access to government and private services.

Perth at Night

A City that has a vibrant night time economy that attracts new innovative businesses and events and where people and families feel safe.

Capable and Responsive Organisation

A capable, flexible and sustainable organisation with a strong and effective governance system to provide leadership as a capital city and provide efficient and effective community centred services.

Policy

Policy No and Name: 1.2 – Community Consultation
1.3 – Community Participation
2.3 – Graffiti Treatment
6.1 – Heritage Grants
6.18 – Small Business Grants
6.19 – Business Grants – Matched Funding
9.5 – Sponsorship of City Activities

DETAILS:

Dilapidation Summary

As shown in Table 1 below, 74 of the 144 dilapidation issues noted in the 2014 audit have now been addressed by a combination of implemented works, planning approvals to undertake works (to be implemented), and City of Perth Heritage or Business Grants (in various stages of implementation).

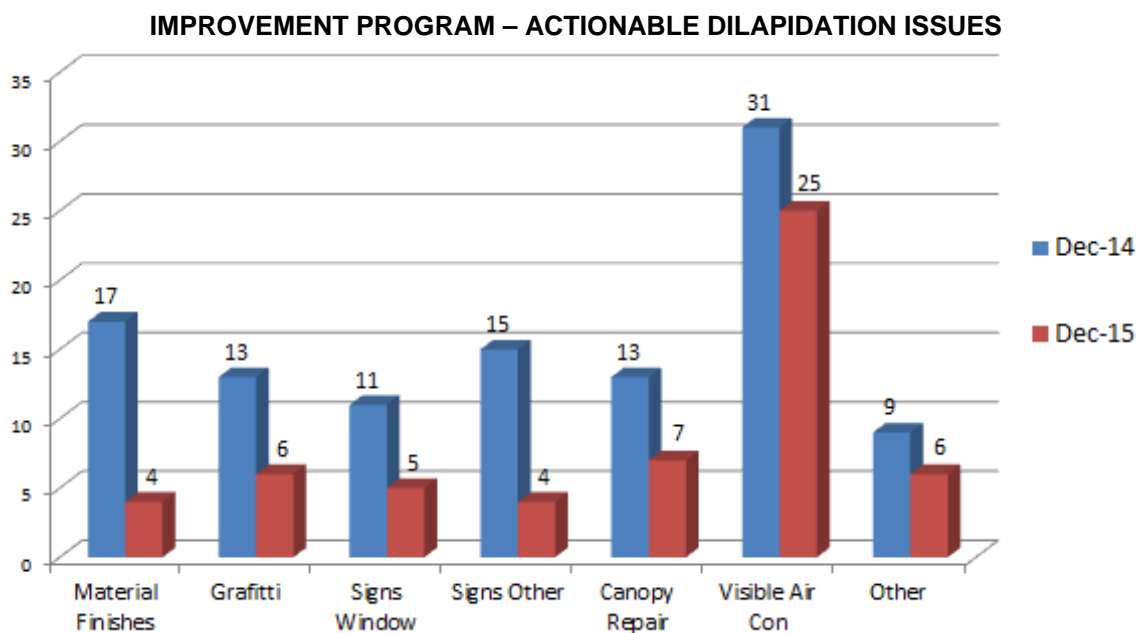


Table 1: Actionable Dilapidation Issues – Annual Update

With limited exception, Stage 1 of the Implementation Staging Strategy, endorsed by Council at its meeting held on **9 December 2014** (refer Confidential Schedule 9), has been completed.

Improvement Program Stages 2 / 3 – Negotiation and Compliance

Incentives to improve building facades were a City initiative to collaborate with the private sector to leverage city enhancements as required by the City's Corporate Business Plan.

Stages 2 and 3 of the Improvement Program require direct negotiation and compliance action to address the remaining dilapidations issues. The legislative framework relevant to the array of dilapidation issues places the onus for works on owner(s) of the land. Any City action in this regard will cause some nuisance to the operation of businesses in the locality with disruption to air conditioning services, hoardings, gantries, footpath obstructions to implement the required works. Accordingly, it is recommended that consideration of compliance action be deferred to the commencement of the 2016/17 financial year, to give business some respite from the combined impacts of:

- (i) Public Transit Authority bus relocation to William Street (loss of foot traffic);
- (ii) Metropolitan Redevelopment Authority (MRA) works at Barrack Square and EQ;
- (iii) two way traffic civil works; and
- (iv) forecast consumer sentiment.

Heritage Grants

At its meeting held on **25 July 2015**, Council conditionally approved the awarding of Heritage Grants, totalling \$135,058 (excluding GST) for the following properties:

1. 119-123 Barrack Street, Perth (\$73,808) – For the removal of the steel cladding from the first and second floors and reinstatement of the original street façade. A Heritage Agreement has been signed and development application recently lodged.
2. The six buildings forming the 'Connor Quinlan Estate' located at 618 Hay Street, 612-616 Hay Street and 69-99 Barrack Street, Perth (\$61,250) – These works include repainting the existing street façades and the award is dependence on the owners' relocation of air conditioning units and concealment of services. The works are currently being programmed by the property manager with the timing to consider an overall canopy upgrade.

Council also authorised the Chief Executive Officer to negotiate with the property owner of 86 Barrack Street regarding the heritage grant and the heritage interpretation of the property. These discussions are still ongoing.

The proposed works will provide the catalyst and critical mass for the transformation of the Conservation Area. The total grant award of \$135,058 has been matched by \$342,384 of direct private investment and a potentially a further \$479,250 in canopy

works for the Connor Quinlan Estate (being the entire western side of Barrack Street between the Malls).

Small Business Grants

A total of seven key tenancies were identified for Small Business Grants of up to \$2,000 in the 2014 audit to address dilapidation issues. A total of five grants have been approved totalling \$8,865, with a further three applications subject to current consideration. This has been a very effective way to provide façade improvements via direct negotiation with tenants resolving approximately 15% of this year's dilapidation improvements.

Other Incentives

It is recommended that Council's endorsed incentive of \$500 per air conditioning unit removal / relocation (up to a maximum of \$1,500 per site) be extended to the 2015/16 financial year. It's likely that the 25 noted air conditioning units currently located on building facades or awnings are unauthorised and in most cases, detract significantly from the visual amenity of the Barrack Street Heritage Conservation Area.

The Stage 2 / 3 (negotiation and compliance) measures endorsed under the Implementation Strategy will be significantly more effective with these funds remaining available. The maximum financial implication in this regard is \$11,000 as summarised in Confidential Schedule 9.

It is anticipated that this will save significant costs in comparison to any legal action relating to unauthorised development.

Targeted Sites

Confidential Schedule 9 includes an Improvement Snapshot outlining the progress on the key targeted sites, improvements and initiatives endorsed by Council at its meeting held on 9 June 2014. All outcomes have been either addressed successfully or are subject to ongoing negotiation.

Other Key Sites

131-141 Murray Street, Perth

The former Greater Union site has been vacant for approximately 12 months with the ground floor tenants vacated to accommodate the approved redevelopment as an 18 level hotel and residential tower. This site has a significant impact on the amenity of the locality by virtue of its scale and position on the corner of Barrack and Murray Streets. Planning and Building approvals were granted in September 2015 to accommodate a ground floor sales office. The City has been advised that the project is progressing and transformer (power supply) works are programmed for the second quarter of 2016.

Treasury Tower – 28 St Georges Terrace, Perth

It is understood the major tenant is targeting occupancy of the tower in mid-2016. The tower will accommodate close to 2000 workers which will have a significant impact on foot fall for Barrack Street businesses.

145-151 Barrack Street, Perth

The planning approval for the six storey commercial building on the site incorporating the existing building façade has now expired. Discussions with the owner's representative in December 2015 indicate that a new application will be forthcoming and is intended to be implemented. This situation will be monitored as the site is subject to significant dilapidation and is inhabited by squatters.

Business Survey Results

The Barrack Street Business Survey was open for comment in May 2015, prior to the commencement of the City's two-way works, with 13 responses received. The results are to be analysed at the end of the three year improvement program. The key observation at this initial point was poor business confidence overall. Respondents also noted antisocial behaviour as the major factor limiting business confidence and growth, with 90% of respondents expressing concern, with civil works a concern for 55% (the next closest response).

In respect to antisocial behaviour, the crime statistics for the locality reduced by approximately 50% in 2015 given the civil works significantly reduced foot fall given the noise and construction activity. The City will continue to liaise with the WA Police to monitor the situation in 2016.

FINANCIAL IMPLICATIONS:

A total of \$143,923 was spent by the City in the 2014/15 financial year in regards to the awarding of Heritage and Small Business Grants.

Private investment contributing to the Improvement Program amounted to \$351,249.

A detailed breakdown of expenditure associated with the Improvement Program is detailed in Confidential Schedule 9.

Costs associated with implementation of Stage 2 are estimated to be under \$20,000, with \$11,000 anticipated to be spent on air conditioning unit relocation / removal incentives and the remaining Small Business Grants currently in negotiation for façade improvements.

COMMENTS:

It is acknowledged within the City's Corporate Business Plan that a sophisticated governance model includes close collaboration with the private sector to leverage city enhancement. This approach supports appropriate forward planning of major

projects, addresses risk management of committed public funds and maximises the impact of that investment.

The actions of the Improvement Model in Barrack Street have proven to be a welcome addition to City's civil work improving the amenity and functionality of Barrack Street. With over half the identified dilapidation issues actioned via works or development approvals, significant improvements have occurred and will be apparent in the next 12 to 24 months.

The visual impacts of the secured improvements are likely to be fully realised in the coming 12 months with the heritage works and development approvals being implemented. A presentation incorporating the City's 3D model will be provided to Elected Members in the next annual review.

The post implementation assessment of the proposed Barrack Street project will be used to determine if the Improvement Model can be further developed to drive future concurrent public / private improvements. Pending this assessment, the Improvement Model for current public / private improvements will be developed as a Policy for Council's future consideration.

MARKETING, SPONSORSHIP AND INTERNATIONAL ENGAGEMENT COMMITTEE REPORTS

ITEM NO: 6

CORPORATE SPONSORSHIP – 2016 APRIL SCHOOL HOLIDAY PROGRAM – PARTNERSHIP WITH THE DEPARTMENT OF STATE DEVELOPMENT

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

That Council:

- 1. approves a total cash contribution of \$24,547 (excluding GST) to present an oil and gas themed 2016 April School Holiday Program, to be held in Forrest Place, from Monday, 11 April 2016 until Thursday, 21 April 2016 in partnership with the Department of State Development;***
- 2. notes that the total funding is for the provision of the following services:***
 - 2.1 marquee (20x30 metres) hire valued at \$12,595;***
 - 2.2 security services for the duration of the event valued at \$11,952;***
- 3. notes that the in-kind support includes provision and fee waiver of the following services:***
 - 3.1 Forrest Place hire fees for the duration of the event;***
 - 3.2 promotion of the event through the Visit Perth City Website and social media advertising and promotion in the 'Perth City Playground Pass' document distributed by the City of Perth;***

(Cont'd)

4. notes that the event will provide the following sponsorship benefits to the City:

4.1 the City of Perth to be recognised as a Major Partner for the event;

4.2 acknowledgement of the City of Perth as an co-event partner in all promotions and advertising pertaining to the event;

4.3 the City of Perth banners to be used in selected on-site branding throughout the School Holiday Program; and

4.4 public announcement acknowledging the City of Perth support during the event.

BACKGROUND:

FILE REFERENCE: P1032251
REPORTING UNIT: Economic Development
RESPONSIBLE DIRECTORATE: Economic Development & Activation Unit
DATE: 11 January 2016
MAP / SCHEDULE: Schedule 10 – Proposed program costs

At the Marketing, Sponsorship and International Engagement Committee meeting held on 19 January 2016 the Committee agreed to amend part 1 of the Officer Recommendation as follows:

1. approves a total cash contribution of \$24,547 (excluding GST) to present an oil and gas themed 2016 April School Holiday Program, to be held in Forrest Place, from Monday, 11 April 2016 until Thursday, 21 April 2016 in partnership with the Department of State Development;

Reason: The Marketing, Sponsorship and International Relations Committee considered that the amendment to part 1 of the Officer Recommendation provides clarity to the applicant.

It is proposed for the City of Perth to partner with the Western Australian Department of State Development (DSD) to support an oil and gas themed School Holiday Program, in collaboration with Scitech, to be held at Forrest Place from 11 to 21 April 2016.

The DSD is the Western Australian Government's lead agency to promote, coordinate and facilitate responsible development across Western Australia. DSD works to achieve growth for Western Australia through building strategic

infrastructure and by leading and facilitating government and industry projects that create jobs and underpin Western Australia's long term development.

The DSD is responsible for coordinating the 18th International Conference and Exhibition on Liquefied Natural Gas (LNG18) to be held in Perth from 11 until 15 April 2016. LNG18 is anticipated to inject \$50 million into the local economy through the attraction of more than 5,000 participants from 70 countries representing 700 of the world's leading LNG Companies.

One of the identified objectives for LNG18 is that the Western Australian community has the opportunity to develop a better understanding of the LNG industry. The proposed program will help to achieve this objective by providing an educational and entertaining program for school-aged children and their families, as well as international visitors and LNG18 delegates.

Discussions regarding this proposed partnership and event have been ongoing since mid-2015 and the event was foreshadowed in the LNG18 sponsorship report previously considered and approved by Council at its meeting held on **21 July 2015**.

Summary of Event:

It is proposed for the City of Perth and DSD, in partnership with Scitech, to undertake an oil and gas themed school holiday activity program within Forrest Place to coincide with the LNG18 Conference.

The event is free for participants, with the building and assemblage of equipment and event management costs covered by DSD and Scitech.

Refer to Schedule 10 for details of the event funding.

Content and Target Audience

The program is anticipated to provide interactive educational entertainment with the content focussed on Liquefied Natural Gas (LNG) and Science, Technology, Engineering and Maths (STEM) technology that appeal to school-aged children and their families.

Timing

The program will bump in on 10 April 2016 and bump out on 21 April 2016. Scitech staff will set up the activities on the morning of the opening day, and pack it away on the afternoon of the closing day.

In order to accommodate the program for the full two weeks of school holidays, a section of the Twilight Hawkers Market will relocate within the Murray Street Mall for the night of 15 April 2016.

The extension of the program into the second week of the school holidays will maximise the benefit related to the costs of the program's development and

associated infrastructure and also fulfil the City of Perth's school holiday activity requirements.

Location and Footprint

Elizabeth Quay, the Cultural Centre, Kings Square and Forrest Place were all considered as potential sites for the event.

Forrest Place is regarded as the best option as the site has sufficient area, height and load bearing requirements for the activity and is traditionally associated with school holiday activity programs.

Scitech estimates its event footprint to be approximately 250 square metres. The footprint of the activities may accommodate a few hundred people at any point in time. The selected venue will require a flat surface, some weatherproofing and electrical outlets and access to nearby water collection point.

In addition, the site is in close proximity to the Perth Railway Station, which will allow for ease of access for participants, particularly young children.

Staffing

Scitech will provide their own volunteers to staff the event, all of which hold current senior first aid certificates.

Staff from the City of Perth's Events team will also be on hand to assist with the event.

Scitech Activities

Scitech is proposing to utilise a temporary stage and present a lively mix of explanation, interaction and demonstrations of science. The show will be based on the scientific properties of LNG and how those properties are harnessed to solve problems and benefit society.

There will also be approximately 10 exhibits set up over an area (80 to 100 square meters, depending on the availability of electricity sources) which will allow participants to engage at their leisure throughout the duration of the program.

A pipeline activity will allow participants to work together, adding and subtracting pipes to create a morphing, functional structure. As a large scale activity, it will enable multiple families to contribute to its construction, re-engineering and deconstruction.

Sponsorship Request

Refer to Schedule 10 for details of the event funding.

Cash contribution

The partnership model requires the City of Perth to allocate funding towards the costs associated with marquee hire (20x30 metres from AKA Events Hire) and security services at an estimated cost of \$41.50 (ex GST/hour). A single guard is required at all times the program is not operational (including bump in and bump out) plus a minimum of two guards between 10.00pm to 6.00am.

Cash support is estimated at:

- Marquee Hire - \$12,595
- Security Services - \$11,952

The City of Perth's total cash contribution towards the event is estimated to be \$24,547.

In-Kind support

The City of Perth will provide in-kind support for the event through the waiver of site hire fees and associated costs for the use of Forrest Place for the duration of the bump-in, event and bump-out periods of the event. This is to include two event car-park bays, public building application fees, green room hire and cleaning, 100 chairs, 19 lengths of fencing, waste management and associated water and electricity charges.

Promotion of the event will be through the Visit Perth City Website and social media advertising and promotion in the 'Perth City Playground Pass' document distributed by the City of Perth.

Staff from the City of Perth's Events team will also be on hand to assist with the event.

LEGISLATION / STRATEGIC PLAN / POLICY:

Integrated Planning and Reporting Framework Implications

Strategic Community Plan

Council Four Year Priorities: Community Outcome

Perth as a Capital City

The City is recognised internationally as a city on the move and for its liveability talented people, centres of excellence and business opportunities.

Policy

Policy No and Name: 18.8 – Provision of Sponsorship & Donations

DETAILS:

Eligibility for Sponsorship:

Criterion	Satisfied
Support for the activities of organisations or individual which provide positive positioning for the City of Perth	Yes

Markets / audiences who will be exposed to sponsorship information:

- Perth-based school-aged children and their families;
- Delegates and the families of LNG18 participants; and
- International visitors and their families.

Promotion of City of Perth to Markets / audiences:

Promotion of the event will be through the Visit Perth City Website and social media advertising and promotion in the 'Perth City Playground Pass' document distributed by the City of Perth.

In addition to the City of Perth's promotion of the school holiday program, Scitech can promote the program through their media partners and websites and through Scitech's ScienceNetwork WA.

Assessment of Application (Corporate):

1. The opportunity the sponsorship provides to enhance the image of the City of Perth.

- Provides an interactive and engaging educational event to a broad range of audiences;
- Provides a simultaneous event to LNG18 that promotes Perth, Western Australia's oil and gas industry capability;
- Strengthens and reinforces the City of Perth's position as a 'World Energy City';
- Exposes Perth's oil and gas industry research, education and training facilities to a broader range of audiences; and
- Activates the city with flow-on benefits to surrounding retail businesses.

2. The value of the increased good will from markets / audiences exposed to the sponsorship by the City of Perth.

The City of Perth will continue to build its reputation as a Council that supports activities and events for all members of society covering a range of backgrounds and age groups.

City of Perth can also leverage the strong reputation of DSD and Scitech as leading organisations which support community involvement in STEM educational activities and the Resources & Energy sector.

3. Contributes towards the achievement of one or more of the City's marketing objectives.

- *to position the city as a city of regional and international significance;*
- *to increase visitation to the city;*
- *to increase economic investment in the city;*
- *to create a vibrant, energetic 24 hour city.*

The program complements the City of Perth's sponsorship of LNG18 which positions Perth as a 'World Energy City'.

The program will increase visitation by attracting locally-based school-aged children and their families to the city centre which will result in flow-on benefits to surrounding retail businesses. The program will create a vibrant family-friendly atmosphere.

4. Benefits to be provided to the City

The benefits provided to the City of Perth are detailed in the recommendation section of this report.

The City of Perth traditionally runs school holiday activities every year through its Marketing & Events team. It is anticipated that if the proposed school holiday program did not take place at Forrest Place, the City of Perth would organise and fund an alternative activity for the space.

The proposed partnership model allows the City of Perth to leverage a larger scale of activity compared with what has previously been organised for the April school holidays due to the additional sponsorship made available through partnering with DSD. It is anticipated that this will provide increased enjoyment to participants.

Furthermore, it is to be noted that the program will provide intangible benefits to the City of Perth including, but not limited, to:

- strengthening the City of Perth's position as a 'World Energy City' which aligns with sponsorship of the LNG18 conference;
- increase in visitation to Forrest Place with flow-on benefits to surrounding retail businesses;
- financial and time savings for the City of Perth's Marketing & Events team since they will not be required to organise an alternative school holiday activity; and
- Scitech equipment manufacturing, building and assemblage as well as staffing of the program (excluding security) will be covered by DSD, allowing the City of Perth to leverage a larger scale school holiday activity.

FINANCIAL IMPLICATIONS:

ACCOUNT NO:	CL 43 973 000	
BUDGET ITEM:	Economic Services – Other Economic Services – Economic Development	
BUDGET PAGE NUMBER:	66	
BUDGETED AMOUNT:	\$3,287,747	This component is: Resource Sector: \$184,000
AMOUNT SPENT TO DATE:	\$1,037,745	
PROPOSED COST:	\$24,547	
BALANCE:	\$2,225,455	

All figures quoted in this report are exclusive of GST.

Funding for this corporate sponsorship is available in the current Economic Development Unit 2015/16 Budget via the February 2016 Budget Review.

Costs associated with this proposed program are substantially less than the City incurs in holding school holiday activities at this and other periods of the year.

COMMENTS:

It is recommended that Council approves sponsorship of \$24,547(excluding GST) to partner with DSD for the oil and gas themed 2016 April School Holiday Program, which will run in conjunction with the LNG18 conference.

The proposed partnership model for this school holiday activity program allows the City of Perth to maximise the involvement of DSD and Scitech in the event planning and organising of the event, and minimise the cost to the City of Perth, with DSD contributing the majority of the necessary event funding.

The respected branding of both DSD and Scitech will in-turn strengthen the City of Perth's reputation as a supporter of community events and STEM educational activities.

The oil and gas sector is a major contributor to the Perth economy, with the LNG18 Conference representing the most significant international industry event for that sector. Continued support for activities associated with the oil and gas sector will reinforce Perth's status as a 'World Energy City'.

The program will further support the City of Perth's commitment to the industry and provide a simultaneous event during LNG18 to involve a broader range of the local community.

ITEM NO: 7

CORPORATE SPONSORSHIP – NIGHT NOODLE MARKETS 2016

**MARKETING, SPONSORSHIP
AND INTERNATIONAL
ENGAGEMENT COMMITTEE
RECOMMENDATION:**

(DECLINE)

That Council declines the request for cash sponsorship of \$50,000 (excluding GST) to Fairfax Events to present the Night Noodle Markets at Elizabeth Quay from Wednesday, 30 March 2016 until Sunday, 10 April 2016.

BACKGROUND:

FILE REFERENCE: P1010627-31
REPORTING UNIT: Marketing and Events
RESPONSIBLE DIRECTORATE: Economic Development and Activation
DATE: 4 January 2016
MAP / SCHEDULE: N/A

The Committee recommendation to the Council for this report was resolved by the Marketing, Sponsorship and International Engagement Committee at its meeting held on 19 January 2016.

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

Fairfax Media is a multi-platform, national media company comprising metro and regional print mastheads, websites and apps. As a branch of Fairfax Media, Fairfax Events produces a portfolio of major events across the genres of food, wine, entertainment, culture and sport. Its core food event brand – Good Food Month – is currently delivered in Sydney, Brisbane, Canberra and Melbourne. Good Food Month is a month long event which celebrates all things food and drink in partnership with Australia's top restaurants, chefs and food businesses.

Fairfax Events partners with key stakeholders to deliver a diverse calendar of community events around the nation. Previous events include the Sydney Morning Herald Fun Run, Crave Sydney International Food Festival and the NSW Wine Festival. Fairfax Events present the Night Noodle Markets and the Swan River Run in Western Australia.

The Night Noodle Markets are presented as part of Good Food Month in Sydney, Brisbane and Melbourne. The Night Noodle Markets were first presented in Western Australia in 2015 as part of Eat Drink Perth.

2015 Event

The inaugural Perth Night Noodle Market was held in the Perth Cultural Centre from 18 to 29 March 2015. The event had 18 stalls and attracted an attendance of 115,000 over 12 nights which equates to an average of over 9,500 people per night. The event attracted media coverage from Channel 7, Channel 9, the Sunday Times, the West Australian and Scoop Weekly, as well as significant social media coverage.

Organisers surveyed event attendees post-event and advise that 79% of attendees to the 2015 event were likely or highly likely to return to the 2016 event, and 95% of attendees believed the Night Noodle Markets are a positive addition to the Perth events calendar.

The City of Perth supported the 2015 Night Noodle Markets with cash sponsorship of \$50,000, with \$25,000 of this from drawn from the Marketing budget allocated to Eat Drink Perth.

Summary of Event:

The 2016 Night Noodle Market will take place at Elizabeth Quay over 12 nights in the City of Perth Eat Drink Perth campaign. The event will run from Wednesday, 30 March 2016 to Sunday, 10 April 2016, from 5.00pm to 11.00pm.

The event takes the form of a hawker-style market with more than 25 food stalls from some of Perth's best Asian restaurants, themed bars and chill-out areas, as well as live entertainment. The event is free to attend, with food and beverages available to purchase. In 2015 dish prices started at \$10.

Stall holders at the event are made up of local and interstate businesses, including some city-based businesses. In 2015, city businesses participating in the event included the Apple Daily Eating House, Lucky Chan's Laundry and Low Key Chow House.

The event is again timed to coincide with the dates of the City of Perth Eat Drink Perth campaign and as such the event will enhance the City's offering for this month long festival. The event will attract an additional 150,000 people to the city over 12 nights, including 6 week times where the City's event and food and beverage offering is traditionally limited.

Funding

The total cost of the event is \$518,788. Organisers have requested cash sponsorship of \$50,000 for the event (approximately 10% of the total event cost). Organisers have secured sponsorship from CITI, Coopers, Thatchers, Yalumba and Schweppes.

Fairfax Events applied for support from the Metropolitan Redevelopment Authority (MRA) for the event. However, the MRA declined cash and in-kind support for the event on the basis that the organisation is a commercial venture. Organisers have advised that should they be unsuccessful in securing sponsorship from the City of Perth, they would explore all possible event revenue streams to enable the event to proceed.

LEGISLATION / STRATEGIC PLAN / POLICY:

Integrated Planning and Reporting Framework Implications

Strategic Community Plan

Council Four Year Priorities: Healthy and Active in Perth
Reflect and Celebrate diversity in Perth

Policy

Policy No and Name: 18.8 - Provision of Sponsorship and Donations

DETAILS:

Eligibility for Sponsorship:

Criterion	Satisfied
Support for the activities of organisations or individual which provide positive positioning for the City of Perth	Yes

Markets / audiences who will be exposed to sponsorship information:

The target for the Night Noodle Market is a broad cross section of the population. Organisers identify the primary and secondary target markets as follows:

Core target market – Metro skew, with a broad cross section of visitors from regional areas. 30+ yrs, interested in food and food events; culturally aware and eager to explore diversities in cuisine.

Secondary target market – 18 to 29 years, predominantly female, progressive and active people looking for inspirational food experiences that stimulate their desire to socialise and share a meal.

Promotion of City of Perth to Markets / audiences:

The City of Perth would be promoted as per the sponsorship benefits outlined in the recommendation section of this report. Organisers will promote the event extensively through media partnerships with watoday.com.au and Channel 7, as well as through public relations campaigns and social media.

Assessment of Application (Corporate):

1. The opportunity the sponsorship provides to enhance the image of the City of Perth.

The event and the organisation have strong interstate media ties which will provide a platform to showcase Perth, the Night Noodle Market and Eat Drink Perth. It is likely that this will have a positive impact on the local food and beverage industry.

2. The value of the increased good will from markets / audiences exposed to the sponsorship by the City of Perth.

Should the City of Perth choose to support the event, it will be recognised as a key supporter on all promotional material. The City of Perth would benefit from the promotion of this event and the media coverage of the event.

3. Contributes towards the achievement of one or more of the City's marketing objectives.

- to position the city as a city of regional and international significance;
- to increase visitation to the city;
- to increase economic investment in the city;
- to create a vibrant, energetic 24 hour city.

The event will increase visitation to the city and create a vibrant, energetic 24 hour city. The event will attract an estimated 150,000 people to the city over 12 nights, including over six weeknights when the city has very little other activation occurring. The event is likely to position Perth as a city of regional significance in interstate markets using established media relationships and leveraging off the Strong Good Food Month brand.

4. Benefits to be provided to the City.

Should Council choose to support the event with cash sponsorship at the requested level of \$50,000, organisers will provide the following sponsorship benefits to the City:

- the City of Perth crest to appear on all promotional material for the event, including online and in the printed program;
- the City of Perth crest to appear on the Good Food Month homepage with a link to the Eat Drink Perth program;
- the City of Perth crest and Eat Drink Perth logos to be included in event signage, including at the official event launch;
- an opportunity for the City to distribute Eat Drink Perth material at the Night Noodle Markets;
- nine VIP invitations for Elected Members to attend the official event launch;
- the Lord Mayor, or representative, to be invited to speak at the official event launch.

Alternatively, should Council choose to support the event with a lower level of cash sponsorship, organisers will negotiate an appropriate level of benefits with the City.

FINANCIAL IMPLICATIONS:

ACCOUNT NO:	14C410007901
BUDGET ITEM:	10
BUDGET PAGE NUMBER:	36
BUDGETED AMOUNT:	\$51,350
AMOUNT SPENT TO DATE:	\$ 9,000
PROPOSED COST:	\$ 0
BALANCE:	\$42,350

All figures quoted in this report are exclusive of GST.

COMMENTS:

Fairfax Events have requested cash sponsorship of \$50,000 for the 2016 Night Noodle Markets to be held at Elizabeth Quay. The event is likely to attract approximately 150,000 people to the city over twelve days, including during traditional non-peak times. However, there are few surrounding businesses close to the event location who would benefit from the increased visitation. The event is in MRA-owned space and the MRA are not providing in-kind or financial support for the event.

For these reasons, it is recommended that Council declines sponsorship of \$50,000 (excluding GST).

ITEM NO: 8

CORPORATE SPONSORSHIP – NANJING CHINESE NEW YEAR DRAGON LANTERN LIGHTING EVENT, AND ‘DRAGON IN PERTH’ DOCUMENTARY

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

That Council considers cash corporate sponsorship of \$10,000 (excluding GST) to Australia Star Cultural Media to present the Nanjing Chinese New Year Dragon Lantern Lighting event and associated ‘Dragon in Perth’ documentary filming from Monday, 8 February 2016 until Friday, 26 February 2016;

BACKGROUND:

FILE REFERENCE:	P1010627-23
REPORTING UNIT:	International Engagement Unit
RESPONSIBLE DIRECTORATE:	Economic Development and Activation
DATE:	06 January 2016
MAP / SCHEDULE:	Confidential Schedule 11 – Additional Sponsorship Contributions Confidential Schedule 12 – Presentation Slides Confidential Schedule 13 – Additional Information provided to Elected Members. (Confidential schedules distributed to Elected Members under separate cover)

OFFICER RECOMMENDATION:

That the Marketing, Sponsorship and International Engagement Committee:

1. approves cash corporate sponsorship of \$10,000 (excluding GST) to Australia Star Cultural Media to present the Nanjing Chinese New Year Dragon Lantern Lighting event and associated ‘Dragon in Perth’ documentary filming from Monday, 8 February 2016 until Friday, 26 February 2016;
2. notes that the event organisers will provide the following sponsorship benefits to the City of Perth:

- 2.1 acknowledgement of the City of Perth as a key sponsor in all marketing collateral and media promotion;
 - 2.2 a Dragon Lantern (measuring 20 metres in length) gifted by the government of Nanjing as a permanent fixture in Perth symbolising the friendship between the City of Perth and Nanjing, which will be hand-customised by the famous dragon lantern designer, Zhou Zhaodi;
 - 2.3 10 (double) VIP invitations for the Lord Mayor and Elected Members and / or City of Perth representatives to attend the Dragon Lantern Lighting Ceremony on Sunday, 14 February 2016 and other associated Chinese New Year events;
 - 2.4 opportunity to showcase the City of Perth in the 'Dragon in Perth' documentary, which will include an interview with the Lord Mayor and other City of Perth representatives as well as scenes shot throughout the city;
3. a detailed acquittal report, including all media coverage obtained, to be submitted to the City of Perth by December 2016.

At the meeting held on 19 January 2016 the Marketing, Sponsorship and International Engagement Committee agreed that the request for corporate sponsorship is to be referred to Council for consideration and that further information regarding due diligence investigations is provided to Elected Members prior to the Council meeting scheduled to be held on Tuesday, 2 February 2016. Confidential Schedule 13 distributed to Elected Members on 25 January 2016. The recommendation to Council is as follows:

"That Council considers cash corporate sponsorship of \$10,000 (excluding GST) to Australia Star Cultural Media to present the Nanjing Chinese New Year Dragon Lantern Lighting event and associated 'Dragon in Perth' documentary filming from Monday, 8 February 2016 until Friday, 26 February 2016;"

The City of Perth has received a request for corporate sponsorship of \$10,000 (excluding GST) from Australia Star Cultural Media, to support the 2016 Perth Chinese New Year Dragon Lighting and Documentary.

Australia Star Cultural Media is working with the Nanjing City Government as well as the local Perth Chinese community to bring the Chinese New Year Dragon Lantern to Perth for the first time. Through the 'Dragon in Perth' documentary, their hope is to tell the story of Chinese people living in Perth, showcase the Nanjing-Perth relationship, and highlight the beautiful scenery of WA for people in China.

The City of Perth has had a Sister City relationship with the City of Nanjing since 1998. It is one of the City's most active relationships and is very well respected and supported in the Perth Chinese community.

City of Perth sponsorship funds will contribute to costs associated with bringing the Dragon Lantern performance team to Perth as well as making the documentary film. Other confirmed financial sponsors of the event and documentary include

StudyPerth, Crown Perth, Gold Valley, GrapeArt, Nanjing City Government, and the Nanjing City Television Station. Other groups that will provide technical, volunteer and equipment support to the documentary include Murdoch University, the Australia China Friendship Group, and the Chung Wah Association. In total, this project is expected to cost \$178,502.

Summary of Event:

Chinese New Year Dragon Lantern and Lighting Ceremony

The Nanjing City Government has commissioned a Dragon Lantern to be made in honour of the Perth-Nanjing Sister City relationship, which was signed in 1998. The Dragon will be customised by the famous Chinese dragon lantern designer, Zhou Zhaodi, who is also a national coach of dragon dance. It is expected to measure 20 meters long, with the head alone measuring 1.5 metres. Discussions are underway with the Chung Wah Association regarding locations to store the Dragon Lantern.

In January 2016, the Nanjing City Government will recruit thirty volunteers from Perth to support the Dragon Lantern ceremony and dance. A team of eight people from Nanjing, responsible for choreographing, organising dance training, music instruction, directing and filming, will arrive in Perth on 8 February 2016. They will work with Perth volunteers to prepare for the dance ceremony on 13 February 2016.

The dance of 'Chai Dragon' in Nanjing is a carnival activity that takes place during the Chinese Spring Festival. The performers will re-enact this dance in the streets of Perth during the Chinese New Year celebrations. The dance tells the story of the East Jin Dynasty which experienced the most severe drought in history 1700 years ago. The founding emperor of the Jin Dynasty held a ceremony to pray for rain and his prayers were answered by the Dragon Prince of East –sea, who violated the rules of heaven to bring rain to the region. As a consequence, the Dragon Prince was cut into dozens of pieces and cast from heaven. Local people collected the fragments and walked around the village with the pieces held in the air, in the hope of reviving him. This custom eventually evolved into the 'Chai Dragon Dance', which is very highly regarded and respected tradition in the Chinese culture.

Documentary Film

Nanjing City Government has secured an elite crew to make the documentary 'Dragon in Perth', including: influential documentary film director Shen Fuyu, internationally-renowned editor Manuel Hartz, national award-winning scenarist Liu Hui, and German pianist Rainer Granzin. The film will document the making of the Dragon Lantern, the local Chinese New Year festival preparations, the choreographing of the Chai Dragon Dance, and the final performance in Perth. It will also explore the history of Chinese people living in Perth and aim to tell their story. The film crew plans to interview prominent individuals in the Perth Chinese community as well as other key Perth leaders in iconic locations such as Kings Park. By illustrating their life experiences, their aim is to show how Perth has developed over the last few decades and to capture the beautiful scenery and charming customs that Perth has to offer.

The final documentary will be introduced with a press conference and premiere launch in Nanjing later this year. The event organisers propose to invite City of Perth officials and WA and Australian media to attend. No details for this event have been provided at this stage. Future City participation will be considered and decided at a later date.

The documentary and trip to Perth will be heavily publicised in Chinese media through the internet, broadcast media, newspapers and radio. The film will then be broadcast on local Chinese television channels which have a combined viewing audience of 100 million people. It will also be broadcast on Nanjing television channels, the birthplace of the Chai Dragon, which have a viewing audience of 10 million people. English subtitles will be available for viewers.

LEGISLATION / STRATEGIC PLAN / POLICY:

Integrated Planning and Reporting Framework Implications

Corporate Business Plan 2015-2019

Council Four Year Priorities: Perth as a Capital City

S6 Maintain a strong profile and reputation for Perth
that is attractive for investment

S6.5 Implement the International Engagement Strategy

Policy

Policy No and Name: 18.8 – Provision of Sponsorship and Donations

DETAILS:

Eligibility for Sponsorship:

Criterion	Satisfied
Events and activities held outside of the city of Perth which will increase awareness of, and goodwill for, the City of Perth	Yes
Supports for promotional material (such as publications and films) which positively position the City of Perth	Yes
Support for the activities of organisations or individual which provide positive positioning for the City of Perth	Yes

Markets / audiences who will be exposed to sponsorship information:

- Millions of potential visitors to WA and/or investors throughout China;
- State and Federal Government officials;
- National and international community, business, thought and policy leaders.

Promotion of City of Perth to Markets / audiences:

Australia Star Cultural Media will promote the City's support for this event as per the sponsorship benefits outlined in the recommendation section of this report. The benefits and exposure from this promotion will be across China.

The City will be promoted to markets/audiences through the following channels:

- Chinese and Australian online, broadcast, radio, and print media outlets;
- National Chinese television stations (with a viewing audience of 100 million plus);
- Nanjing local television stations (with a viewing audience of 10 million people).

Assessment of Application (Corporate):

1. The opportunity the sponsorship provides to enhance the image of the City of Perth.

Sponsorship of the Nanjing Chinese New Year Dragon Lantern Lighting Ceremony and 'Dragon in Perth' Documentary presents an opportunity for the City to promote its position as a leader in international collaboration, an international tourism destination, and a desirable location for international investment.

2. The value of the increased good will from markets / audiences exposed to the sponsorship by the City of Perth.

The City of Perth will continue to build its reputation in China and North Asia as a strong supporter of international relations and a leader in cultural and business collaboration.

3. Contributes towards the achievement of one or more of the City's marketing objectives.

The project meets the following objectives:

To position the city as a city of regional and international significance:

- The Australian and Chinese markets will be exposed to marketing material for this event;
- The City will be recognised as a contributor to international collaboration and business development;
- The event and documentary will attract key Chinese community, business, thought and policy leaders to the city.

To increase visitation to the city:

- The 'Dragon in Perth' documentary will promote Perth as a tourism destination of choice throughout China;
- The film will also provide an incentive for the people of Nanjing and greater China to travel to Perth to view the Dragon Lantern.

To increase economic investment in the city:

- This event and associated documentary will highlight Perth's great work in international affairs and the cultural, educational and economic benefits it brings to our city;
- It will also promote Perth as an attractive investment destination.

4. Benefits to be provided to the City.

The benefits provided to the City of Perth are detailed in the recommendation section of this report.

FINANCIAL IMPLICATIONS:

ACCOUNT NO:	CL A08 000	
BUDGET ITEM:	Governance –	
	Governance General – International Relations Program	
BUDGET PAGE NUMBER:	66	
BUDGETED AMOUNT:	\$3,287,747	This component is:
	(Above figure is post October 2015 Review)	International Engagement - \$308,108
AMOUNT SPENT TO DATE:	\$1,037,745	
PROPOSED COST:	\$10,000	
BALANCE:	\$2,240,002	

All figures quoted in this report are exclusive of GST.

COMMENTS:

In return for cash sponsorship of \$10,000.00 (excluding GST), the City of Perth would be recognised as a key sponsor of the Nanjing Chinese New Year Dragon Lantern Lighting Ceremony and 'Dragon in Perth' Documentary.

This event and associated documentary present an opportunity for Perth to host an international event that will facilitate future economic development benefit to the City of Perth, its rate payers and its businesses.

It is recommended that the Marketing, Sponsorship and International Relations Committee approves sponsorship of \$10,000.00 (excluding GST).

FINANCE AND ADMINISTRATION COMMITTEE REPORTS

ITEM NO: 9

PAYMENTS FROM MUNICIPAL AND TRUST FUNDS – NOVEMBER 2015

**FINANCE AND ADMINISTRATION (APPROVAL)
COMMITTEE
RECOMMENDATION:**

That in accordance with Regulation 13(1) of the Local Government (Financial Management) Regulations 1996, the list of payments made under delegated authority for the month ended 30 November 2015, be received and recorded in the Minutes of the Council, the summary of which is as follows:

FUND	PAID
Municipal Fund	\$ 15,173,066.03
Trust Fund	\$ 12,552.29
TOTAL:	\$ 15,185,618.32

BACKGROUND:

FILE REFERENCE:	P1031101-21
REPORTING UNIT:	Finance
RESPONSIBLE DIRECTORATE:	Corporate Services
DATE:	30 November 2015
MAP / SCHEDULE:	TRIM ref. 212224/15

The Committee recommendation to the Council for this report was resolved by the Finance and Administration Committee at its meeting held on 27 January 2016.

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

LEGISLATION / STRATEGIC PLAN / POLICY:

Legislation	Regulation 13(1) of the <i>Local Government (Financial Management) Regulations 1996</i>
Integrated Planning and Reporting Framework Implications	Strategic Community Plan Council Four Year Priorities: Community Outcome Capable and Responsive Organisation A capable, flexible and sustainable organisation with a strong and effective governance system to provide leadership as a capital city and deliver efficient and effective community centred services.

COMMENTS:

Payments for the month of November 2015 included the following significant items:

- \$1,422,418.31 to the Public Transport Authority of WA in relation to the disbursement of associated costs for the demolition of the Raine Square Bridge.
- \$969,131.37 to Doric Contractors Pty Ltd for the October 2015 progress claim in relation to the Perth City Library and Public Plaza project.

ITEM NO: 10

PAYMENTS FROM MUNICIPAL AND TRUST FUNDS – DECEMBER 2015

**FINANCE AND ADMINISTRATION (APPROVAL)
COMMITTEE
RECOMMENDATION:**

That in accordance with Regulation 13(1) of the Local Government (Financial Management) Regulations 1996, the list of payments made under delegated authority for the month ended 31 December 2015, be received and recorded in the Minutes of the Council, the summary of which is as follows:

FUND	PAID
Municipal Fund	\$ 25,516,658.56
Trust Fund	\$ 155,878.10
TOTAL:	\$ 25,672,536.66

BACKGROUND:

FILE REFERENCE: P1031101-22
REPORTING UNIT: Finance
RESPONSIBLE DIRECTORATE: Corporate Services
DATE: 31 December 2015
MAP / SCHEDULE: TRIM ref. 514/16

The Committee recommendation to the Council for this report was resolved by the Finance and Administration Committee at its meeting held on 27 January 2016.

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

LEGISLATION / STRATEGIC PLAN / POLICY:

Legislation Regulation 13(1) of the *Local Government (Financial Management) Regulations 1996*

**Integrated Planning
and Reporting
Framework
Implications**

Strategic Community Plan

Council Four Year Priorities: Community Outcome
Capable and Responsive Organisation

A capable, flexible and sustainable organisation with a strong and effective governance system to provide leadership as a capital city and deliver efficient and effective community centred services.

COMMENTS:

Payments for the month of December 2015 included the following significant items:

- \$7,164,456.21 to the Department of Fire and Emergency Services for the emergency service levy second quarter contribution for 2015/16.
- \$1,379,014.54 to the Western Australian Treasury Corporation for loan payments of \$541,200.68 for the Elder Street Carpark, \$560,574.81 for the Perth Convention and Exhibition Centre Carpark, \$32,774.82 for the Goderich Street Carpark and \$244,464.23 for the construction of the new Perth City Library and Public Plaza.
- There were three payroll and superannuation payments made within the month of December 2015.

ITEM NO: 11

FINANCIAL STATEMENTS AND FINANCIAL ACTIVITY STATEMENT FOR THE PERIOD ENDED 30 NOVEMBER 2015

**FINANCE AND ADMINISTRATION (APPROVAL)
COMMITTEE
RECOMMENDATION:**

That Council approves the Financial Statements and the Financial Activity Statement for the period ended 30 November 2015 as detailed in Schedule 14.

BACKGROUND:

FILE REFERENCE: P1014149-25
REPORTING UNIT: Finance
RESPONSIBLE DIRECTORATE: Corporate Services
DATE: 8 January 2016
MAP / SCHEDULE: Schedule 14 – Financial Statements and Financial Activity Statement for the period ended 30 November 2015

The Committee recommendation to the Council for this report was resolved by the Finance and Administration Committee at its meeting held on 27 January 2016.

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

LEGISLATION / STRATEGIC PLAN / POLICY:

Legislation Section 6.4(1) and (2) of the *Local Government Act 1995*
Regulation 34(1) of the *Local Government (Financial Management) Regulations 1996*

Integrated Planning and Reporting Framework Implications **Strategic Community Plan**
Council Four Year Priorities: Community Outcome
Capable and Responsive Organisation
A capable, flexible and sustainable organisation with a strong and effective governance system to provide leadership as a capital city and deliver efficient and effective community centred services.

DETAILS:

The Financial Activity Statement is presented together with a commentary on variances from the revised budget.

FINANCIAL IMPLICATIONS:

There are no direct financial implications arising from this report.

COMMENTS:

The Financial Activity Statement commentary compares the actual results for the five months to 30 November 2015 with the revised budget approved by Council on 3 November 2015.

ITEM NO: 12

FINANCIAL STATEMENTS AND FINANCIAL ACTIVITY STATEMENT FOR THE PERIOD ENDED 31 DECEMBER 2015

**FINANCE AND ADMINISTRATION (APPROVAL)
COMMITTEE
RECOMMENDATION:**

That Council approves the Financial Statements and the Financial Activity Statement for the period ended 31 December 2015 as detailed in Schedule 15.

BACKGROUND:

FILE REFERENCE:	P1014149-25
REPORTING UNIT:	Finance
RESPONSIBLE DIRECTORATE:	Corporate Services
DATE:	13 January 2016
MAP / SCHEDULE:	Schedule 15 – Financial Statements and Financial Activity Statement for the period ended 31 December 2015

The Committee recommendation to the Council for this report was resolved by the Finance and Administration Committee at its meeting held on 27 January 2016.

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

LEGISLATION / STRATEGIC PLAN / POLICY:

Legislation	Section 6.4(1) and (2) of the <i>Local Government Act 1995</i> Regulation 34(1) of the <i>Local Government (Financial Management) Regulations 1996</i>
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Integrated Planning and Reporting Framework Implications	Strategic Community Plan Council Four Year Priorities: Community Outcome Capable and Responsive Organisation A capable, flexible and sustainable organisation with a strong and effective governance system to provide leadership as a capital city and deliver efficient and effective community centred services
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DETAILS:

The Financial Activity Statement is presented together with a commentary on variances from the revised budget.

FINANCIAL IMPLICATIONS:

There are no direct financial implications arising from this report.

COMMENTS:

The Financial Activity Statement commentary compares the actual results for the six months to 31 December 2015 with the revised budget approved by Council on 3 November 2015.

ITEM NO: 13

ADOPTION OF THE CITY OF PERTH'S ENTERPRISE PERFORMANCE POLICY

**FINANCE AND ADMINISTRATION (APPROVAL)
COMMITTEE
RECOMMENDATION:**

That Council approves the City of Perth's Enterprise Performance Policy as detailed in Schedule 16.

BACKGROUND:

FILE REFERENCE: P1029564
REPORTING UNIT: Governance
RESPONSIBLE DIRECTORATE: Corporate Services
DATE: 5 January 2016
MAP / SCHEDULE: Schedule 16 – Enterprise Performance Policy

The Committee recommendation to the Council for this report was resolved by the Finance and Administration Committee at its meeting held on 27 January 2016.

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

LEGISLATION / STRATEGIC PLAN / POLICY:

Legislation	Section 5.56 of the <i>Local Government Act 1995</i>
Integrated Planning and Reporting Framework Implications	Strategic Community Plan Council Four Year Priorities: Capable and Responsive Organisation S18 Strengthen the capacity of the organisation.

DETAIL:

With continued need for organisational transparency and delivery against strategic objectives, the City of Perth must have a consistent approach to the evaluation of initiatives, programs, projects and activities. The proposed Enterprise Performance Policy sets the intended performance expectations for the organisation to deliver against.

The need for an Enterprise Performance Policy developed from the input of Elected Members through the Strategy Sessions conducted in December 2015. Key

elements of the policy have been identified, throughout the strategy sessions. These elements, such as customer expectation and the delivery of an outcome focussed approach, have been elevated to provide clear guidance for the organisation. This should see a focus on ensuring that the organisation delivers against its plan(s), with clear alignment to customer expectations and strategic priorities.

Enterprise performance is being monitored in many Local Governments throughout Australia, as well as overseas. In the development of the proposed City of Perth Enterprise Performance Policy, a review of existing approaches was conducted with elements considered and introduced where it was considered appropriate. In preparing the policy an analysis was undertaken of industry best practice in numerous Local Governments across Australia and Internationally.

The proposed Enterprise Performance Policy was drafted and consultation taken place across the organisation with key stakeholders, with appropriate modifications made where necessary. At its meeting held 23 November 2015, the Executive Leadership Group showed support for the proposed Enterprise Performance Policy and agreed to seek approval from Council for its adoption.

The Policy outlines the below guiding principles to effectively work towards the appropriate monitoring, reporting and delivery against City of Perth strategic objectives. These principles are:

Customer Expectation

Focus on the management of customer expectations, ensuring that there is a clear understanding of what our customers' needs are to then strive towards attaining the desired outcome.

Promoting a High Performance Culture

Ensure that the organisation aligns and cascades the organisational commitments into business plans and individual work plans. Clear measures of performance and accountabilities will be evident and continuously reported against.

Transparent and Accountable

Ensure that timely periodical reporting, in an open and transparent manner, occurs on the progress made by the organisation on initiatives and key performance targets.

Alignment to Strategic Framework

Ensure that strategies, plans and policies contain clear measures of performance to enable reporting on progress. These should complement the overarching strategic direction indicated by the City of Perth's Strategic Community Plan.

Outcome Focused

Ensure that clear measures of performance are related to addressing strategic outcomes for the benefit of the City of Perth's community.

Monitoring the Benefits of Delivery

Ensure that clear measures are in place to determine the benefit of delivering identified initiatives. These measures should address how effective our actions are contributing towards the needs of the community.

Utilising Useful Data

Ensure that the organisation is capturing, storing and utilising data that is beneficial to monitoring and supporting the delivery of identified benefits, needs and initiatives. Capturing data for data's sake will be avoided, in the context of delivering identified commitments.

It is intended that the proposed Enterprise Performance Policy supports the recently adopted organisational structure realignment by providing an approach to evaluate the organisation's impact against newly aligned services, strategic projects and organisational initiatives.

FINANCIAL IMPLICATIONS:

There are no financial implications surrounding the approval of the City of Perth Enterprise Performance Policy.

COMMENTS:

It is intended that the proposed Enterprise Performance Policy will help shape effective organisational wide monitoring and delivery against strategic imperatives. The next body of work will be developing an Enterprise Performance Framework that provides the structure and clarity of implementing the policy intent. Process change and improvement will be conducted through the implementation phase of the 'framework' to achieve efficient reporting processes with an emphasis on reducing duplication and effort for the organisation.

ITEM NO: 14

FORREST CHASE WALKWAYS REDEVELOPMENT AND ONGOING MANAGEMENT ARRANGEMENTS BETWEEN ISPT PTY LTD AND THE CITY OF PERTH

**FINANCE AND ADMINISTRATION (APPROVAL)
COMMITTEE
RECOMMENDATION:**

That Council:

- 1. receives the information update on the progress and current status of the redevelopment of the Forrest Place Walkways project;***
- 2. approves the advertising of disposal of property to ISPT Pty Ltd under Section 3.58 of the Local Government Act 1995 for leases over Café Pods 1 and 2 under the terms and conditions detailed in Schedules 17 and 18; and***
- 3. notes that in the event that no submissions are received, in accordance with Delegation 1.10 – Disposing of Property, the Acting Chief Executive Officer has the authority to finalise the disposition without further consideration by Council.***

BACKGROUND:

FILE REFERENCE:	P1022162-3
REPORTING UNIT:	Properties
RESPONSIBLE DIRECTORATE:	Construction and Maintenance
DATE:	12 January 2016
MAP / SCHEDULE	Schedule 17 – Lease Terms for Café Pods 1 and 2 Schedule 18 – Location Plan for Café Pods 1 and 2

The Committee recommendation to the Council for this report was resolved by the Finance and Administration Committee at its meeting held on 27 January 2016.

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

At its meeting held on **7 October 2014**, Council:

1. *endorsed the negotiated project scope and project investment level of \$8.2 million (excluding GST) as presented by the Chief Executive Officer subject to the following:*
 - 1.1. *the final concept and plans being in accordance with the agreed scope and the total value of the works being independently assessed by Quantity Surveyors appointed by the City;*
 - 1.2. *the plans obtaining the necessary statutory approvals;*
 - 1.3. *the proposal meeting all the requirements of the Forrest Place and City Station Development Act 1985 and supporting documents;*
 - 1.4. *the Council adopting a Business Plan for this major land transaction in accordance of the provisions Section 3.59(3) of the Local Government Act 1995 following consideration of any comment received;*
 - 1.5. *the terms for the payment of the City's contributions of \$8.2 million being agreed by the parties;*
 - 1.6. *a revised budget being adopted for contributions during 2014/15;*
 - 1.7. *each party reserving the right to terminate any agreement following reassessment of the project scope, design and project investment level at the following stages;*
 - a. *after final statutory development approval;*
 - b. *after construction procurement has yielded detailed actual project costs;*
 - 1.8. *Council approving a lease to ISPT Super Property following consideration of any comments received in accordance with Section 3.58 of the Local Government Act 1995;*
2. *authorised the Chief Executive Officer to undertake the following:*
 - 2.1. *submit a conditional written proposal to ISPT Super Property in accordance with this resolution;*
 - 2.2. *prepare a Business Plan and publish a notice of intention to conduct a major land transaction in accordance with Section 3.59(3) of the Local Government Act 1995;*
 - 2.3. *negotiate the final terms of an agreement including details of project scope and design, timing and quantum of payments, procurement methodology, construction management, risk management and dispute resolution;*

- 2.4. *negotiate the lease agreements for land proposed to be occupied and developed by ISPT Super Property;*
- 2.5. *publish notice of intended lease in accordance with Section 3.58 of the Local Government Act 1995;*
- 2.6. *negotiate amendments to the Forrest Place and City Station Development Agreement with relevant parties;*
3. *acknowledged that demolition of a large percentage of the existing walkway structure will necessitate an accounting write down of the asset value which will require Council approval;*
4. *noted that the Chief Executive Officer will continue to liaise with the Lord Mayor and the Presiding Member of the Finance and Administration Committee and present further reports to Council prior to execution of binding contractual agreements; and*
5. *approved that this report remain confidential until the project is considered by the ISPT Board (anticipated to be 21 October 2014) and thereafter the Chief Executive Officer is authorised to re-classify the report as no longer being confidential.*

A Business Plan as required under Section 3.59 of the *Local Government Act 1995* was prepared and advertised. Closing date for submissions was 24 December 2014 and no submissions were received.

LEGISLATION / STRATEGIC PLAN / POLICY:

Legislation	Section 3.58 of the <i>Local Government Act 1995</i> Forrest Place and City Station Development Plan Agreement 1986
Integrated Planning and Reporting Framework Implications	Strategic Community Plan Council Four Year Priorities: Capable and Responsive Organisation S1 Ensure that major developments effectively integrate into the City with minimal disruption and risk. S4 Enhanced accessibility in and around the City including parking.

DETAILS:

At its meeting held on **9 June 2015**, Council authorised the Chief Executive Officer to undertake negotiations for a number of agreements.

The documents that have been negotiated are:

- a) Agreement for Lease and Licence of the Forrest Complex and Walkways;
- b) Murray Street, Forrest Place and Wellington Street Lease;

- c) Murray Street, Forrest Place and Wellington Street inner column premises lease;
- d) Café Pod areas 1 and 2 leases;
- e) Signage rights licence;
- f) Display screen licence;
- g) Deed covenant – Restrictions on future dealings with Bocelli Café premises;
- h) Confidentiality deed;
- i) Works access and licence deed – walkways and works area; and
- j) Development Management Agreement.

These documents have been circulated to the Lord Mayor, Elected Members and the Chief Executive Officer for comment and questions.

Items b), c), e) and f) are exempt from Section 3.58 of the *Local Government Act 1995* on the basis that they are being disposed of to the owner of adjoining land and the disposition would not be of significant benefit to anyone other than the owner of the adjoining land.

Item d), leases over Café Pod areas 1 and 2 are subject to Section 3.58 of the *Local Government Act 1995* and as such must be advertised.

Other Matters relating to the proposed redevelopment are:

Forrest Place and City Station Development Plan Agreement 1986

1. Extension of the Minimum Period in the Agreement

The Agreement requires the City of Perth (the City) to obtain agreement to the Walkway Works from all parties under the Agreement.

The Agreement has time triggers which meant that the City would need to provide 10 years prior notice of the Walkway Works to all parties, as a clause relating to a 25 year Minimum Term had passed.

All parties to the Agreement agreed to amend the minimum period to 35 years to overcome this impediment.

The Minister for Planning has agreed to the extension to the minimum period subject to consolidation of the Agreement to remove clauses no longer relevant and the change to the minimum period.

2. Consolidation to changes to the Agreement

The City is currently undertaking a review of all proposed changes to the Agreement. Draft documents will be prepared in January 2016 for circulation to all parties.

Once agreement is reached by all parties, final documents and written agreement will be forwarded to the Minister for Planning for agreement and tabling in Parliament.

This work is now in progress and it is anticipated to be completed between September to October 2016.

3. Agreement to the Walkway Works

Clause 13(2) of the Agreement requires all parties to agree to the Walkway Works.

The City has written to all parties, seeking agreement and ISPT and the City have briefed all parties on the project.

It is anticipated that all parties will provide written agreement by January 2016.

FINANCIAL IMPLICATIONS:

A capital contribution of \$8.2 million has been agreed by the City. Work is expected to commence in September 2016 and completion date is estimated in March 2018.

The initial payment of \$700,000 will be paid from Council's 2015/16 Budget with the balance of \$7,500,000 being paid in the 2016/17 financial year. These amounts have been provided for in the Council's Budget.

All figures quoted in this report are exclusive of GST.

COMMENTS:

It is recommended that Council accepts the report regarding the current status of the proposed redevelopment and that it authorises the Acting Chief Executive Office to advertise the disposal of the property for Café Pod Leases under Section 3.58 of the *Local Government Act 1995*.

ITEM NO: 15

ADOPTION – CITY OF PERTH FENCING LOCAL LAW 2015

**FINANCE AND ADMINISTRATION (APPROVAL)
COMMITTEE
RECOMMENDATION:**

That Council:

- 1. notes that one submission was received in response to the public notice period for the proposed City of Perth Fencing Local Law 2015, detailed within this report titled “Adoption – City of Perth Fencing Local Law 2015”;***
- 2. notes the comments received from the Department of Local Government and Communities in response to the public notice period as detailed within this report titled “Adoption – City of Perth Fencing Local Law 2015”;***
- 3. in accordance with Section 3.12(4) of the Local Government Act 1995, BY AN ABSOLUTE MAJORITY makes the City of Perth Fencing Local Law 2015 as detailed in Schedule 20; and***
- 4. in accordance with Section 3.12(6) of the Local Government Act 1995, gives local public notice of the City of Perth Fencing Local Law 2015.***

BACKGROUND:

FILE REFERENCE:	P1015922-2
REPORTING UNIT:	Governance
RESPONSIBLE DIRECTORATE:	Corporate Services
DATE:	21 December 2015
MAP / SCHEDULE:	Schedule 19 – Proposed City of Perth Fencing Local Law incorporating minor amendments Schedule 20 – Proposed City of Perth Fencing Local Law 2015

The Committee recommendation to the Council for this report was resolved by the Finance and Administration Committee at its meeting held on 27 January 2016.

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

At its meeting held on **21 June 2005**, Council resolved to make the *City of Perth Fencing Local Law 2005*.

At its meeting held on **29 January 2008**, Council resolved to make the *City of Perth Amendment Local Law 2007* to amend various clauses in a number of the City of Perth's existing local laws including the *City of Perth Fencing Local Law 2005*. The subsequent amendments, together with the originally made local law, constitute the Principal Local Law. The majority of the modified penalties within the Principal Local Law had remained unchanged since 2005.

Given the significant number of drafting changes required within the Principal Local Law affecting its application and interpretation, in accordance with Section 3.12 of the *Local Government Act 1995*, Council at its meeting held on **21 July 2015** resolved to repeal the *City of Perth Fencing Local Law 2005* and, in accordance with Section 3.12(3) of the *Local Government Act 1995*, give state-wide public notice of its intention to make the proposed City of Perth Fencing Local Law 2015.

The state-wide public notice was published in The West Australian on Friday, 31 July 2015, seeking public submissions on the proposed local law. At close of the public submission period on Friday, 18 September 2015 no public submissions had been received. The Department of Local Government and Communities (DLGC) did however provide feedback and proposed a change to Clause 6.1 Offences and Penalties in the proposed local law.

Given this change was in relation to penalties and likely to be considered by Parliament's Joint Standing Committee on Delegated Legislation as a "significantly different" change to the proposed Local Law that was originally advertised, in accordance with Section 3.13 of the *Local Government Act 1995*, the City of Perth was required to recommence the local law making procedure by re-issuing state-wide public notice of its intention to make the newly proposed City of Perth Fencing Local Law 2015.

This state-wide public notice was published in The West Australian on Wednesday, 21 October 2015, and displayed on the City of Perth's notice boards and the City of Perth website, seeking public submissions on the newly proposed Local Law. A copy of the public notice and the proposed Local Law were also provided to the Minister for Local Government, the Minister for Planning and the Minister for Commerce.

In accordance with Section 3.12(4) of the *Local Government Act 1995*, after the last day for submissions, Council is required to consider any submissions received and may resolve by an absolute majority to make the local law or to make a local law that is not significantly different from the proposed local law.

LEGISLATION / STRATEGIC PLAN / POLICY:

Legislation	Sections 3.12, 3.13 and 3.16 of the <i>Local Government Act 1995</i> <i>City of Perth Fencing Local Law 2005</i>
Integrated Planning and Reporting Framework Implications	Strategic Community Plan Council Four Year Priorities: Capable and Responsive Organisation A capable, flexible and sustainable organisation with a strong effective governance system to provide leadership as a capital city and deliver efficient and effective community centred services.

DETAILS:

At the close of the public notice period on Wednesday, 9 December 2015, one submission was received from Mr Murray Hill. This submission, received Wednesday, 2 December 2015, is detailed in the table below together with the City's response.

This submission relates to the use of barbed wire fencing and has identified a minor inconsistency with Schedule 3 Clause (e) and Clause 2.11 in the proposed local law.

In response to the submission, the City of Perth is proposing to remove the redundant clause (e) in Schedule 3 to provide further clarity with regards to barbed wire fencing and the requirement of prior approval. This change is not considered to be significant as it does not affect the increase of any penalties and has removed potential ambiguity between the two clauses.

Public Submission and City Response:

Public Submission	Officer Response
<i>"Is Division 3, 2.11 (2) consistent with Schedule 3 "a Galvanised or PVC fence and gate (e)" with regard to a dividing fence? If the barbed wire is to be angled who determines which neighbour loses the land use below the angled barbed wire?"</i>	It could be interpreted that there is an inconsistency between the 2 provisions. Even though Schedule 3 (e) makes mention of 3 strands of barbed wire any request for the installation of barbed wire would require a separate application in accordance with 2.1 (6) and Division 3, 2.11 of the Local Law.
<i>If the dividing fence separates land of different heights, one being retained by a wall what is the base for the 2,000 mm and 2,400 mm height measurements? The lower property or the higher? For example if it is the lower property and the retaining wall is 1 m high the dividing fence has an effective</i>	As there is the potential for confusion between the two provisions, the City of Perth proposes to remove the redundant clause (e) in Schedule 3 so that it is clear that any use of barbed wire will require a separate approval. In relation to the angled barbed wire, the barbed wire must always be contained within

Public Submission	Officer Response
<i>height of only 1400 mm.”</i>	<p>the land on which the fence is to be erected, and not extend across the lot boundary to be in accordance with 2.11 (3) of the Local Law.</p> <p>It is the intention of the local law to always keep barbed wire or any other jagged projections well above head height at a minimum of 2000mm above any ground level. The City would make this a condition of any approval for the installation of barbed wire.</p>

The Department of Local Government and Communities (DLGC), on behalf of the Minister for Local Government, also provided comments on the advertised local law on Tuesday, 1 December 2015. The majority of the DLGC comments relate to minor adjustments to the drafting to ensure alignment with current legislative practices and standards. The DLGC comments, together with the Officer responses, are detailed in the table below.

Clause	DLGC Comments	Officer Response
Clause 1.6	In the definition for authorised person delete the words “City of Perth” and replace with “local government”.	Noted and amended to read “local government”.
Clause 2.5 – Maintenance of Fences	This clause provides that “an owner or any person undertaking work on a lot on which a fence is erected shall maintain the fence in good condition” This clause potentially places an obligation on any person undertaking any work on a lot to maintain the fence, even when the work they conducted has no connection to the fence itself. It is suggested that the city review this clause to ensure it reflects the City’s intentions.	Noted, the City has considered this advice and agreed to amend the clause to remove the obligatory reference to any person undertaking work on a lot to provide further clarity.
Schedule 1 – Items 3 and 4	Item numbers 3 and 4 are listed as separate penalties; however a member of the public will need to breach both subclauses 2.3(a) and 2.3(b) at the same time in order to commit an offence. For this reason, it is suggested that items 3 and 4 are merged.	Noted and amended to merge the two penalties together.

Clause	DLGC Comments	Officer Response
Schedule 2 – Timber Fence (c)	It appears that subclause (c) contains a second sentence which is numbered as paragraph (d). It is suggested the first subclause (d) is entered into a separate line, and the subsequent subclauses are formatted accordingly.	Noted and amended in the proposed Local Law.
Schedule 2 – Timber Fence (e)	Replace “1 800mm with “1,800mm” in order to maintain consistent formatting	Noted and amended in the proposed Local Law.

The proposed Local Law, as originally advertised, along with the above listed amendments noted by the public submission and the DLGC are indicated in Schedule 19 as follows:

- Deleted text has a ~~striketrough~~.
- New inserted text are in *italics* and is underlined.

FINANCIAL IMPLICATIONS:

There are no financial implications as a result of this report.

COMMENTS:

Risk Management

As with all local laws, it is noted that this Local Law will be subject to consideration by the State Government Joint Standing Committee on Delegated Legislation (JSCDL).

Conclusion

The amendments incorporated as a result of the public submission and the DLGC comments mainly relate to drafting standards and minor amendments. It is considered that these do not constitute substantial changes to the originally advertised Local Law.

It is therefore recommended that Council resolve to make the City of Perth Fencing Local Law 2015 as detailed in Schedule 20 and gives local public notice of the City of Perth Fencing Local Law 2015.

The Local Law will come into effect fourteen days after it is published in the *Western Australian Government Gazette*.

ITEM NO: 16

DONATION TO THE LORD MAYOR'S DISTRESS RELIEF FUND – WAROONA AND DISTRICT FIRES APPEAL

**FINANCE AND ADMINISTRATION (APPROVAL)
COMMITTEE
RECOMMENDATION:**

That Council:

- 1. donates \$20,000 to the Lord Mayor's Distress Relief Fund for the Waroona and District Fires Appeal; and***
- 2. agrees to provide in kind support by waiving car parking fees for the "We Care South West Bushfire Relief Concert" event being held at Gloucester Park on Sunday, 7 February 2016.***

BACKGROUND:

FILE REFERENCE:	P1032296
REPORTING UNIT:	Executive Support
RESPONSIBLE DIRECTORATE:	Chief Executive Office
DATE:	13 January 2016
MAP / SCHEDULE:	N/A

The Committee recommendation to the Council for this report was resolved by the Finance and Administration Committee at its meeting held on 27 January 2016.

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

The Lord Mayor's Distress Relief Fund (Fund) was established in 1961 to provide relief of personal hardship and distress arising from natural disasters occurring within Western Australia. The perpetual Fund is a registered charitable body and has approval of the Australian Taxation Office for tax deductibility of contributions.

Over the years the Fund has assisted with relief appeals for many natural disasters, including the:

- Toodyay Fires in 2009;
- Gascoyne and Mid-West Floods in 2010;
- Margaret River Fires in 2011

- Perth Hills Fires in 2011;
- Parkerville Fires in 2014; and
- Esperance Fires in 2015.

LEGISLATION / STRATEGIC PLAN / POLICY:

Integrated Planning and Reporting Framework Implications

Strategic Community Plan

Council Four Year Priorities: Capable and Responsive Organisation

A capable, flexible and sustainable organisation with a strong and effective governance system to provide leadership as a capital city and provide efficient and effective community centred services.

Policy No and Name: 18.8 – Provision of Sponsorships and Donations

DETAILS:

Monetary Donation

The Lord Mayor's Distress Relief Fund has been activated to raise and coordinate donations to support the victims of the fires in the Waroona district area in January 2016.

The State Government has donated \$1 million to the Waroona and District Fires Appeal. It is recommended that the City of Perth donates \$20,000 to the Appeal.

We Care South West Bushfire Relief Concert (Waving of Car parking Fees – Queens Park Gardens)

Western Australia's Events Industry Association has united with some of Australia's leading musicians to raise funds for those affected by recent bushfires which devastated the South West in early January.

The We Care South West Bushfire Relief Concert is a family friendly event being held at Gloucester Park from 2pm to 10pm on Sunday, 7 February 2016.

All proceeds will be donated to the Lord Mayor's Distress Relief Fund. The City of Perth has been requested to allow for free parking for concert patrons on the evening of the event.

It is proposed to waive all income sourced at Queens Park Gardens Car Park during this event. As there are no major events scheduled for the WACA this car park will not be significantly utilised during this period of time, therefore revenue loss will be minimal.

FINANCIAL IMPLICATIONS:

ACCOUNT NO:	CL 42B 21000
BUDGET ITEM:	Other Property and Services – Administration – General Administration (ESU)
BUDGET PAGE NUMBER:	12
BUDGETED AMOUNT:	\$1,789,153
AMOUNT SPENT TO DATE:	\$ 894,125
PROPOSED COST:	\$ 20,000
BALANCE:	\$ 875,028

All figures quoted in this report are exclusive of GST.

COMMENTS:

The City of Perth has previously donated to appeals established by the Lord Mayor's Distress Relief Fund. It is considered appropriate for the City of Perth to donate to the current Waroona and District Fires Appeal.

The costs of administering the Lord Mayor's Distress Relief Fund are wholly absorbed by the City of Perth, meaning that 100 percent of all funds raised go directly to those in need.

ITEM NO: 17

DONATION – GREAT COCKY COUNT 2016–2017

**FINANCE AND ADMINISTRATION (APPROVAL)
COMMITTEE
RECOMMENDATION:**

That Council:

- 1. approves cash donation of \$5,000 (excluding GST) to BirdLife WA to coordinate and deliver the Great Cocky Count in 2016 and 2017;***
- 2. notes that BirdLife WA are able to provide the following information and advice to the City of Perth in return:***
 - 2.1 data from the surveys which will assist the City of Perth to identify areas important to Carnaby's conservation;***
 - 2.2 the ability to monitor the success of conservation initiatives;***
 - 2.3 advice on how to create a native bird friendly city;***
 - 2.4 advice and support for monitoring of native bird populations in the City of Perth;***
 - 2.5 community workshops on how to make backyards attractive to native birds;***
- 3. notes that the City of Perth's contribution would be promoted through the following channels:***
 - 3.1 appear as a partner on the BirdLife WA website;***
 - 3.2 promotion to the community via social media and through community workshops throughout the metropolitan area;***
 - 3.3 promotion as a partner in the 2016 and 2017 Great Cocky Count reports.***

BACKGROUND:

FILE REFERENCE: P1010627-30
REPORTING UNIT: Parks
RESPONSIBLE DIRECTORATE: Construction and Maintenance
DATE: 29 December 2015
MAP / SCHEDULE: N/A

The Committee recommendation to the Council for this report was resolved by the Finance and Administration Committee at its meeting held on 27 January 2016.

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

LEGISLATION / STRATEGIC PLAN / POLICY:

Legislation *Environmental Protection and Biodiversity Conservation Act 1999 (Cth)*
Wildlife Conservation Act 1950 (WA)

Integrated Planning and Reporting Framework Implications

Corporate Business Plan
Council Four Year Priorities: Capable and Responsive Organisation
S20 Meaningful and contemporary community engagement and communications
20.1 Develop Community Engagement Capability

Strategic Community Plan
Council Four Year Priorities: Community Outcome
Living in Perth
S11 Increase community awareness of environmentally sustainable ways of living

Policy

Policy No and Name: 8.0 – Environment Policy
18.8 – Provision of Sponsorship and Donations

DETAILS:

BirdLife WA is the state branch of BirdLife Australia; an independent, not for profit voluntary organisation focused on bird conservation. One of the projects that Birdlife WA delivers is the Great Cocky Count – an annual citizen science survey for two of the three threatened black-cockatoos in the southwest of Western Australia.

This survey provides invaluable information on roost sites for Carnaby's black cockatoo and forest redtailed black cockatoo. Both species are endemic to southwestern WA and are listed as threatened under State and Commonwealth legislation.

In previous years, the Great Cocky Count was supported by Perth Region NRM, through funding from the Australian Government's National Landcare Program, with additional support from the Peel-Harvey Catchment Council. This year, Natural Resource Management (NRM) funding decisions for community grants focused more on holistic on-ground conservation projects, rather than targeted research and monitoring to inform and evaluate conservation action. As a result, BirdLife WA has not been successful in securing funding to run this community driven citizen science project in 2016 or beyond.

BirdLife is therefore approaching all the local governments in the area of Carnaby's distribution to seek contributions to fund the Great Cocky Count in 2016 and 2017. A contribution of \$5,000 per local government would provide BirdLife WA with the funds to facilitate the employment of a project officer to manage the project, which involves around 800 community volunteers. To date, other Councils within the metropolitan area which have indicated support include City of Nedlands, City of Subiaco, City of Canning, City of Melville and Shire of Kalamunda; in addition to the Department of Parks and Wildlife, WA Museum, and various non-government organisations, NRM associations and Catchment Councils. Various levels of support have been offered, including donations and in-kind support.

The City of Perth Local Government Area is located within the wider distribution of the listed endangered black cockatoo species, the key threat to which is habitat loss. The City of Perth (the City) has recently supported a local school student install nesting boxes for black cockatoos and other species at Heirisson Island; and has been successful in securing a grant from the Federal Government framed around habitat creation for Carnaby's black cockatoo at Heirisson Island. It would therefore be consistent with the City's commitments to date, and help support objectives outlined in the newly adopted Environment Policy.

The three black-cockatoos of the Perth Region, Carnaby's (*Calyptrorhynchus latirostris*), Baudin's (*C. baudinii*), and Forest Red-tailed (*C. banksii naso*), are listed as threatened under the *Environmental Protection and Biodiversity Conservation Act 1999*, making their protection a legal obligation. More importantly, their appeal to the Western Australian public and indeed internationally as a flagship indicator of WA's environmental health and beauty makes protecting the birds and their habitat a priority. This project is important because it uses science to channel the considerable public concern for the species into much-needed and effective on-ground conservation action.

FINANCIAL IMPLICATIONS:

ACCOUNT NO:	CL64A92000-7248
BUDGET ITEM:	Parks, Gardens and Reserves
BUDGET PAGE NUMBER:	10
BUDGETED AMOUNT:	\$8,400
AMOUNT SPENT TO DATE:	\$3,278
PROPOSED COST:	\$5,000
BALANCE:	\$ 122

All figures quoted in this report are exclusive of GST.

COMMENTS:

It is recommended that Council approves a donation of \$5,000 (excluding GST) to BirdLife WA to contribute towards the annual Great Cocky Count in 2016 and 2017.

WORKS AND URBAN DEVELOPMENT COMMITTEE REPORTS

ITEM NO: 18

TENDER 017-15/16 CONCRETE EXPOSED AGGREGATE SLABS

**WORKS AND URBAN
DEVELOPMENT COMMITTEE
RECOMMENDATION:**

(APPROVAL)

That Council:

- 1. accepts the most suitable tender, being that submitted by Urbanstone Pty Ltd, for the manufacture and delivery of concrete exposed aggregate slabs for a period of two years commencing 15 February, 2016 with an option to extend for a further two years in accordance with Schedule 21 – Comparative Schedule of Rates;***
- 2. authorises the Chief Executive Officer to execute and vary the Tender Contract.***

BACKGROUND:

FILE REFERENCE:	P1031829
REPORTING UNIT:	Street Presentation and Maintenance
RESPONSIBLE DIRECTORATE:	Construction and Maintenance
DATE:	16 December 2015
MAP / SCHEDULE:	Schedule 21– Comparative Schedule of Rates Confidential Schedule 22 – Tender Evaluation Matrix (Distributed to Elected Members under separate cover)

The Committee recommendation to the Council for this report was resolved by the Works and Urban Development Committee at its meeting held on 19 January 2016.

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

Tender 017–15/16 Concrete Exposed Aggregate Slabs was advertised in the West Australian on Wednesday, 26 August 2015. Tenders closed at 2.00pm on Thursday, 17 September 2015, with the following tenders received:

- Bonita Stone Pty Ltd.
- Zealous Resources Pty Ltd trading as Freo Stone Paving.
- Boral Bricks Western Australia Pty Ltd trading as Midland Brick.
- Urbanstone Pty Ltd.

Concrete exposed aggregate slabs are utilised throughout the city for footpaths and pedestrian ways. This tender was for the 'City Grey' 400x400mm and 400x200mm slab common throughout the municipality. In any given year the City of Perth replaces between 10,000m² and 18,500m² of footpaths typically utilising this paver and generally following 20 to 30 years of useful life.

LEGISLATION / STRATEGIC PLAN / POLICY:

Legislation Section 3.57 of the *Local Government Act 1995*
Part 4 of the *Local Government (Functions and General)*
Regulations 1996

Integrated Planning and Reporting Framework Implications **Strategic Community Plan**
Council Four Year Priorities: Living in Perth
S9 Promote and facilitate CBD living

Policy

Policy No and Name: 9.7 – Purchasing Policy

DETAILS:

Tenderers were required to address the selection criteria in the specification in detail to demonstrate both their experience and ability to manufacture and supply concrete exposed aggregate slabs and to submit a Form of Tender that included a Schedule of Rates.

The criteria were:

- Experience;
- Support Resources;
- Program of Works; and
- Quality Control.

The four submissions were assessed and ranked according to the criteria with particular emphasis on experience and quality control. Each submission was assessed individually and ranked in order of merit against the qualitative criteria.

Based on the selection criteria the submissions were ranked as follows:

1. Freo Stone

This company provided a fair submission almost meeting criteria. The company has supplied pavers for several large projects including the redevelopment of Great

Eastern Highway, Belmont. The company failed to provide referees while the paver profile was not to specification.

2. Urbanstone

Urbanstone's submission was considered fair with some minor deficiencies. The company failed to provide any information regarding the program of works and did not supply referees. Urbanstone afforded a comprehensive listing of current and past supply contracts and are the City of Perth's current supplier.

3. Midland Brick

A previous supplier to the City for this product, Midland Brick supplied a fair offer with some deficiencies. The company failed to provide referees and did not list supply contracts, either past or present. The company has recently installed new machinery used for the production of exposed aggregate pavers and provided the second cheapest pricing for year one of the contract.

4. Bonita Stone

This company provided a marginal offer with various deficiencies. The offer did not provide any detail on specific projects, minimal information relating to both support resources and quality control and were the most expensive as supported in Schedule 21.

Overall, all submissions had deficiencies of varying degrees with each one unable to fully meet or exceed any of the criteria. In addition, none could meet a minor requirement in the specification which, in future tender specifications, will be amended to better reflect current resource availability.

FINANCIAL IMPLICATIONS:

ACCOUNT NO:	Various Capital Accounts
BUDGET ITEM:	Transport – Streets, Roads, Bridges, Depots
BUDGET PAGE NUMBER:	17
BUDGETED AMOUNT:	\$4,945,158
AMOUNT SPENT TO DATE:	\$1,842,380
PROPOSED COST:	\$ 775,000
BALANCE:	\$2,327,778
ANNUAL MAINTENANCE:	Not Applicable
ESTIMATED WHOLE OF LIFE COST:	Not Applicable

ACCOUNT NO:	Various Operational Accounts
BUDGET ITEM:	Transport – Streets, Roads, Bridges, Depots
BUDGET PAGE NUMBER:	11
BUDGETED AMOUNT:	\$2,329,685
AMOUNT SPENT TO DATE:	\$1,201,023
PROPOSED COST:	\$ 75,000
BALANCE:	\$1,053,662
ANNUAL MAINTENANCE:	Not Applicable
ESTIMATED WHOLE OF LIFE COST:	Not Applicable

All figures quoted in this report are exclusive of GST.

Pricing quoted by the recommended supplier for Year One represents a 2.5% decrease over current contracted pricing.

COMMENTS:

Both Urbanstone and Midland Brick have satisfactorily supplied concrete exposed aggregate pavers to the City under former contractual arrangements and, while neither provided a submission fully meeting criteria, previous experience indicates either one would be capable of fulfilling the requirements of the contract. Freo Stone could not be considered further due their inability to provide the City with a slab matching the current profile as detailed in the specifications while Bonita Stone's pricing was uncompetitive.

As evidenced in Schedule 21, the pricing offered by Urbanstone is overall more cost competitive than those offered by any other supplier. It is therefore recommended Urbanstone Pty Ltd be appointed to manufacture and supply concrete exposed aggregate slabs effective from 15 February 2016 for a period of two years with the option to extend for a further two years.

ITEM NO: 19

TENDER 040-15/16 – LIFT AND RE-LAY OF GRANITE PAVING IN MURRAY STREET MALL

**WORKS AND URBAN
DEVELOPMENT COMMITTEE
RECOMMENDATION:**

(APPROVAL)

That Council:

- 1. accepts the most suitable Tender, being that submitted by Pave WA and Access Brick Paving Co (known as Access/Pave WA), for the Lift and Re-Lay of Granite Paving in Murray Street Mall (Tender 040-15/16) which includes:***
 - 1.1 an estimated cost of \$605,910 for the Lift and Re-lay of the Murray Street Mall paving; and***
 - 1.2 traffic management costs as required;***
- in accordance with the Schedule of Rates as detailed in Schedule 24 (A, B and C);***
- 2. notes that a Communications Strategy with stakeholders will be enacted prior to the commencement of works;***
- 3. notes that a project contingency cost of \$80,000 for paver replacement has been included if needed.***

BACKGROUND:

FILE REFERENCE:	P1032124
RESPONSIBLE BUSINESS UNIT:	Street Presentation & Maintenance
RESPONSIBLE DIRECTOR:	Director Construction and Maintenance
DATE:	5 January 2016
MAP / SCHEDULE:	Schedule 23 – Quantitative Assessment Schedule 24 (A, B and C) – Schedule of Rates Schedule 25 – Photographs Confidential Schedule 26 – Tender Evaluation Matrix (Distributed to Elected Members under separate cover)

The Committee recommendation to the Council for this report was resolved by the Works and Urban Development Committee at its meeting held on 19 January 2016.

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

The existing granite paving in the Murray Street Mall was installed approximately eight years ago. The paving is now showing signs of displacement, broken pavers, settlement, and in some cases, the pavers have been dislodged creating gaps and trip hazard for pedestrians. Schedule 5 provides photographs detailing the areas of concern.

The project is in accordance with the principles of the Asset Management Plan (AMP). The AMP proposes footpaths in the inner city be lifted and re-layed approximately every five to ten years. Each project is confirmed by site inspection. Heavy pedestrian use, coupled with city presentation, pedestrian comfort and trip hazards drive this requirement as well as the underground service work which disturbs the pavers and impacts on reinstatement quality.

From the condition inspection of the Hay and Murray Street Malls, the defects identified were gaps between the pavers, misalignment, chipped, cracked, dislodged and sunken pavers (refer to Schedule 25).

Following the inspection, it was considered whether lifting and re-laying of the entire Murray Street Mall should occur, or should the work be undertaken only on the worst sections. However, with increasing defects and the difficulty to match alignment and pattern of these sections with existing paving, it would be preferable to lift and re-lay the entire Murray Street Mall. Lifting and re-laying will also improve on the aesthetic appearance of the surface.

In excess of \$237,000 has been spent on maintenance of the pavement surface in Murray Street Mall since 2010 and annual repair costs are escalating. Therefore, it is considered to be more economical to undertake a complete lift and re-lay except paving around trees and the drainage channel, both of which are in good condition. Annual maintenance costs are estimated at \$40,000 to \$50,000 for 2015/16. These costs will reduce to \$5,000 to \$10,000 per annum if the project is completed.

The estimated useful life of granite pavers in the Hay and Murray Street Malls is 25 years and is thus 32% through its design life. Due to heavy pedestrian traffic in the malls and to maintain the surface to a high standard, substantial maintenance is required. The initial cost of construction was \$3.99 million. The proposed cost of \$605,910 is for the lift and re-lay proposal which is approximately 15% of the original cost. A further \$80,000 contingency cost has been included for replacement of broken and damaged pavers if required.

The objective of this Tender is to engage a Contractor for this specialised work not covered by any of the current maintenance contracts. The company is required to lift existing granite pavers, correct the sand bedding and re-lay pavers, realign any pavers which may have been dislodged, replace broken or cracked pavers and also

re-levelling the surface. Particular attention is to be given to service access pits around which settlement occurs.

It is planned for the work to be undertaken at night with full re-instatement each morning. As a consequence, there will be little disruption to the shop and business owners who will be informed well prior to any work commencing. The work is planned to commence in February 2016 as February, March and April are the quietest time in this area of the city for this type of work. In discussion with the Marketing and Events Unit, the period from early February, is the ideal time, taking into account the undesirability of construction activities during the winter months.

It will be imperative to close the gaps between pavers to an acceptable tolerance. When the granite was first installed, the dimensional inconsistency was cause for concern and a challenge to the contractor. The new work will require additional effort, the re-cut of some header pavers and use of construction joints to compensate.

Grouting of the joints between pavers has been considered. Provided the pavers are laid in close contact, grouting will not be necessary. The process and effectiveness of grouting would be limited in effectiveness in that the Murray Street Mall pavement is not founded on a concrete slab; unlike, for instance, the St Georges Terrace footpath. Therefore, some movement of pavers will be expected with resulting grout breakdown.

Communication with users and business owners / operators will be essential. The bulk of the work will be night-based, nevertheless, limited disruption may occur; for example, weather conditions. Pre-notice, program of work, reasons why the work is being undertaken will be provided to all affected stakeholders.

Preliminary email notices to property owners/operators in the Murray Street Mall will be sent in February 2016. More detailed communications regarding timing, work methodologies, and contact persons and will be distributed well in advance of the project commencing. The City of Perth will be carrying out a letter drop in the first instance with stakeholders, followed by face to face visits to the businesses in the same way as it was carried out in 2015 during the Hay Street Mall Lift and Re-lay.

It is acknowledged that future state infrastructure and construction works may result in construction activity in Murray Street, within the projected service life of the relayed pavement.

LEGISLATION / STRATEGIC PLAN / POLICY:

Legislation

3.57 of the *Local Government Act 1995*
Part 4 of the *Local Government (Functions and General)*
Regulations 1996

Integrated Planning and Reporting Framework Implications

Strategic Community Plan

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

Policy

Policy No and Name: 9.7 – Purchasing Policy

DETAILS:

Tender 040-15/16 – Lift and Re-lay of Granite Paving in Murray Street Mall was advertised in The West Australian newspaper on Saturday, 7 November 2015.

Following advertising, a pre-tender inspection was undertaken on Wednesday, 18 November 2015 to provide more clarity to potential tenderers of the City of Perth's expectations about the scope of the project and also provided an opportunity to ask any questions related to the tender. Six companies attended the site inspection.

At close of tender at 2.00pm on Tuesday, 24 November 2015, five tenders were received from the following companies:

- Menchetti Consolidated;
- Access/Pave WA;
- HCC Australia;
- BCL Group; and
- Civil & Pipeline.

Tenderers were required to address the following selection criteria in the specifications, in detail, to demonstrate their experience and ability to undertake the works:

- Methodology and Scope of Works;
- Relevant Experience;
- Safety Management Expertise; and
- Resources – Manpower Histogram, Plant and Equipment.

Each submission was assessed individually and ranked in order of merit against the quantitative criteria with particular emphasis on methodology and relevant experience with similar work.

The qualitative assessment resulted in the following ranking:

1. Menchetti Consolidated;
2. Access/Pave WA;
3. HCC Australia;
4. BCL Group; and
5. Civil & Pipeline.

A quantitative assessment was also undertaken for the following parameters:

- The proposed methodology outlining clearly the total area to be lifted and relayed every night;
- Proposed duration of works;
- The total value for lift and re-lay; and
- Proposed manpower.

Refer to Schedule 23 for details regarding the quantitative assessment.

Menchetti Consolidated

Menchetti Consolidated submitted a concise offer with informative responses to all criteria. The tender evaluation panel considered this submission to be conforming in four areas.

The company demonstrated relevant experience reaching a high score in this criterion and have submitted explanation of its proposed methodology to undertake the works. The other two criteria were met as Menchetti demonstrated safety management expertise and submitted a list of resources and personnel with relevant experience in similar projects. The proposed productivity is in line with the City of Perth's expectations for a project of these characteristics and the timeframe of 62.5 days is viewed favourably.

Access/Pave WA

Access/Pave WA submission was considered to be a thorough and concise offer with supportive documentation and met three criteria with only one below expectation due to no presentation of the requested histogram. The company has indicated that if successful, it would complete the project with its own resources (not sub-contractors) and submitted clear methodology and scope of works.

The company has also included in its tendered lump sum price the sealing of new pavers in case the City of Perth decides to proceed with the sealing.

HCC Australia

The submission from HCC Australia contained a few deficiencies and only one criterion was met as the company demonstrated relevant experience. It was considered that it almost met the other three criteria and were just below the mark for a good offer. A general concern for the tender evaluation panel is the number of people nominated to undertake the works which for this company is 5 employees.

The tender evaluation panel considers that in accordance with previous similar projects the proposed manpower number is quite low for the type of works, considering the time constraints and particularities of the area in which the works need to be done.

BCL Group

The submission from BCL Group did not meet any of the four criteria with low scores particularly in three of them: methodology, relevant experience and resources. Only one criterion had a reasonable score being the safety management expertise.

The tender evaluation panel considered that this Tenderer could not demonstrate the capability to fulfil the criteria for this project.

Civil & Pipeline

Civil & Pipeline offer did not meet any of the four criteria with very low scores particularly in three of them: safety management, relevant experience and resources. Only one criterion had a few deficiencies being the methodology and scope.

The panel considered that this Tenderer could not demonstrate the capability to fulfil the criteria for this project.

FINANCIAL IMPLICATIONS:

ACCOUNT NO:	CL 71046210 – 7260
BUDGET ITEM:	Other Community Amenities
BUDGET PAGE NUMBER:	9 (Statement of Operating Expenditure)
BUDGETED AMOUNT:	\$900,000
AMOUNT SPENT TO DATE:	\$ 0
PROPOSED COST:	\$605,910 (Lift and Re-lay of pavers) \$ 80,000 (contingency)
BALANCE:	\$214,090
ANNUAL MAINTENANCE:	\$ 10,000
ESTIMATED WHOLE OF LIFE COST:	Maintenance Project

All figures quoted in this report are exclusive of GST.

COMMENTS:

At the conclusion of the tender evaluation process, three Tenderers were deemed to have submitted conforming Tenders. Only one of the Companies, Menchetti Consolidated, met all four criteria. Access/Pave WA met three of the four criteria and was marginally below in one criterion. The third conforming Tender had only met one criterion and was marginally below in the other three criteria being HCC Australia.

Menchetti Consolidated has demonstrated compliance with all parameters. However, the total cost of its proposed Schedule of Rates is considerably higher.

HCC Australia proposal raises a big concern as they have stated to have five employees for the duration of the project and the Panel agreed that this in particular, is a very low workforce to undertake the whole project in a timely manner. The rates are also in most cases considerably lower being half of what could be considered normal for a project of this nature.

Access/Pave WA submission has included all the main activities/items that the City has asked for and it is a current contractor of the City. This company has also done a few repairs in Hay and Murray Street Malls and has demonstrated first-hand knowledge of the works to be done. The total cost of its proposal, excluding provisional items, is 22% lower than the next ranked contender, Menchetti Consolidated.

The City of Perth undertook a similar project for the Hay Street Mall and the rates for lifting and re-laying of pavers, traffic management, and provisional items are comparable to those with the recommended Tenderer for the Murray Street Mall project.

Access/Pave WA are considered to be the most suitable candidate with the capability of fulfilling the obligations required under the tender specifications. It is therefore recommended that Access/Pave WA be awarded the tender for the Lift and Re-lay of Granite Paving in Murray Street Mall (Tender 040-15/16) in accordance with the Schedule of Rates detailed in Schedule 24 (A, B and C).

ITEM NO: 20

PROGRAM UPDATE – ROE STREET ENHANCEMENT PROJECT, BETWEEN WILLIAM STREET AND FITZGERALD STREET

**WORKS AND URBAN
DEVELOPMENT COMMITTEE
RECOMMENDATION:**

(INFORMATION)

That Council:

- 1. receives an update on the Roe Street Enhancement Project;***
- 2. notes the revision to the program timing for these works;***
- 3. notes that a revised program and budget will be presented to Council at a future meeting.***

BACKGROUND:

FILE REFERENCE:	P1026458
REPORTING UNIT:	Co-ordination and Design
RESPONSIBLE DIRECTORATE:	Planning and Development
DATE:	07 January 2016
MAP / SCHEDULE:	N/A

The Committee recommendation to the Council for this report was resolved by the Works and Urban Development Committee at its meeting held on 19 January 2016.

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

In June 2008, the State of Western Australia and the City of Perth signed the Link Project Implementation Deed (the Deed). Under Clause 3.3(b) (iii) of the Deed, the City of Perth accepted responsibility for funding and coordinating the upgrade of Roe Street, between Fitzgerald Street and William Street. The works were to be completed within six months of the date of practical completion of the sinking of the railway, west of the Horseshoe Bridge.

Due to a number of factors, the program for the Roe Street Enhancement Project has undergone several revisions since this time. This report provides background information regarding the delays to the project and also updated budget information.

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.

1.3 Establish site specific agreements and manage transition of Perth City Link Precinct

DETAILS:

The City of Perth commenced design work for the Roe Street Enhancement Project in June 2012 in order to meet the stipulated completion date, as per the Deed. Subsequently, however, the Metropolitan Redevelopment Authority (MRA) requested that the project be put on hold. At this time, the MRA and the City of Perth agreed that construction on Roe Street and associated lane closures would:

- impede access to the Roe Street Temporary Bus Station and cause unacceptable congestion and disruptions to bus scheduling; and
- impede access during construction of the new underground Wellington Street Bus Station, Yagan Square and Wellington Street enhancement as well as the decommissioning of the Roe Street Temporary Bus Station.

It was also thought to be prudent to review the project program given that:

- MRA were to undertake service upgrades within Roe Street. Delaying the City of Perth's streetscape works until the MRA's works had been completed would avoid potential conflicts; and
- The Department of Transport, MRA and City of Perth were yet to agree on a final alignment and design for the MAX Light Rail along Roe Street, and impacts to levels and drainage were unresolved.

The MRA subsequently issued a revised Perth City Link provisional program with the construction of the Roe Street Enhancement Project scheduled for 2018. Consequently, the City of Perth allocated funds for the project in the Coordination and Design Unit's 10 Year Capital Works Plan for the 2017/18 and 2018/19 financial years.

However, in recent discussions the MRA have indicated that the current Roe Street Enhancement program needs to be revised due to:

- the finalisation of the Perth City Link subdivision and subsequent revisions to the MRA's construction program;
- unknown timing of major Western Power and Water Corporation infrastructure upgrades in Roe Street;
- the deferment of the MAX Light Rail design; and
- the revised timing of the Yagan Square construction.

These projects have the potential to delay the construction program for Roe Street by a minimum of 12 months.

FINANCIAL IMPLICATIONS:

ACCOUNT NO:	CW0225
BUDGET ITEM:	Transport – Street, Roads, Bridges, Depots – Streetscapes – Roe Street (Northbridge Link)
BUDGET PAGE NUMBER:	3
BUDGETED AMOUNT:	\$12,900,000
AMOUNT SPENT TO DATE:	\$ 253,550
BALANCE:	\$12,646,450
ANNUAL MAINTENANCE:	TBA
ESTIMATED WHOLE OF LIFE COST:	TBA

The City of Perth has identified \$12.9 million in its Five Year Capital Works Program to deliver enhancements to Roe Street as part of the Link Agreement, in the financial years of 2016/17, 2017/18 and 2018/19. This budget will need to be revised to include an escalation factor once the project is recommenced.

All figures quoted in this report are exclusive of GST.

COMMENTS:

It is noted that the Roe Street Enhancement Project will be deferred for another 12 months.

When the City of Perth has sufficient, updated information regarding the external impacting factors, as outlined in this report, noting that the design and tender process will need to begin approximately 22 months prior to commencement of construction works, a revised budget for the completion of the works including an escalation factor will be reported back to Council.

SCHEDULES
FOR THE
COUNCIL MEETING
TO BE HELD ON
2 FEBRUARY 2016

SCHEDULE 1



2015/5504 - 251-253 (LOTS 10, 11 AND 412) ST GEORGES TERRACE, PERTH

SCHEDULE 1



2015/5504 - 251-253 (LOTS 10, 11 AND 412) ST GEORGES TERRACE, PERTH



2015/5504 - 251-253 (LOTS 10, 11 AND 412) ST GEORGES TERRACE, PERTH

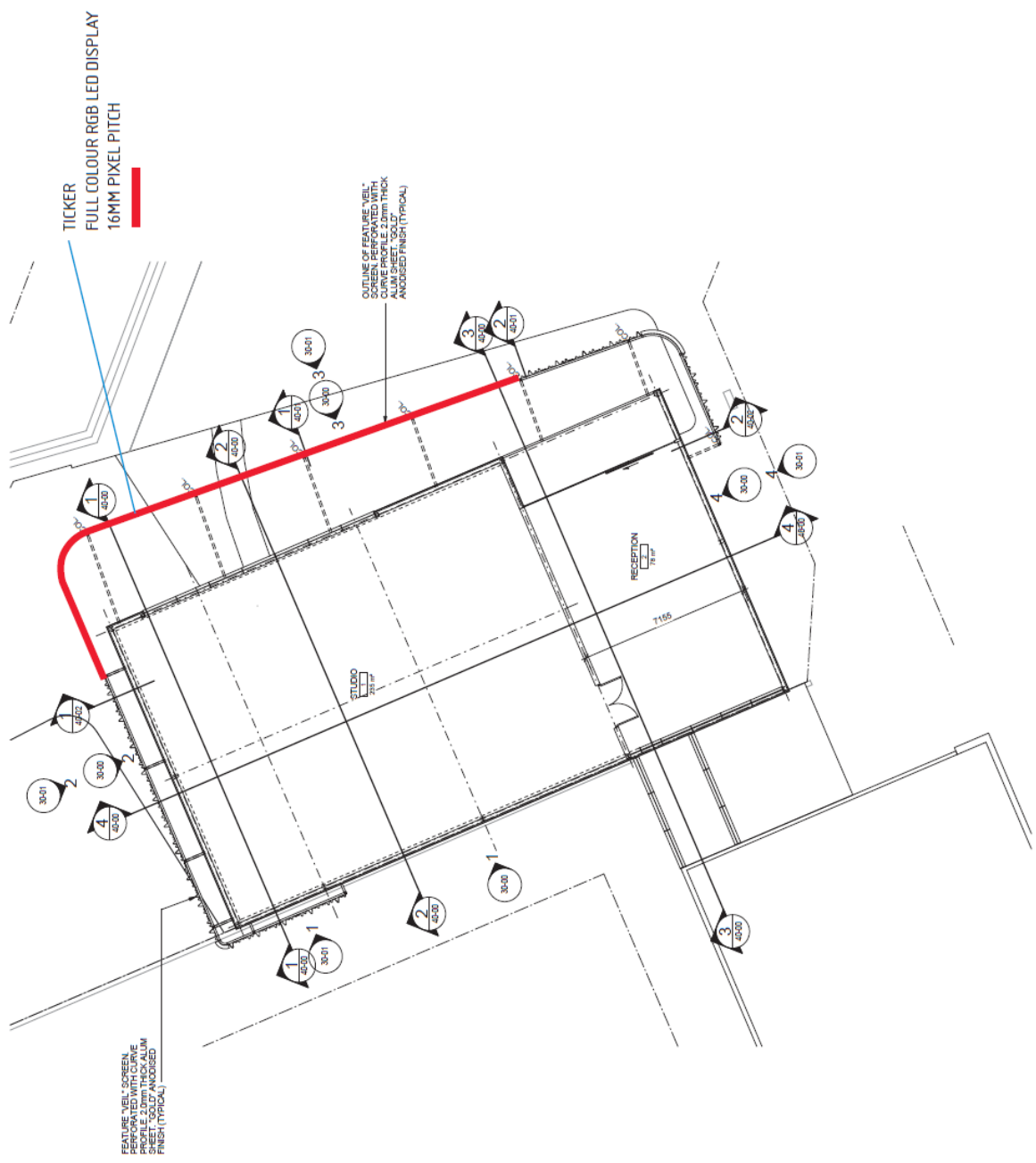


2015/5504 - 251-253 (LOTS 10, 11 AND 412) ST GEORGES TERRACE, PERTH



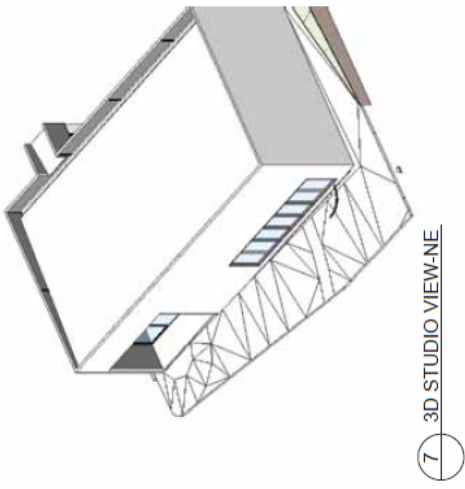
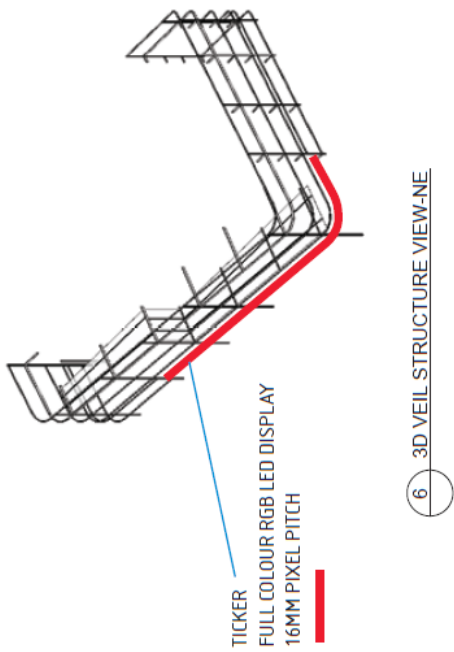
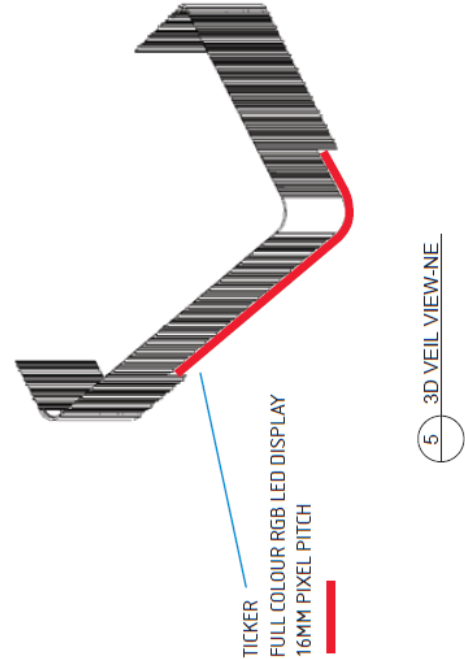
2015/5504 - 251-253 (LOTS 10, 11 AND 412) ST GEORGES TERRACE, PERTH

SCHEDULE 2

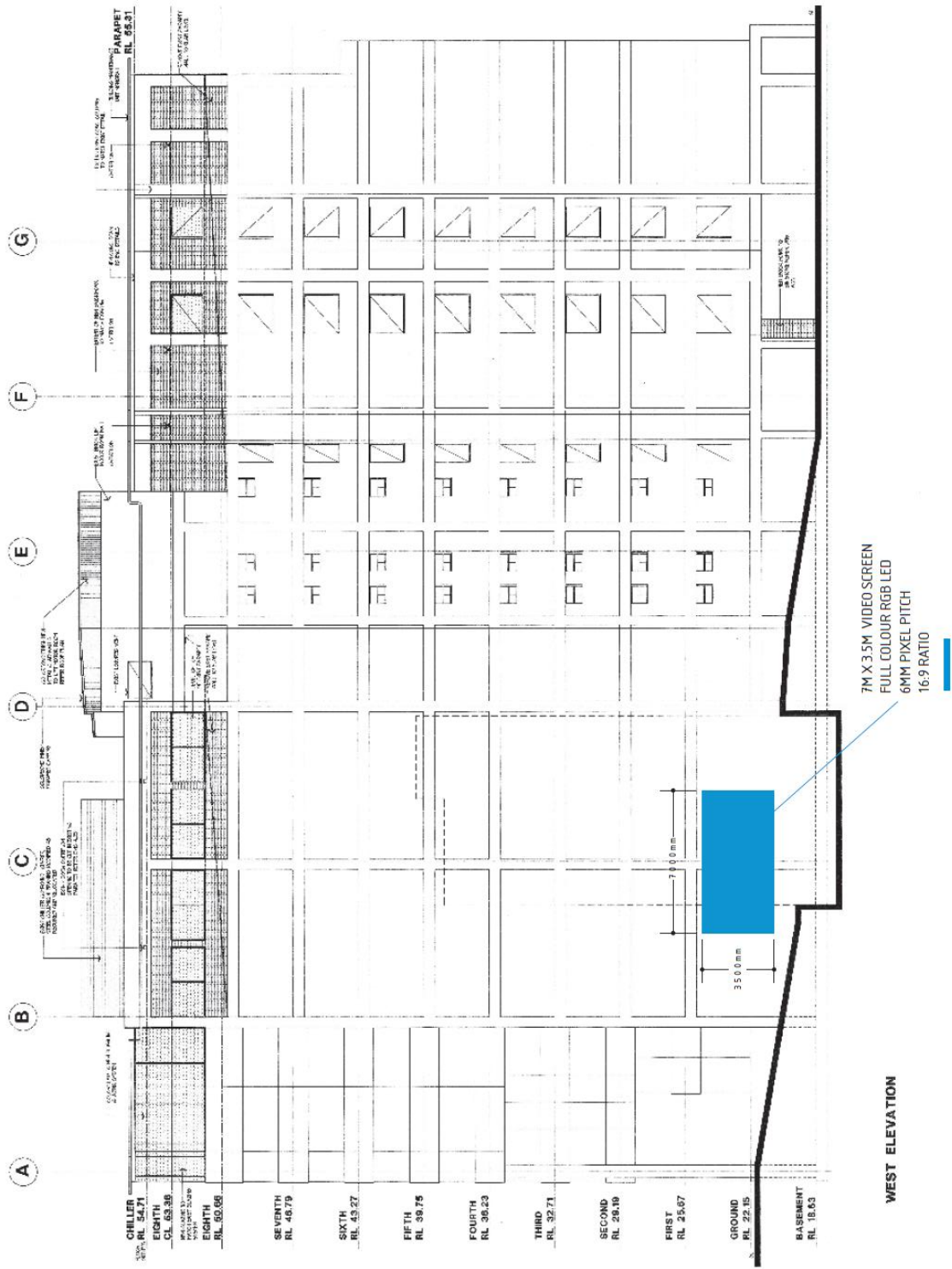


2015/5504 - 251-253 (LOTS 10, 11 AND 412) ST GEORGES TERRACE, PERTH

SCHEDULE 2

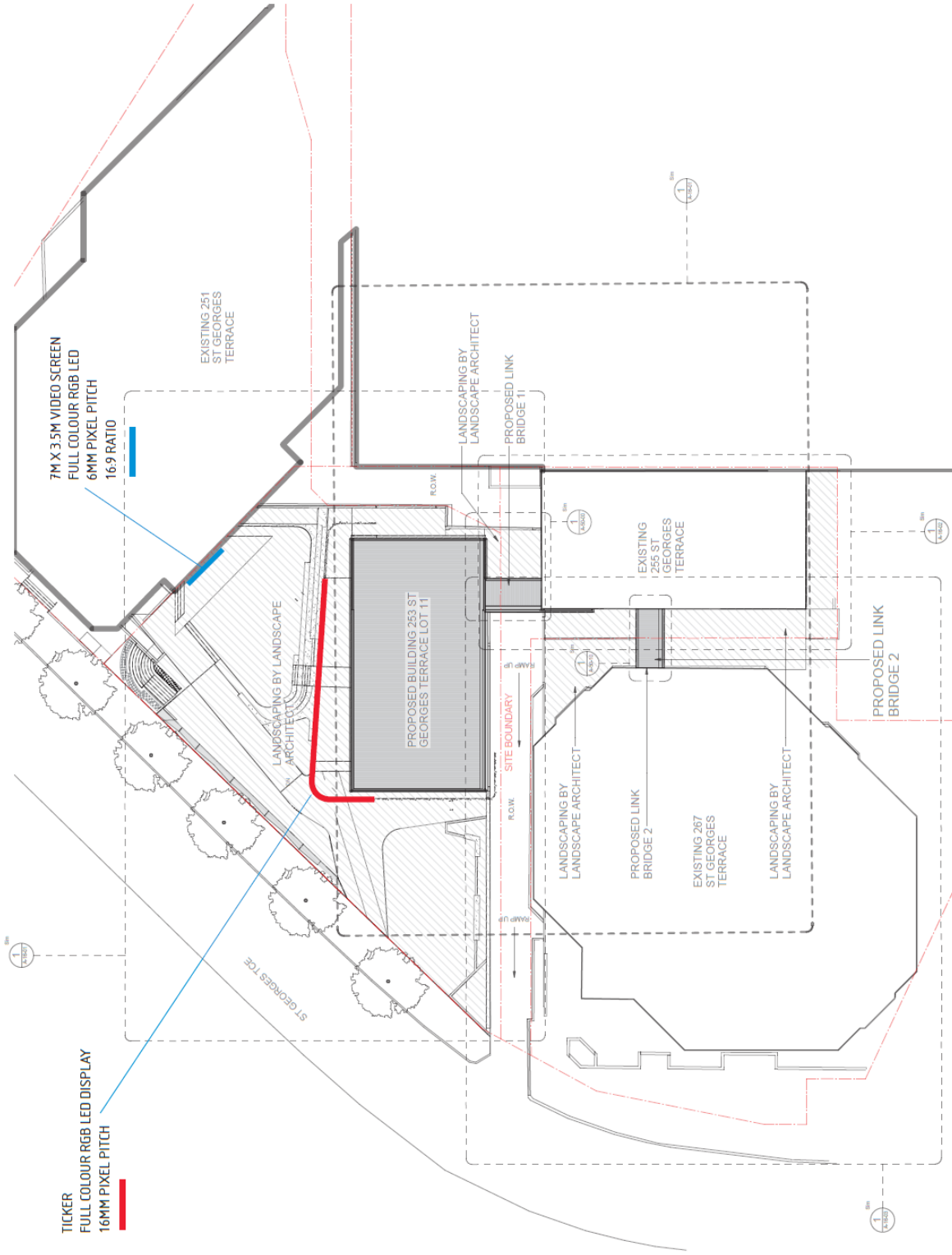


SCHEDULE 2



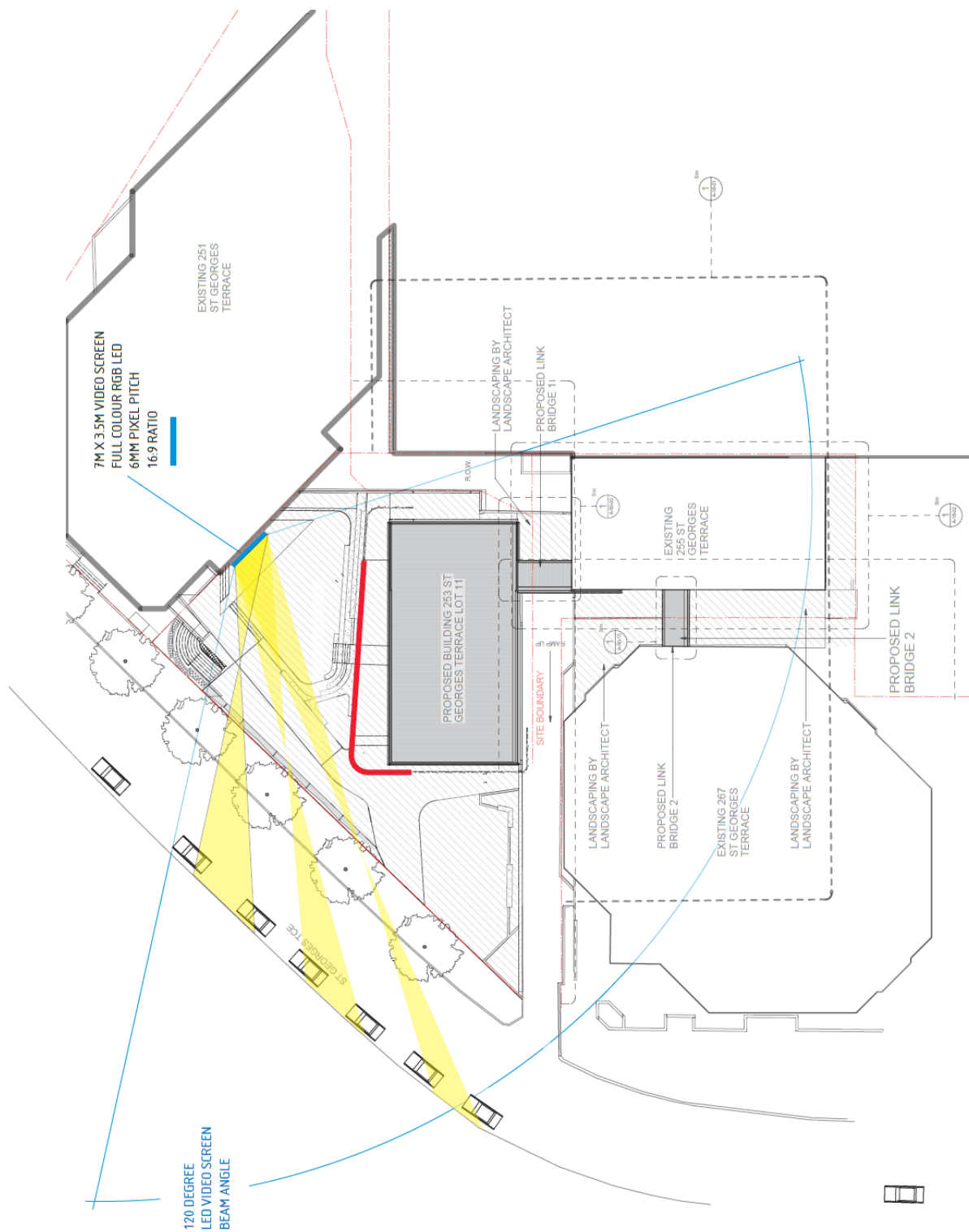
2015/5504 - 251-253 (LOTS 10, 11 AND 412) ST GEORGES TERRACE, PERTH

SCHEDULE 2



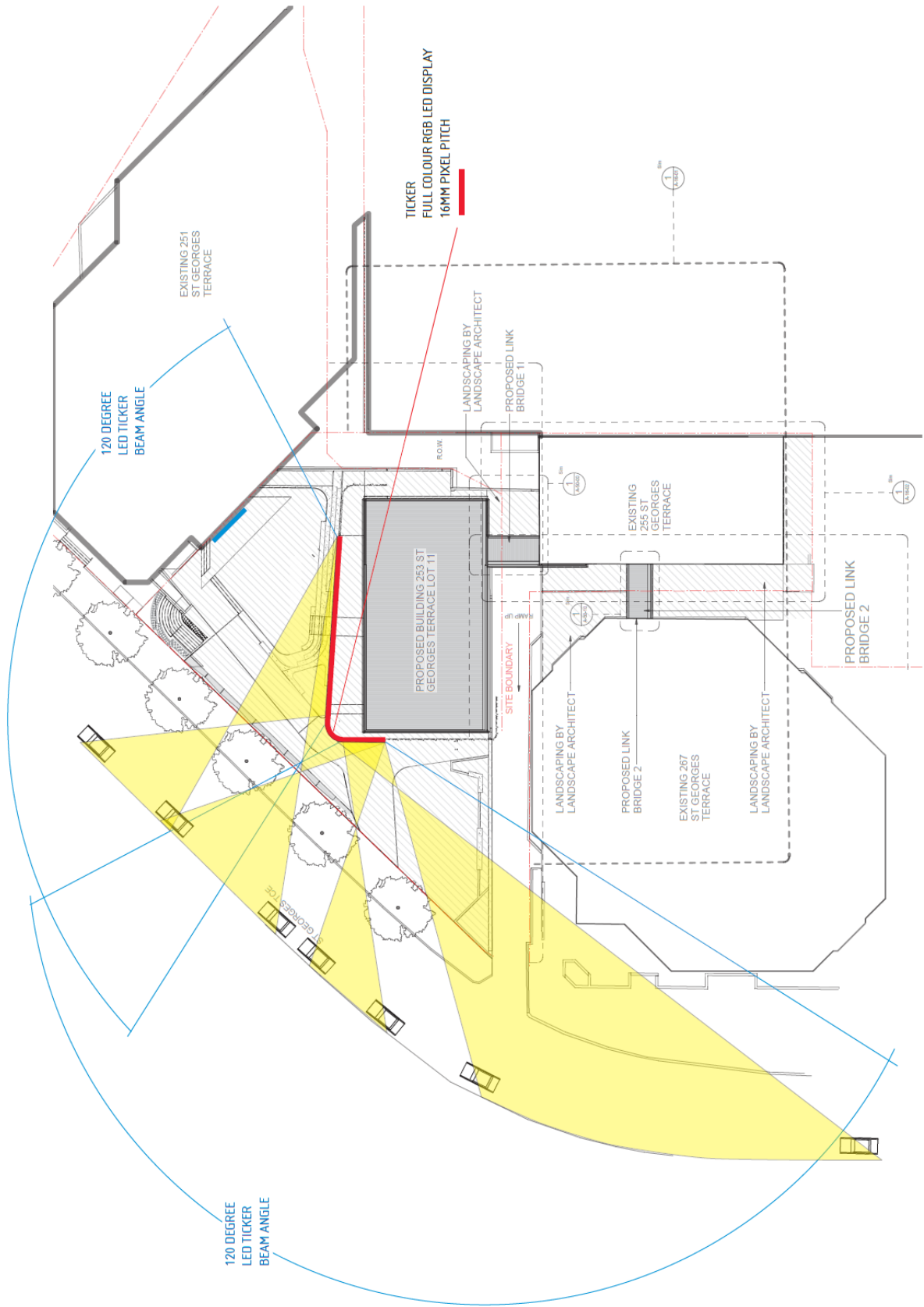
2015/5504 - 251-253 (LOTS 10, 11 AND 412) ST GEORGES TERRACE, PERTH

SCHEDULE 2



2015/5504 - 251-253 (LOTS 10, 11 AND 412) ST GEORGES TERRACE, PERTH

SCHEDULE 2



2015/5504 - 251-253 (LOTS 10, 11 AND 412) ST GEORGES TERRACE, PERTH

City Planning Scheme No.2 - Amendment No.33 and P5 Precinct Plan

Overview of Submissions (1 in total)		
Organisation	Comment	City's Response
1. Government of Western Australia – State Heritage Office	The State Heritage Office notes the proposed Special Control Area is consistent with Condition 20 of the approval issued by the Perth Local Development Assessment Panel and is therefore supportive.	Noted.



Amendment N° 33

PLANNING AND DEVELOPMENT ACT 2005

RESOLUTION DECIDING TO AMEND A TOWN PLANNING SCHEME

CITY OF PERTH

CITY PLANNING SCHEME No. 2 – AMENDMENT No. 33

RESOLVED that the Council, in pursuance of Section 75 of the Planning and Development Act 2005, amend City Planning Scheme No. 2 by:

1. After Clause 57a (1) (t) insert:
 - (u) Melbourne Hotel Special Control Area.
2. Insert the following in Schedule 9 Special Control Areas:

21.0 Melbourne Hotel Special Control Area

21.1 Special Control Area

The following provisions apply to the land marked as Figure 21 – Melbourne Hotel Special Control Area.

21.2 Objectives

- (a) To facilitate the development of the Special Control Area as a whole in a coordinated manner;
- (b) The restoration and maintenance of the Melbourne Hotel building in a good condition with the use of the building being for purposes appropriate to the heritage status and location.

21.3 Heritage

The Melbourne Hotel building shall be restored and thereafter maintained.

21.4 Plot Ratio

For the purpose of determining plot ratio, the total area of the Melbourne Hotel Special Control Area shall be treated as one lot.

21.5 Car Parking

For the purpose of determining the tenant parking allowance under the Perth Parking Policy for any redevelopment as may be defined in the Perth Parking Policy, the Melbourne Hotel Special Control Area shall be treated as one lot.

The tenant parking facilities in one building within the Special Control Area may be leased or used by the tenants of other buildings within the Special Control Area.

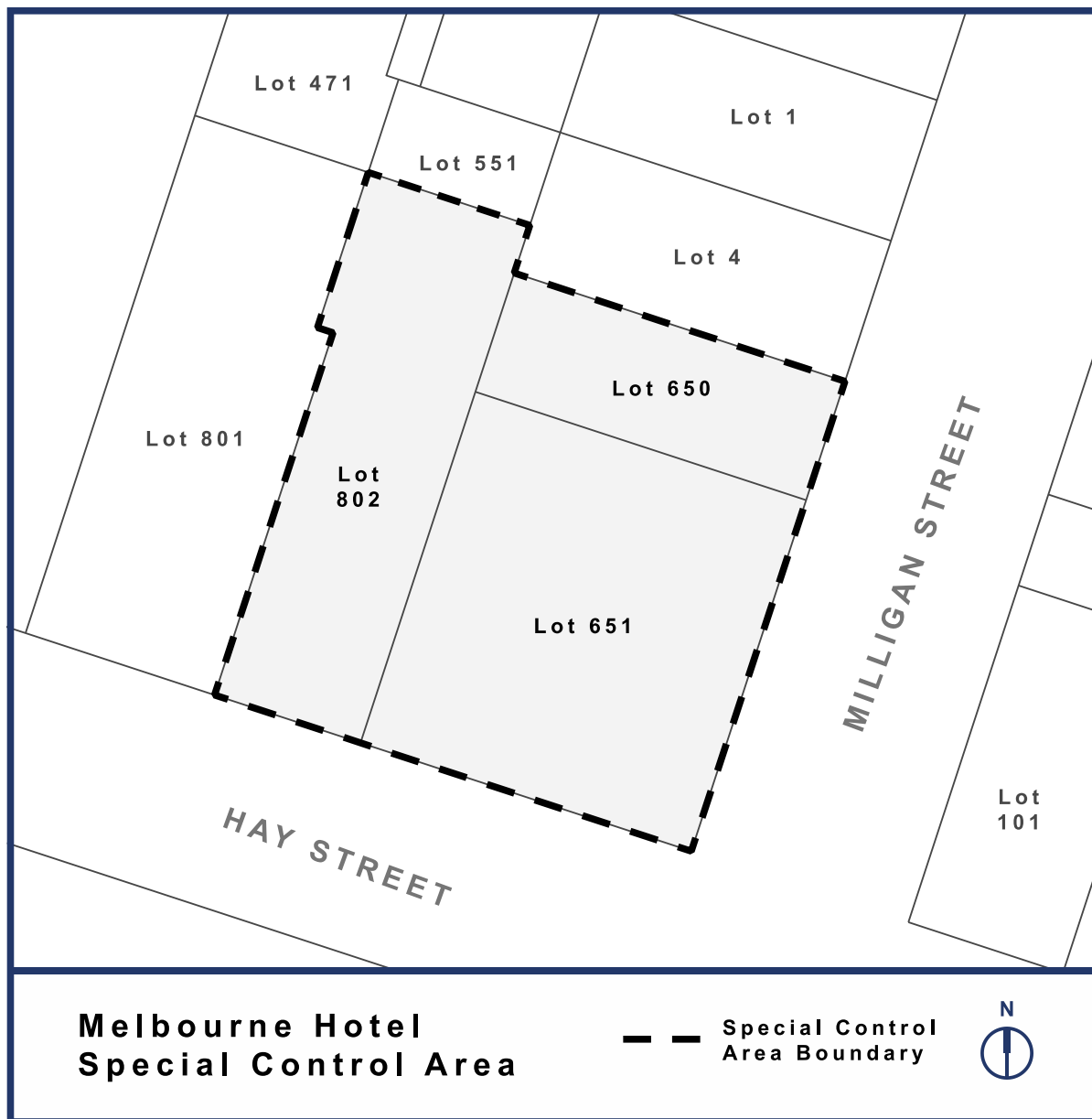


SCHEDULE 4

CITY of PERTH

3. Amending the City Centre (CC) Precincts Plan (P1 to 8) accordingly.
4. Insert Figure 21 Melbourne Hotel Special Control Area into Schedule 9 – Special Control Areas of the Scheme.

Figure 21 – Melbourne Hotel Special Control Area



Dated this ____ day of ____ 2015

CHIEF EXECUTIVE OFFICER



SCHEDULE 4

PROPOSAL TO AMEND A TOWN PLANNING SCHEME

LOCAL AUTHORITY: CITY OF PERTH

DESCRIPTION OF TOWN
PLANNING SCHEME: CITY PLANNING SCHEME No.2

TYPE OF SCHEME: LOCAL PLANNING SCHEME

AMENDMENT No.: 33

PROPOSAL: Pursuant to section 75 of the Planning and Development Act 2005, the Council initiates the following amendments to City Planning Scheme No.2:

1. After Clause 57A (1) (t) insert:
 - (u) Melbourne Hotel Special Control Area.
2. Insert the following in Schedule 9 Special Control Areas:

21.0 Melbourne Hotel Special Control Area

21.1 Special Control Area

The following provisions apply to the land marked as Figure 21 – Melbourne Hotel Special Control Area.

21.2 Objectives

- (a) To facilitate the development of the Special Control Area as a whole in a coordinated manner;
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The tenant parking facilities in one building within the Special Control Area may be leased or used by the tenants of other buildings within the Special Control Area.

3. Amending the City Centre (CC) Precincts Plan (P1 to 8) accordingly.
4. Insert Figure 21 – Melbourne Hotel Special Control Area into Schedule 9 – Special Control Areas of the Scheme.

SCHEME AMENDMENT REPORT

1.0 INTRODUCTION

The purpose of this report is to introduce a Special Control Area (SCA) over what is known as the Melbourne Hotel site at 942 and 950 Hay Street and 33 Milligan Street, Perth.

The objective of the Melbourne Hotel Special Control Area is to facilitate the development of the land as a whole in a coordinated manner in order to achieve a high quality outcome for the site.

The Special Control Area will enable the Melbourne Hotel to be subdivided from the proposed office building site while maintaining the integrity of CPS2 and the Approval to Commence Development in terms of plot ratio and tenant car parking.

Special Control Areas provide a mechanism to prescribe development standards for specific sites or areas within the Scheme Area.

2.0 BACKGROUND

The Perth Local Development Assessment Panel at its meeting held on 17 July 2014 approved the construction of a 20 level office development and the conservation of and extensions to the Melbourne Hotel.

The approval was subject to 22 conditions including condition 20, which states that *'the subject lots being amalgamated into one lot on one Certificate of Title prior to occupation of the buildings'*.

The approval also included an advice note which states that *'Further to condition 21 (sic), any future subdivision of the site to enable the hotel and office buildings to be on separate titles will only be able to occur if an amendment to City Planning Scheme No. 2 is approved to establish a Special Control Area over the site whereby plot ratio and tenant car parking is calculated for the site as a whole.'*

3.0 SUBJECT SITE

The subject site includes three lots being 942 (Lot 651) and 950 (Lot 802) Hay Street and 33 (Lot 650) Milligan Street, Perth.

The Melbourne Hotel building exists on 942 Hay Street, while 950 Hay Street and 33 Milligan Street are currently vacant awaiting development. The Melbourne Hotel is listed on the *State Register of Heritage Places* and is also listed on the City's *Register of Places of Cultural Heritage Significance*.



CITY of PERTH

SCHEDULE 4



Figure 1 – Aerial Photograph of Site

4.0 PLANNING FRAMEWORK

4.1 Metropolitan Region Scheme

The subject site is zoned Central City Area under the MRS. There are no reservations under the MRS affecting the site.

4.2 City Planning Scheme No. 2

4.2.1 Use Area and precinct

The subject site is located within the Citiplace (P5) Precinct and has a City Centre Use Area. The Statement of Intent for the Citiplace Precinct, relevant to the Melbourne Hotel site, States:

'The Precinct will offer a wide range of general and specialised retail uses as well as a mix of other uses such as residential and visitor accommodation, entertainment, commercial, medical, service industry and minor office. Uses at street and pedestrian level will mainly be shops, restaurants (including cafes), taverns and other uses, that have attractive shop fronts and provide activity, interest and direct customer service. Other uses will be established above or below street level and major pedestrian levels.

The restoration and maintenance of buildings, groups of buildings and other places which have substantial historical or other significance will be encouraged.'

4.2.2 Preferred and Contemplated Uses

Preferred Uses in the portion of Precinct 5 – Citiplace Precinct include business services, civic, community and cultural, recreation and leisure, entertainment, recreation and leisure, retail and special residential. Contemplated uses include office, mixed commercial and residential.

4.2.3 Plot Ratio

The site is subject to a base plot ratio of 5.0:1, with a maximum 50% bonus plot ratio (1:1) available for eligible Heritage and Public Facilities (20%), Residential (20%) or Special Residential uses (20-40%).

The proposed development was approved with a plot ratio of 5.3:1 (12,223m²), which included a 5.3% (618m²) plot ratio bonus for heritage conservation.

4.2.4 Car Parking

The proposed development was approved with a maximum of 35 tenant car parking bays with the tenant bays being for the exclusive use of occupants of the development (office and hotel buildings) and not being leased or otherwise reserved for use of the tenants or occupants of other buildings or sites.

4.2.5 Heritage

The State Heritage Office noting the identified cultural significance of the Melbourne Hotel building advised that it supported the development of the site subject to the following conditions being imposed:

1. A Heritage Agreement shall be entered into to ensure the ongoing conservation and maintenance of the Melbourne Hotel.
2. A standard archival record shall be prepared according to the State Heritage Office's Guide to Preparing an Archival Record. This record should also include the Hay Street extension proposed for demolition.
3. An Interpretation Plan for the Melbourne Hotel shall be submitted, which illustrates the sequences of development to enhance the understanding of the place to guests and to users.
4. The demolished 1897 fabric in the ground floor breakfast area of the Melbourne Hotel shall be interpreted in the finished floor treatment.
5. A schedule of conservation works to the Melbourne Hotel shall be submitted that outlines the proposed methodology, materials and finishes.

These conditions were included in the Approval to Commence Development.

5.0 THE PROPOSAL

The purpose of this Scheme Amendment is to introduce a Special Control Area over the subject land being 942 (Lot 651) and 950 (Lot 802) Hay Street and 33 (Lot 650) Milligan Street, Perth, to be referred to as the Melbourne Hotel Special Control Area.

The Special Control Area is requested to enable the site to be developed in accordance with the Approval to Commence Development while allowing the site to be subdivided to create a green title lot for the office development and a green title lot for the Melbourne Hotel.

The subject site is unique in that it will contain, upon the ultimate development of the site, a significant heritage building, hotel accommodation and an office building all on the one site. Given the nature of the development and the variety of uses proposed, the future arrangements will require portions of the land/development to be subdivided. Any



SCHEDULE 4

CITY of PERTH

subdivision would, however, result in a situation whereby the development would not comply with the plot ratio and tenant parking requirements of CPS2 and would be inconsistent with the conditions imposed on the Approval to Commence Development.

6.0 JUSTIFICATION

Special Control Areas allow for the coordinated development of complex sites by treating the area as one site. A Special Control Area relating to what is known as the Melbourne Hotel would permit the potential subdivision of land whilst maintaining the intent of the planning approval granted and the principles of the CPS2. Furthermore, the City cannot positively recommend a subdivision proposal until a Special Control Area governing the calculation of plot ratio and tenant parking over the whole of the site has been gazetted. This is a reflection of Condition 20 and related advice note in the Approval to Commence Development.

In this particular case, the Special Control Area would enable the different land uses to be subdivided into separate green title lots while maintaining the approved plot ratio and tenant car parking allowance over the site. In turn, this would then allow for the proposed redevelopment of the site to proceed in compliance with CPS2. The Special Control Area will also support the restoration and ongoing maintenance of the Melbourne Hotel, as it would be on its own green title lot and therefore not subject to influences from other parts of the development.

A Special Control Area would ensure that the whole site is developed in the form of a high quality mixed use development while maintaining the heritage significance of the Melbourne Hotel. The Special Control Area will assist the City to meet its objectives in that it will:

- Facilitate the retention, restoration and maintenance of a significant heritage building;
- Provide for additional short stay accommodation;
- Cater for the diversity of demands, interests and lifestyles by facilitating and encouraging the provision of a wide range of choices in housing, business, employment, education, leisure, visitor accommodation and attractions; and
- Co-ordinate and ensure that development is carried out in an efficient and environmentally responsible manner which makes optimum use of the City's growing infrastructure and resources.

7.0 CONCLUSION

The purpose of this amendment to City Planning Scheme 2 is to introduce a Special Control Area over the land situated at 942 and 950 Hay Street and 33 Milligan Street, Perth. Special Control Areas provide a mechanism to prescribe development standards for specific sites or areas within the Scheme Area.

The proposed introduction of the Melbourne Hotel Special Control Area facilitates the redevelopment of the subject site while ensuring the restoration and maintenance of the heritage building.

The proposed Special Control Area is consistent with the relevant statutory framework and would contribute positively to the development of the site and the goals of the City's strategic planning policies.



SCHEDULE 4

PLANNING AND DEVELOPMENT ACT 2005 RESOLUTION DECIDING TO AMEND A TOWN PLANNING SCHEME

CITY OF PERTH

CITY PLANNING SCHEME NO 2 - AMENDMENT NO 33

RESOLVED that the Council, in pursuance to section 75 of the Planning and Development Act 2005 amend City Planning Scheme No.2 by:

1. After Clause 57A (1) (t) insert:

(u) Melbourne Hotel Special Control Area.
2. Insert the following in Schedule 9 Special Control Areas:

21.0 Melbourne Hotel Special Control Area

21.1 Special Control Area

The following provisions apply to the land marked as Figure 21 – The Melbourne Hotel Special Control Area.

21.2 Objectives

- (a) To facilitate the development of the Special Control Area as a whole in a coordinated manner;
- (b) The restoration and maintenance of the Melbourne Hotel building in a good condition with the use of the building being for purposes appropriate to the heritage status and location.

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The Melbourne Hotel building shall be restored and thereafter maintained.

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For the purpose of determining plot ratio, the total area of the Melbourne Hotel Special Control Area shall be treated as one lot.

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The tenant parking facilities in one building within the Special Control Area may be leased or used by the tenants of other buildings within the Special Control Area.

3. Amending the City Centre (CC) Precincts Plan (P1 to 8) accordingly.

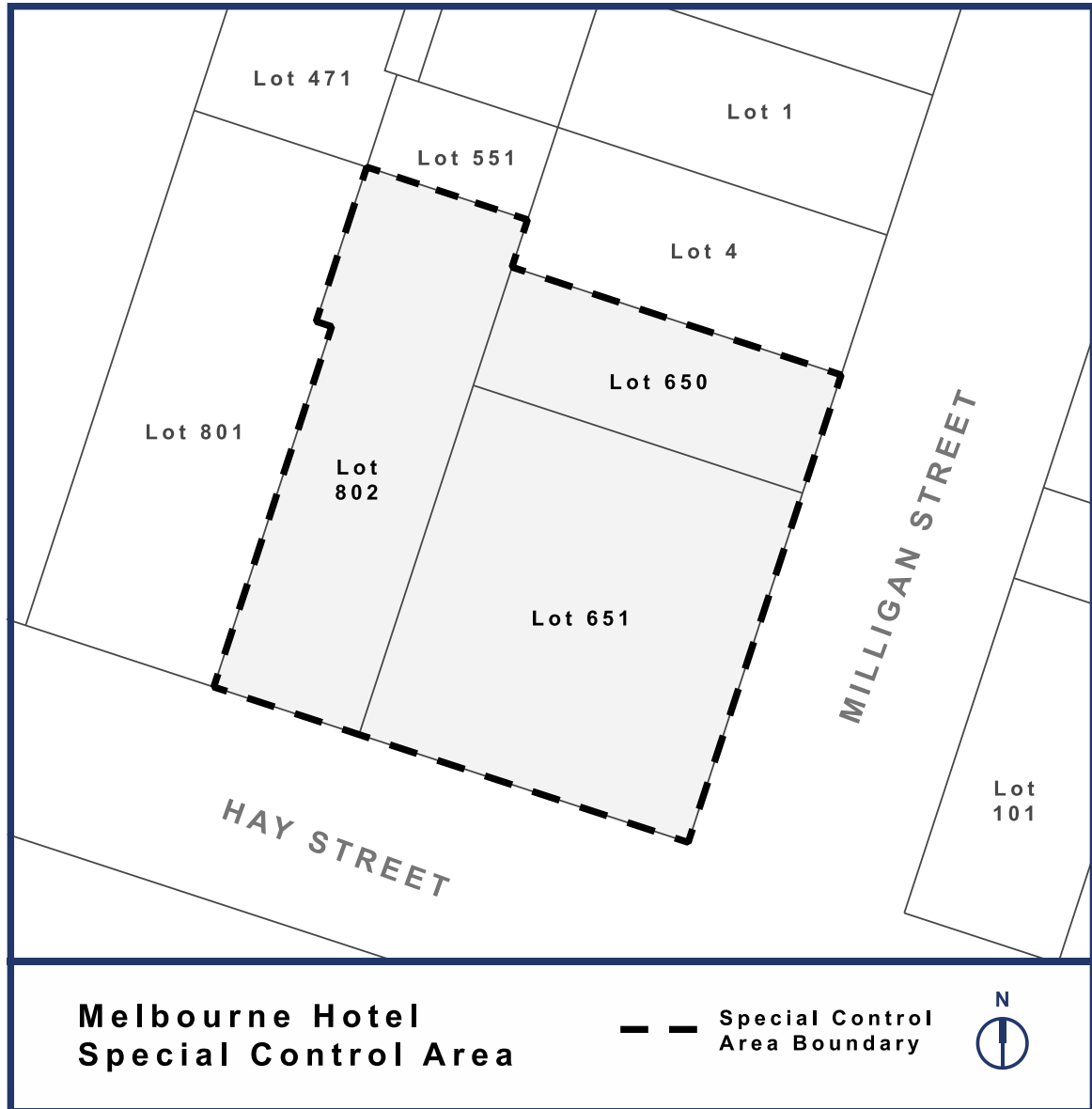


CITY of PERTH

SCHEDULE 4

4. Insert Figure 21 Melbourne Hotel Special Control Area into Schedule 9 – Special Control Areas of the Scheme.

Figure 21 – Melbourne Hotel Special Control Area





CITY of PERTH

SCHEDULE 4

ADOPTION

Adopted by resolution of the City of Perth at the Ordinary Meeting of the Council held
on the _____ day of _____ 2015.

LORD MAYOR

CHIEF EXECUTIVE OFFICER



CITY of PERTH

SCHEDULE 4

FINAL ADOPTION

Adopted for final approval by the City of Perth at the Ordinary Meeting of the Council held on the on the ____ day of _____ 2015, and the Common Seal of the City of Perth was hereunto affixed by the authority of a resolution of the Council in the presence of:

LORD MAYOR

CHIEF EXECUTIVE OFFICER

Recommended / Submitted for Final Approval

DELEGATED UNDER S.16 OF PD ACT 2005

DATE

FINAL APPROVAL GRANTED

MINISTER FOR PLANNING

DATE



CITY of PERTH

SCHEDULE 4

Schedule 1

Existing City Centre Precincts Plan (P1 to P8)

CITY CENTRE:

Will continue to develop as the focus of business, retail, civic, cultural and entertainment activities in Western Australia

PRECINCTS:

The City Centre contains the following Precincts

- P1 - Northbridge

P2 - Cultural Centre

P3 - Stirling

P4 - Victoria
- P5 - Citiplace

P6 - St Georges

P7 - Civic

P8 - Foreshore

PARLIAMENT HOUSE AND SURROUNDS:

A Clause 32 area which maintains the visual prominence of Parliament House and the aesthetic quality of development in the area.

MINOR TOWN / LOCAL PLANNING SCHEMES (TPS / LPS):

The additional Schemes which apply in the city centre are:

- TPS 11 - Wesley Trust and WA Travel Centre

TPS 13 - State Government Insurance Office

TPS 16 - David Jones Site (now Central Park)

TPS 21 - FAI Site

TPS 23 - Paragon

LPS 26 - Normalised Redevelopment Areas

SPECIAL CONTROL AREAS

Special control areas apply in the city centre for these areas:

- 2 - CTA Building

5 - 240 St Georges Tce & 899-915 Hay St

6 - 141 & 125-137 St Georges Tce & 18 Mounts Bay Road

8 - 126-144 Stirling Street

11 - 225-239 St Georges Tce (Bishops See)

12 - 298-316 Murray Street

15 - 92-120 Roe Street

17 - St Martins

18 - 30 Beaufort Street

PLANNING POLICIES:

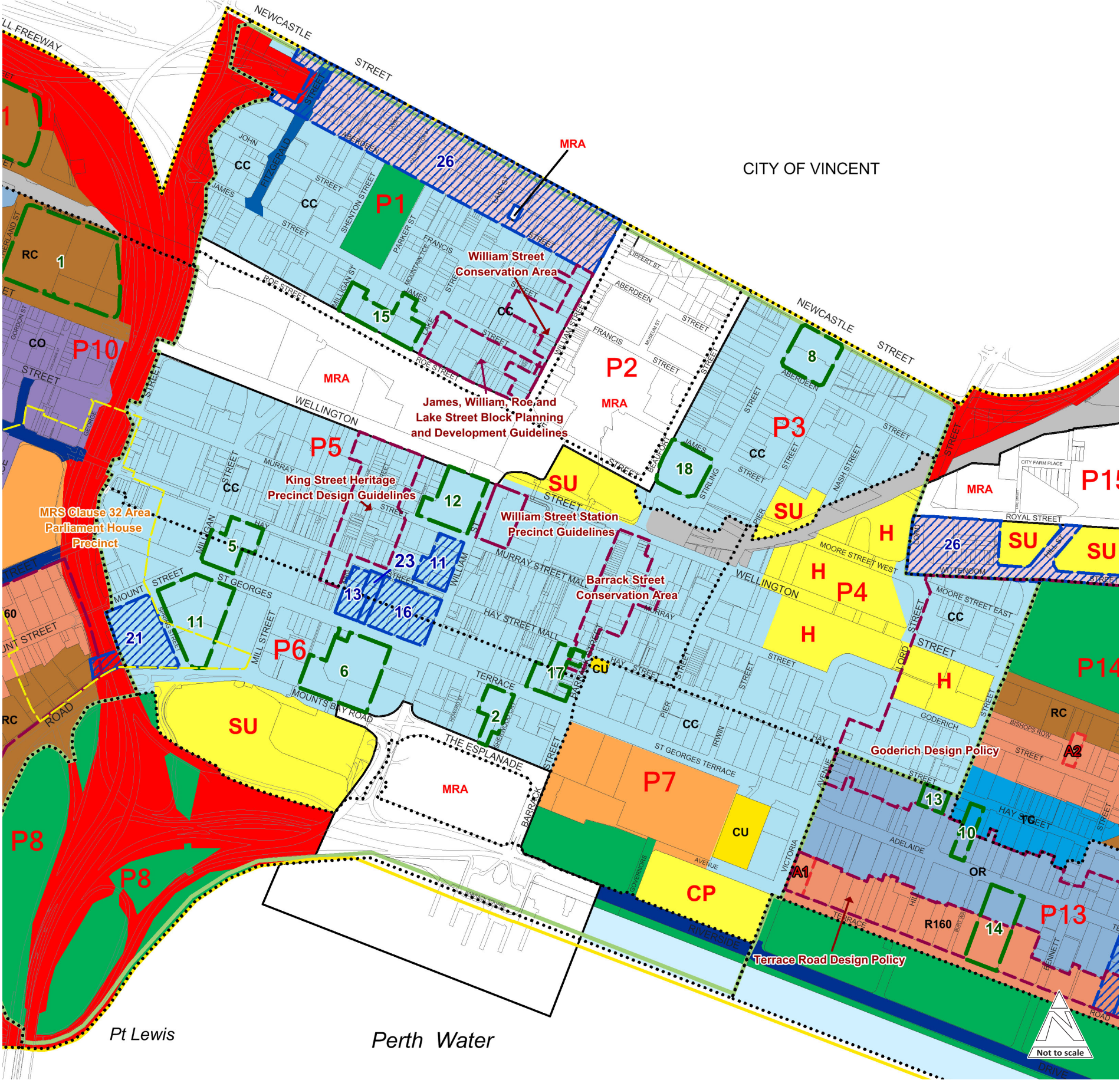
Planning and design guidelines apply in the city centre for these areas:

- James, William, Roe and Lake Street

- King Street

- Goderich

- William Street Station Precinct



LEGEND

Scheme Area Boundary	
CITY OF PERTH SCHEME RESERVES	
Parks & Recreation	P&R
Public Purposes - Civic Use	CU
CITY OF PERTH SCHEME USE AREAS	
City Centre	CC
Town Centre	TC
Residential	R60
Office/Residential	OR
Residential/Commercial	RC
Commercial	CO
OTHER	
Additional Uses	A1
Normalised Redevelopment Area	
Metropolitan Redevelopment Authority Area	MRA
City Centre Boundary	
MRS Clause 32 Area	
Minor Town / Local Planning Schemes and Number	12
Special Control Areas and Number	2
Other Planning Control Areas	
Precinct Boundary	
Precinct Number	P7
METROPOLITAN REGION SCHEME RESERVES	
Parks & Recreation	
Railways	
Civic & Cultural	
Waterways	
Public Purposes	
• Hospital	H
• Car Park	CP
• University	U
• SECWA	SEC
• Special Uses	SU
ROADS	
• Primary Regional Roads	
• Other Regional Roads	

NOTE: The Department of Planning should be consulted for full information on the actual land requirements for all Metropolitan Region Scheme Reserves



CITY of PERTH

SCHEDULE 4

Schedule 2

Proposed City Centre Precincts Plan (P1 to P8)

CITY CENTRE:

Will continue to develop as the focus of business, retail, civic, cultural and entertainment activities in Western Australia

PRECINCTS:

The City Centre contains the following Precincts

- P1 - Northbridge

P2 - Cultural Centre

P3 - Stirling

P4 - Victoria
- P5 - Citiplace

P6 - St Georges

P7 - Civic

P8 - Foreshore

PARLIAMENT HOUSE AND SURROUNDS:

A Clause 32 area which maintains the visual prominence of Parliament House and the aesthetic quality of development in the area.

MINOR TOWN / LOCAL PLANNING SCHEMES (TPS / LPS):

The additional Schemes which apply in the city centre are:

- TPS 11 - Wesley Trust and WA Travel Centre

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TPS 23 - Paragon

LPS 26 - Normalised Redevelopment Areas

SPECIAL CONTROL AREAS

Special control areas apply in the city centre for these areas:

- 2 - CTA Building

5 - 240 St Georges Tce & 899-915 Hay St

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11 - 225-239 St Georges Tce (Bishops See)

12 - 298-316 Murray Street

15 - 92-120 Roe Street

17 - St Martins

18 - 30 Beaufort Street

21 - Melbourne Hotel

PLANNING POLICIES:

Planning and design guidelines apply in the city centre for these areas:

- James, William, Roe and Lake Street

- King Street

- Goderich

- William Street Station Precinct



LEGEND

- Scheme Area Boundary

CITY OF PERTH SCHEME RESERVES

Parks & Recreation

Public Purposes - Civic Use

CITY OF PERTH SCHEME USE AREAS

City Centre

Town Centre

Residential

Office/Residential

Residential/Commercial

Commercial

OTHER

Additional Uses

Normalised Redevelopment Area

Metropolitan Redevelopment Authority Area

City Centre Boundary

MRS Clause 32 Area

Minor Town / Local Planning Schemes and Number

Special Control Areas and Number

Other Planning Control Areas

Precinct Boundary

Precinct Number

METROPOLITAN REGION SCHEME RESERVES

Parks & Recreation

Railways

Civic & Cultural

Waterways

Public Purposes

Hospital

Car Park

University

SECWA

Special Uses

ROADS

Primary Regional Roads

Other Regional Roads

NOTE: The Department of Planning should be consulted for full information on the actual land requirements for all Metropolitan Region Scheme Reserves

CONFIDENTIAL SCHEDULE 5
ITEM NO. 3 – HERITAGE RATE CONCESSION
APPLICATION FOR PROPERTY AT 45 WELLINGTON
STREET, EAST PERTH

FOR THE COUNCIL MEETING

2 FEBRUARY 2016

DISTRIBUTED TO ELECTED MEMBERS UNDER
SEPARATE COVER



2015/5464 – WATERBANK PUBLIC DOMAIN AND INFRASTRUCTURE WORKS – LOCATION PLAN

SCHEDULE 7

IMPROVEMENT MODEL

STAGE	KEY ACTIVITIES	DEC 14	DEC 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		X	
	Set Vision		X	
	Set Short / Long Term Objectives		X	
	Identify Strategic Opportunities		X	
	Identify Marketing Opportunities		X	
	Identify Sustainable Funding Options		X	
	Identify Private Investment Options		X	
	Outline Actions		X	
Implementation	Communications Plan (Stage 2)		X	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		X	
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			

Key	
X	Completed
/	On-going
	Outstanding

CONFIDENTIAL SCHEDULES 8 AND 9
ITEM NO. 5 – BARRACK STREET – INTEGRATING
PRIVATE REALM INVESTMENT WITH STREETSCAPE
WORKS – ANNUAL UPDATE

FOR THE COUNCIL MEETING

2 FEBRUARY 2016

DISTRIBUTED TO ELECTED MEMBERS UNDER
SEPARATE COVER

SCHEDULE 10

Corporate SPONSORSHIP – DEPARTMENT OF STATE DEVELOPMENT – 2016 APRIL SCHOOL HOLIDAY Program Proposed program costs

Description	WA		Details
	Government	City of Perth	
Scitech exhibits and hourly stage show for 5 hours each day inc. audio visual equipment and visual displays.	\$49,115.00		State Government has funded Scitech's development of program and a new exhibit, including staffing during bump in, event and bump out of the program.
In-Kind Support			
Forrest Place hire site fees (12 days, \$732.25 per day)		\$8,788.20	Includes waste management, electricity and water use fees.
2 Event Carparking Bays		\$0.00	
Building Application Fee		\$68.00	
Green Room cleaning		\$55.00	
Cash Support			
Security services (Sun 10- noon Fri 15 Apr) - estimate		\$11,952.00	City of Perth contract with Australian Event Protection for security services cost \$41.50 (ex GST)/hour. A single guard is required at all times the program is not operational (including bump in and out) plus a minimum of two guards between 10pm to 6am.
Marquee, 20 x 30m		\$12,595.00	The City of Perth's "Perth Paper Pilots" October school holiday activity took place in the same size marquee, provided by AKA Events Hire; who has also provided this quote.
City of Perth Promotion		\$0.00	Promotion through the Visit Perth City Website and social media advertising and promotion in the 'Perth City Playground Pass' document distributed by the City of Perth (if applicable)
City of Perth Marketing Staff Support		\$0.00	
TOTAL CASH SUPPORT	\$49,115.00	\$24,547.00	
TOTAL IN-KIND SUPPORT	Unknown	\$8,911.20	The in-kind contribution should not be regarded as foregone revenue as the City would not receive any hire fees from a City-run school holiday programs.

CONFIDENTIAL SCHEDULES 11, 12 AND 13
ITEM 8 – CORPORATE SPONSORSHIP – NANJING
CHINESE NEW YEAR DRAGON LANTERN LIGHTING
EVENT AND DRAGON IN PERTH DOCUMENTARY

FOR THE COUNCIL MEETING

2 FEBRUARY 2016

DISTRIBUTED TO ELECTED MEMBERS UNDER
SEPARATE COVER

SCHEDULE 14
FINANCIAL ACTIVITY STATEMENT FOR THE FIVE MONTHS TO
30 NOVEMBER 2015

REPORT OF VARIANCES TO BUDGET

This report compares the actual performance for the five months to 30 November 2015 with the Revised Budget approved by Council on 3 November 2015.

Operating Revenue

- Fines and Costs are \$(207,000) below the revised budget at the end of the month, with the main contributor being parking fines under budget estimates by \$(187,000).
- Investment income achieved better than the revised forecasts by \$111,000 for the five months mainly due to the performance of the Colonial Share Index Fund which reflected the movement of the ASX 200 index for the month.
- Parking revenue fell \$(283,000) (of which \$232K is related to CPP and \$51K to PSU) under the revised budget. The year to date unfavourable variance comprises of \$(148,000) for Undercover Car Parks, \$(99,000) for Kerbside Parking and \$(36,000) for Open Air Car Parks. Within Undercover Car Parks the main contributors were the Convention Centre Car Park \$(70,000) (due to fewer events than budgeted for) His Majesty's \$(51,000) and the Perth Concert Hall \$(47,000) offset by over budget parking revenue for Elder Street of \$42,000 (due to more events being held at Perth Arena than budgeted for). There are various factors influencing the lower than expected patronage figures, including roadworks in the City and the current economic climate.
- Other Revenue was \$208,000 above the revised budget which was a \$266,000 improvement from October, predominantly because of the above target Building Licence Fees of \$77,000 and an unbudgeted LGIS Scheme Dividend of \$143,000.

Operating Expenditure

- Employee costs were lower than estimated at the end of November by \$406,000. Various vacancies were the main contributor, Staff Recruitment Costs \$59,000 and Corporate Training \$43,000 added to the favourable variance. This positive variance was partly offset by lower than expected recovery from Capital projects \$(92,000), higher than anticipated spend on Overtime (\$46,000) and Casual Staff Salaries (\$49,000).
- Materials and Contracts were \$1,157,000 under the November revised budget due primarily to Infrastructure Contractors \$417,000, where the timing of works since the review has varied for Footpaths \$119,000 and the River Wall \$213,000. The balance of underspending occurred across a range of areas such as Property

SCHEDULE 14
FINANCIAL ACTIVITY STATEMENT FOR THE FIVE MONTHS TO
30 NOVEMBER 2015

REPORT OF VARIANCES TO BUDGET

Maintenance \$294,000, Other Professional Fees \$119,000 and Prosecution Fees \$131,000. These were partly offset by Advertising Production Cost \$(82,000), Performers Fees \$(55,000) and Other Maintenance \$(101,000).

- Depreciation was \$(74,000) above the revised budget for Buildings \$(27,000) and Parks Infrastructure \$(24,000) with smaller variances elsewhere.
- Interest Expenses for the period was \$(83,000) above the revised budget mainly due to the estimate of the interest capitalised on the Perth City Library loan \$(21,000) and Elder Street Undercover Car Park \$(37,000) being higher than actual.
- Month on month the Loss on Disposal of Assets resulted in a favourable variance of \$482,000 for the year to date. The variance arose mainly due to the timing of infrastructure assets write-offs, which are dependent upon the progress of capital projects and final close-outs.
- Other Expenditure was \$334,000 under the revised budget, predominantly due to the timing of donations and sponsorships with the Marketing and Events Unit \$243,000 and the Community Arts Organisational Unit \$(185,000).

Investing Activities

- Capital expenditure was \$2.9 million under the revised forecasts. The program of project works has progressed slower than anticipated resulting in this substantial variance. Projects well progressed include the Perth City Library and Public Plaza, the Barrack Street 2-Way Conversion and Treasury Footpath projects and Mill Street - St Georges Terrace to Mounts Bay Road, plus East End Enhancement Hay Street (Barrack to Pier Street).
- Transfers to Reserves were relatively in line with revised budget expectations.

Financing Activities

- Transfers from Reserves will accelerate in the coming months in accordance with the budget program.
- Funding of carry forwards estimated in the budget is dependent upon the progress of the capital works program.
- Capital Grants and Contributions were \$(1.72) million behind the revised forecasts mainly due to slower than anticipated delivery of capital projects

SCHEDULE 14
FINANCIAL ACTIVITY STATEMENT FOR THE FIVE MONTHS TO
30 NOVEMBER 2015

REPORT OF VARIANCES TO BUDGET

Amounts sourced from Rates

- Rates revenue raised \$888,000 higher than the revised budget with the invoicing of interim rates above budget on a year to date basis.

CITY OF PERTH SCHEDULE 14

FINANCIAL ACTIVITY STATEMENT - for the period ended 30 November 2015

	Revised Budget 2015/16 \$	Budget YTD 30-Nov-15 \$	Actual YTD 30-Nov-15 \$	Variance YTD 30-Nov-15 \$
Proceeds from Operating Activities				
Operating Revenue				
<i>Nature of Income</i>				
Parking Fees	75,778,365	31,785,195	31,502,169	(283,025)
Fines and Costs	9,458,652	4,131,777	3,924,392	(207,385)
Investment Income and Interest	4,835,983	2,050,769	2,161,892	111,123
Community Service Fees	1,646,654	699,410	683,630	(15,779)
Rubbish Collection	7,638,983	7,555,259	7,545,873	(9,386)
Rentals and Hire Charges	5,208,233	2,141,887	2,134,355	(7,532)
Recurrent Grants	1,483,539	315,860	275,367	(40,492)
Contributions, Donations and Reimbursements	474,671	200,093	317,680	117,587
Other Income	4,862,690	2,406,036	2,614,164	208,127
	111,387,769	51,286,285	51,159,521	(126,764)
Less: Operating Expenditure				
<i>Nature of Expenditure</i>				
Employee Costs	69,385,571	27,055,220	26,648,737	406,483
Materials and Contracts	53,612,646	19,968,024	18,811,307	1,156,718
Utilities	3,258,341	1,281,494	1,240,140	41,355
Insurance Expenditure	1,104,572	473,668	493,864	(20,196)
Depreciation and Amortisation	30,002,334	12,597,795	12,672,104	(74,309)
Interest Expenses	1,156,345	497,341	580,673	(83,333)
Expense Provisions	962,345	402,986	402,972	13
Loss on Disposal of Assets	1,766,210	857,229	375,174	482,056
Other Expenditure	24,611,295	10,887,638	10,553,385	334,253
	185,859,660	74,021,395	71,778,356	2,243,040
Add back Depreciation	(30,002,334)	(12,597,795)	(12,672,104)	74,309
(Loss) / Profit on Disposals	(1,766,210)	(857,229)	(375,174)	(482,056)
	154,091,115	60,566,371	58,731,078	1,835,293
Net Surplus/(Deficit) from Operations	(42,703,346)	(9,280,086)	(7,571,557)	1,708,529
Investing Activities				
Capital Expenditure	(69,049,135)	(23,720,731)	(20,804,984)	2,915,747
Repayment of Borrowings	(6,441,707)	(2,572,293)	(2,572,293)	-
Transfers to Reserves	(28,095,017)	(2,355,363)	(1,735,213)	620,150
	(103,585,859)	(28,648,387)	(25,112,490)	3,535,898
Financing Activities				
Transfer from Reserves	30,752,812	12,890,905	21,696,659	8,805,754
Carry Forwards	21,681,358	7,448,285	6,253,889	(1,194,396)
Proceeds from Disposal of Assets/Investments	1,729,345	1,523,000	694,658	(828,342)
Distribution from TPRC	1,833,333	-	-	-
Capital Grants	7,757,850	2,185,600	461,737	(1,723,863)
	63,754,698	24,047,790	29,106,943	5,059,153
Add: Opening Funds	636,302	636,302	636,302	-
Net Surplus/(Deficit) before Rates	(82,534,507)	(13,880,683)	(3,577,104)	10,303,580
Amount Sourced from Rates	82,681,631	80,842,160	81,730,236	888,076
Closing Funds	783,426	67,597,778	78,789,434	11,191,656

Net Cash on Hand				
Cash On Hand	5,321,032	9,121,769	16,542,723	7,420,954
Money Market Investments	106,330,600	140,560,000	136,521,266	(4,038,734)
Funds on Hand	111,651,632	149,681,769	153,063,989	3,382,220
Analysis of Funds on Hand				
Reserves	86,669,717	66,840,811	64,920,263	(1,920,548)
Provisions	11,525,004	12,317,337	11,100,305	(1,217,032)
Carry forwards	-	10,954,854	9,913,895	(1,040,959)
Restricted Grants not yet utilised	437,037	253,875	437,037	183,162
General Funds	13,019,874	59,314,893	66,692,489	7,377,597
Funds on Hand	111,651,632	149,681,769	153,063,989	3,382,220

CURRENT POSITION AS AT THE END OF THE PERIOD

30-November-2015

	2015/16 Revised Budget \$	2015/16 Budget YTD \$	2015/16 Actual YTD \$	2015/16 Variance \$
Current Assets				
Cash and Cash Equivalents	5,321,032	9,121,769	16,542,723	7,420,954
Deposits and Prepayments	1,783,674	13,057,727	12,878,835	(178,892)
Money Market Investments - Municipal Funds	19,660,883	73,719,189	71,601,003	(2,118,186)
Money Market Investments - Restricted Funds	86,669,717	66,840,811	64,920,263	(1,920,548)
Trade and Other Receivables	10,243,590	17,560,440	21,928,211	4,367,771
Inventories	2,865,990	4,913,126	1,134,729	(3,778,397)
Total Current Assets	126,544,886	185,213,062	189,005,764	3,792,702
Current Liabilities				
Trade and Other Payables	27,342,738	38,203,261	33,155,199	(5,048,062)
Employee Entitlements	11,525,004	10,691,256	11,100,305	409,049
Provisions	224,001	1,626,080	603,526	(1,022,554)
Borrowings	6,771,075	6,376,142	6,570,642	194,500
Total Current Liabilities	45,862,818	56,896,739	51,429,672	5,467,067
Working Capital Position Brought Forward	\$ 80,682,068	\$ 128,316,322	\$ 137,576,092	\$ 9,259,770
Deduct Restricted Cash Holdings	(86,669,717)	(66,840,811)	(64,920,263)	1,920,548
Deduct Unspent Borrowings	-	(253,875)	(437,037)	(183,162)
Deduct Restricted Capital Grants	6,771,075	6,376,142	6,570,642	194,499.91
Add Current Borrowings				
Current Funds Position Brought Forward	\$ 783,427	\$ 67,597,778	\$ 78,789,434	\$ 11,191,656

SCHEDULE 14

EXPLANATORY NOTES – FINANCIAL ACTIVITY STATEMENT

BACKGROUND

- Regulation 34 of the Local Government (Financial Management) Regulations 1996 was amended effective from 1 July 2005.
- The amendment prescribes a monthly Financial Activity Statement (FAS) reporting the sources and application of funds, as set out in the Rate Setting Statement which is included in the Annual Budget.

PURPOSE

- The FAS reports the actual financial performance of the City in relation to its adopted budget, which has been structured on financial viability and sustainability principles.
- The FAS is intended to act as a guide to Council of the impact of financial activities and the reasons for major variances to the annual budget estimates.

PRESENTATION

- Regulation 34 prescribes the minimum detail to be included in the FAS. These are listed below.
 - Annual Budget estimates, and approved revisions to these, are to be included for comparison purposes.
 - Actual amounts of income and expenditure to the end of the month of the FAS.
 - Material variances between the comparable amounts and commentary on reasons for these.
 - The net current assets at the end of the month to which the FAS relates.
- An explanation of the composition of the net current assets at the end of the month to which the FAS relates; less committed and restricted assets.
- Councils are given the option of adopting a format which is considered most appropriate to their needs. These options are listed below.
 - According to nature and type classification,
 - by program, or
 - by business unit.
- It is recommended that while the information presented by cost objects (programs and activities) or by cost centres (business units) are useful for expense allocation and cost centre accountability purposes, they are less informative and difficult to comprehend in matters of disclosure and less effective in cost management and control.
- The FAS has therefore been presented in the format using nature and type classification as the most meaningful disclosure to the Council and public.

FORMAT

- The FAS is formatted to align with the Rate Setting Statement.
- The first part deals with operating income and expenditure, excluding rate revenue.
- The next classification is the amount spent on capital expenditure and debt repayments.
- The classification 'Financing Activities' provides a statement of sources of funds other than from operating or rates revenue, which are usually associated with capital expenditure.
- Attached to the FAS is a statement of 'Net Current Assets' for the budget and actual expenditure to the end of the month to which the FAS relates.
- Opening and closing funds represent the balance of 'Net Current Assets', not including any funds which are committed or restricted.
- "Committed assets" means revenue unspent but set aside under the annual budget for a specific purpose.
- "Restricted assets" means those assets the uses of which are restricted, wholly or partially, by regulations or other externally imposed requirements", e.g. reserves set aside for specific purposes.
- To avoid duplication in calculating 'Closing Funds on hand', certain balances, such as provisions and borrowings, are also deducted.
- The total Closing Funds on hand are to be taken into account when calculating the amount to be raised by rates each year.
- The classification "Net Cash on Hand" represents the balances of funds held in cash or invested and the analysis into those funds reserved, carried forward or remaining unspent at the end of the month to which the FAS relates.



CITY of PERTH

CITY of PERTH

Financial Statements

For the 5 months ended 30 November 2015

SCHEDULE 14

CITY OF PERTH MUNICIPAL

Statement of Comprehensive Income for the 5 months ended 30 November 2015 (By Program)

	<i>Note</i>	Budget 2015/2016	Revised Budget YTD	Actual YTD 30/11/2015	YTD Variance	
OPERATING REVENUE		\$	\$	\$	\$	%
General Purpose Funding Rates		83,567,338	81,674,176	82,576,125	901,949	1.1%
General Purpose Funding Other		5,735,976	1,907,385	1,938,017	30,632	1.6%
Law, Order, Public Safety		46,225	10,757	4,151	(6,606)	-61.4%
Health		864,920	669,581	712,292	42,711	6.4%
Education and Welfare		2,153,539	937,120	914,720	(22,400)	-2.4%
Housing		656,190	343,690	347,195	3,505	1.0%
Community Amenities		10,294,628	8,773,135	8,693,119	(80,016)	-0.9%
Recreation and Culture		1,859,860	417,429	558,581	141,152	33.8%
Transport		90,764,129	36,814,457	36,361,543	(452,914)	-1.2%
Economic Services		1,093,247	295,765	370,857	75,092	25.4%
Other Property and Services		717,071	284,677	412,884	128,207	45.0%
Total Operating Income		197,753,123	132,128,443	132,889,755	761,312	0.6%
OPERATING EXPENDITURE						
Governance		11,262,129	4,868,770	4,629,410	239,360	4.9%
General Purpose Funding		3,089,672	1,590,359	1,571,523	18,836	1.2%
Law, Order, Public Safety		3,868,851	1,459,466	1,515,126	(55,660)	-3.8%
Health		1,884,897	1,193,213	1,051,085	142,128	11.9%
Education and Welfare		3,870,122	1,512,561	1,482,062	30,499	2.0%
Housing		563,144	256,710	238,372	18,338	7.1%
Community Amenities		28,558,870	10,873,453	10,741,413	132,040	1.2%
Recreation and Culture		32,248,092	12,392,224	11,573,820	818,404	6.6%
Transport		85,571,552	33,949,716	33,426,069	523,647	1.5%
Economic Services		9,744,103	3,718,148	3,689,800	28,348	0.8%
Other Property and Services		7,266,137	1,295,548	1,395,269	(99,721)	-7.7%
Total Operating Expenditure		187,927,571	73,110,169	71,313,949	1,796,220	2.5%
NET FROM OPERATIONS		9,825,552	59,018,274	61,575,806	2,557,532	4.3%
GRANTS/CONTRIBUTIONS						
For the Development of Assets						
- General Purpose Funding		80,200	75,600	75,600	-	0.0%
- Recreation and Culture		3,207,250	1,790,000	-	-	0.0%
- Transport		3,555,000	320,000	386,137	66,137	20.7%
Total Grants/Contributions		6,842,450	2,185,600	461,737	(1,723,863)	-78.9%
DISPOSAL/WRITE OFF OF ASSETS						
Gain/(Loss) on Disposal of Assets	2	(1,558,253)	(857,229)	(375,190)	482,039	-56.2%
Change in net assets resulting from operations before significant items		15,109,749	60,346,645	61,662,353	1,315,708	2.2%
SIGNIFICANT ITEMS						
Distribution from TPRC		1,833,333	-	-	-	0.0%
(Loss) on Disposal of Investments		-	(3,655)	(3,655)	-	0.0%
Change in net assets resulting from operations after significant items		16,943,082	60,342,990	61,658,698	1,315,708	2.2%

SCHEDULE 14

CITY OF PERTH MUNICIPAL

Statement of Comprehensive Income for the 5 months ended 30 November 2015

(By Nature)

	Note	Budget 2015/2016	Revised Budget YTD	Actual YTD 30/11/2015	YTD Variance	
		\$	\$	\$	\$	%
OPERATING REVENUE						
Rates		82,692,367	80,842,160	81,730,236	888,076	1.1%
Grants and Contributions for Non Capital Purposes		1,508,499	315,860	275,367	(40,493)	-12.8%
Donations and Reimbursements		452,347	200,093	317,680	117,587	58.8%
Fees and Charges		105,979,914	48,100,208	47,671,748	(428,460)	-0.9%
Interest and Investment Income		5,157,319	2,050,769	2,161,892	111,123	5.4%
Other Revenue		1,962,676	619,353	732,833	113,480	18.3%
Total Revenue from Operating Activities		197,753,122	132,128,443	132,889,755	761,312	0.6%
OPERATING EXPENDITURE						
Employee Costs		69,135,566	26,903,540	26,648,737	254,803	0.9%
Materials and Contracts		52,838,709	19,967,756	18,811,307	1,156,449	5.8%
Utilities		3,069,080	1,281,494	1,240,140	41,354	3.2%
Depreciation and Amortisation		34,211,101	12,597,795	12,672,104	(74,309)	-0.6%
Interest		1,836,750	497,341	580,673	(83,332)	-16.8%
Insurance		1,166,259	473,668	493,864	(20,196)	-4.3%
Expenses Provision		962,345	402,986	402,971	15	0.0%
Other Expenses from Ordinary Activities		24,707,761	10,985,589	10,464,153	521,436	4.7%
Total Expenses from Ordinary Activities		187,927,571	73,110,169	71,313,949	1,796,220	2.5%
Change in Net Assets from Ordinary Activities before Capital Amounts		9,825,551	59,018,274	61,575,806	2,557,532	4.3%
GRANTS/CONTRIBUTIONS						
Grants and Contributions- Capital		6,842,450	2,185,600	461,737	(1,723,863)	-78.9%
NET OPERATING SURPLUS		16,668,002	61,203,874	62,037,543	833,669	1.4%
DISPOSAL/WRITE OFF OF ASSETS	2	(1,558,253)	(857,229)	(375,190)	482,039	-56.2%
SIGNIFICANT ITEMS						
Distribution from TPRC		1,833,333	-	-	-	0.0%
(Loss) on Disposal of Investments		-	(3,655)	(3,655)	-	0.0%
Change in net assets resulting from operations after capital amounts and significant items		16,943,082	60,342,990	61,658,698	1,315,708	2.2%

SCHEDULE 14

CITY OF PERTH MUNICIPAL

Statement of Financial Position as at 30 November 2015

	Note	30/11/2015	30/06/2015
CURRENT ASSETS		\$	\$
Cash and Cash Equivalents	11	16,542,723	21,164,777
Deposits/Prepayments	4	12,878,835	1,339,244
Investments	3, 11	136,521,266	91,045,389
Trade and Other Receivables	5	12,154,728	8,355,249
Rates Receivable	1	9,773,483	64,096
Inventories		1,134,729	1,394,201
TOTAL CURRENT ASSETS		189,005,764	123,362,956
NON CURRENT ASSETS			
Investments	3	6,657,256	7,110,313
Trade and Other Receivables	5	32,434	39,567
Property, Plant and Equipment	8	654,283,099	659,937,053
Infrastructure	8	475,413,444	480,607,504
Capital Work in Progress	8	87,724,198	69,215,093
TOTAL NON CURRENT ASSETS		1,224,110,431	1,216,909,530
TOTAL ASSETS		1,413,116,195	1,340,272,486
CURRENT LIABILITIES			
Trade and Other Payables	6	33,155,199	19,155,304
Employee Benefits	7	11,100,305	11,405,126
Provisions	7	603,526	703,725
Loan Liability	9	6,570,642	6,441,709
TOTAL CURRENT LIABILITIES		51,429,672	37,705,864
NON CURRENT LIABILITIES			
Employee Benefits	7	1,891,737	1,891,737
Provisions	7	4,032,092	3,869,667
Loan Liability	9	33,625,776	36,327,002
TOTAL NON CURRENT LIABILITIES		39,549,605	42,088,406
TOTAL LIABILITIES		90,979,277	79,794,270
NET ASSETS		\$1,322,136,918	\$1,260,478,216
EQUITY			
Accumulated Surplus		693,728,767	612,108,619
Asset Revaluation Reserve	10	560,795,095	560,795,095
Reserves	10	67,613,056	87,574,502
TOTAL EQUITY		\$1,322,136,918	\$1,260,478,216

**CITY OF PERTH
MUNICIPAL**

Statement of Changes in Equity for the 5 months ended 30 November 2015

	Accumulated Surplus	Asset Revaluation Reserve	Cash Backed Reserves	Total Equity
	\$	\$	\$	\$
Balance at 1 July 2014	587,289,902	372,942,447	85,605,577	1,045,837,926
Change in net assets resulting from operations	214,640,290	-	-	214,640,290
Transfer to Cash Backed Reserves	(25,386,259)	-	25,386,259	-
Transfers to Asset Revaluation Reserve	(189,027,761)	189,027,761	-	-
Transfers from Asset Revaluation Reserve	1,175,113	(1,175,113)	-	-
Transfer from Cash Backed Reserves	23,417,344	-	(23,417,344)	-
Balance at 30 June 2015	\$612,108,629	\$560,795,095	\$87,574,492	\$1,260,478,216
	\$	\$	\$	\$
Balance at 1 July 2015	612,108,629	560,795,095	87,574,492	1,260,478,216
Change in net assets resulting from operations	61,658,698	-	-	61,658,698
Transfer to Cash Backed Reserves	(1,735,213)	-	1,735,213	-
Transfers to Asset Revaluation Reserve	-	-	-	-
Transfers from Asset Revaluation Reserve	-	-	-	-
Transfer from Cash Backed Reserves	21,696,659	-	(21,696,659)	-
Balance at the end of the reporting period	\$693,728,772	\$560,795,095	\$67,613,047	\$1,322,136,914

SCHEDULE 14

CITY OF PERTH MUNICIPAL

Statement of Cash Flows for the 5 months ended 30 November 2015

	Note	Budget 2015/2016 \$	YTD Actual 30/11/2015 \$	YTD Variation \$	%
Cash Flows from Operating Activities					
Receipts					
Rates		82,681,333	69,262,297	(13,419,036)	-16.2%
Fees and Charges		104,237,072	46,894,753	(57,342,319)	-55.0%
Interest		5,009,468	1,764,032	(3,245,436)	-64.8%
Other		5,485,536	937,582	(4,547,954)	-82.9%
		197,413,411	118,858,664	(78,554,747)	-39.8%
Payments					
Employee Costs		(68,531,216)	(26,223,231)	42,307,985	61.7%
Materials and Contracts		(50,557,095)	(19,135,582)	31,421,513	62.2%
Interest		(1,686,749)	(523,043)	1,163,706	69.0%
Other		(24,363,418)	(12,434,577)	11,928,841	49.0%
		(145,138,478)	(58,316,433)	86,822,045	59.8%
Net Cash Flows from Operating Activities	12	52,274,932	60,542,231	8,267,299	-15.8%
Cash Flows from Investing Activities					
Receipts					
Distribution from TPRC		1,833,333	-	(1,833,333)	-100.0%
Proceeds from Disposal of Assets		1,523,000	245,256	(1,277,744)	-83.9%
Proceeds from Disposal of Investments(Non Current)		-	449,402	449,402	0.0%
Payments					
Purchase Land and Buildings		(13,036,542)	-	13,036,542	-100.0%
Purchase Infrastructure Assets		(37,840,203)	(438,644)	37,401,559	-98.8%
Purchase Plant and Mobile Equipment		(3,347,436)	(909,282)	2,438,154	72.8%
Purchase Office Furniture and Equipment		(561,648)	(1,100,734)	(539,086)	96.0%
Work in Progress		-	(16,212,149)	(16,212,149)	0.0%
		(54,785,829)	(18,660,809)	36,125,020	65.9%
Net Cash Flows from Investing Activities		(51,429,496)	(17,966,151)	33,463,345	65.1%
Cash Flows from Financing Activities					
Repayment of Borrowings		(6,441,707)	(2,572,293)	3,869,414	60.1%
		(6,441,707)	(2,572,293)	3,869,414	60.1%
Cash Flows from Government and Other Parties					
Receipts from Appropriations/Grants					
Recurrent		1,760,075	388,298	(1,371,777)	-77.9%
Capital		6,842,450	461,737	(6,380,713)	-93.3%
		8,602,525	850,035	(7,752,490)	-90.1%
Net Increase (Decrease) in Cash Held		3,006,254	40,853,822	37,847,568	1259.0%
Cash at 1 July 2015		107,033,620	112,210,166	5,176,546	4.8%
Cash at 30 November 2015	11	110,039,874	153,063,989	43,024,115	39.1%

SCHEDULE 14

MUNICIPAL

Notes to the Balance Sheet for the 5 months ended 30 November 2015

1 Rates Receivable

	Actual YTD 30/11/2015	2014/15 YTD 30/11/2014
	\$	\$
Outstanding Amount at 30 June 2015	64,096	52,088
Rates Levied for the Year	81,743,885	75,946,175
Late Payment Penalties	88,070	62,993
Ex Gratia Rates	17,464	10,283
Rates Administration Fee	277,135	275,786
Rates Instalment Interest	341,261	317,472
Back Rates	(31,112)	(147,341)
Bins Levy	139,071	57,236
	82,639,870	76,574,692
Amount Received during the Period	72,866,387	67,460,858
Outstanding Amount at 30 November 2015	\$9,773,483	\$9,113,834

2 Gain/(Loss) on Disposal/Write off of Assets

	Annual Budget	Actual YTD 30/11/2015
Infrastructure		
Proceeds on Disposal	-	-
Less: Carrying amount of assets written off	1,721,201	374,374
(Loss) on Write Off	(1,721,201)	(374,374)
Plant and Mobile Equipment		
Proceeds on Disposal	1,523,000	244,602
Less: Carrying amount of assets sold/written off	1,360,052	231,103
Profit/(Loss) on Disposal/Write Off	162,948	13,499
Furniture and Equipment		
Proceeds on Disposal	-	654
Less: Carrying amount of assets sold /written off	-	-
Profit on Disposal/Write Off	-	654
Gain/(Loss) on Disposal/Write off of Assets	(\$1,558,253)	(\$375,190)

3 Investments

Current	30/11/2015	30/06/2015
Short Term Cash Investments *	\$	\$
Call Funds	5,032,357	23,629
Bank/Term Deposits	127,500,000	83,900,000
Managed Funds	3,988,909	4,118,105
Floating Rate Notes (FRN)	-	3,003,655
Total Current Investments	\$136,521,266	\$91,045,389

* Short Term Cash Investments as stated in Note 11.

Non Current Investments	30/11/2015	30/06/2015
	\$	\$
Mortgage Backed Securities (MBS)	2,692,784	2,766,406
	2,692,784	2,766,406
Equity in Local Government House	10,000	10,000
Equity in Mindarie Regional Council	398,074	398,074
Equity in Tamala Park Regional Council	3,556,398	3,935,833
	\$6,657,256	\$7,110,313

SCHEDULE 14

MUNICIPAL

Notes to the Balance Sheet for the 5 months ended 30 November 2015

4 Deposits/Prepayments

	30/11/2015	30/06/2015
	\$	\$
Prepaid Insurance	1,391,821	-
Prepaid Parking Bay Licence Fees	9,962,574	91,560
Other	1,524,440	1,247,684
	\$12,878,835	\$1,339,244

5 Trade And Other Receivables

	30/11/2015	30/06/2015
Current	\$	\$
Emergency Services Levy (ESL)	2,986,879	63,463
Accrued Interest and Investment Income	998,157	600,296
Accrued Income	1,885,684	1,251,900
Modified Penalties/Fines and Costs	7,484,973	7,156,124
Debtors - General		
Australian Taxation Office - GST Refundable	375,171	479,963
Works and Services	58,635	156,225
Other Debtors	1,560,484	1,701,472
	15,349,983	11,409,443
Less: Provision for Doubtful Debts	(3,195,255)	(3,054,194)
	\$12,154,728	\$8,355,249
Non Current		
Pensioners' Rates Deferred	32,434	39,567
	\$32,434	\$39,567

6 Trade And Other Payables

	30/11/2015	30/06/2015
Current	\$	\$
Trade Creditors	4,174,021	13,260,443
Emergency Services Levy	17,114,828	-
Interest Payable on Loans	298,645	241,015
Accrued Expenses - Operating	5,866,473	2,617,565
Accrued Expenses - Capital	2,657,284	360,328
Advances Received for Recoverable Works	64,647	77,424
Income Received / Raised in Advance	703,803	871,600
Other Creditors	2,275,498	1,726,929
	\$33,155,199	\$19,155,304

SCHEDULE 14

MUNICIPAL

Notes to the Balance Sheet for the 5 months ended 30 November 2015

7 Employee Benefits

	30/11/2015	30/06/2015
Current	\$	\$
Leave Entitlements		
Annual Leave	4,676,015	4,795,260
Self Funded Leave	243,174	270,891
Long Service Leave	6,043,600	6,189,337
Recognition of Employees- Presentations	137,516	149,638
	\$11,100,305	\$11,405,126
Non Current		
Annual Leave	838,090	838,090
Long Service Leave	1,053,647	1,053,647
	\$1,891,737	\$1,891,737

Provisions

	30/11/2015	30/06/2015
Current	\$	\$
Workers Compensation	603,526	703,725
	\$603,526	\$703,725
Non Current		
Provision for Equipment Replacement PCEC	4,032,092	3,869,667
	\$4,032,092	\$3,869,667

8 Property, Plant and Equipment and Work in Progress

	30/11/2015	30/06/2015
	\$	\$
Land and Air Rights - at cost/fair value	380,366,193	380,366,194
Less: Accumulated Depreciation	(2,806,300)	(2,570,139)
	377,559,893	377,796,055
Buildings/Freehold - at fair value	380,100,248	379,893,679
Less: Accumulated Depreciation	(149,400,020)	(146,015,858)
	230,700,228	233,877,821
Improvements - at fair value	8,010,840	8,010,841
Less: Accumulated Depreciation	(4,680,741)	(4,564,395)
	3,330,099	3,446,446
Infrastructure Assets - at cost/fair value	741,912,284	741,999,706
Less: Accumulated Depreciation	(266,498,840)	(261,392,201)
	475,413,444	480,607,505
Plant and Mobile Equipment - at cost/fair value	45,888,991	45,505,811
Less: Accumulated Depreciation	(26,958,383)	(25,351,476)
	18,930,608	20,154,335
Office Furniture and Equipment - at cost/fair value	36,634,010	36,740,437
Less: Accumulated Depreciation	(13,667,010)	(12,873,309)
	22,967,000	23,867,128
Agricultural - at cost	795,271	795,271
Less: Accumulated Depreciation	-	-
	795,271	795,271
Property, Plant and Equipment	1,129,696,543	1,140,544,561
Work in Progress - at cost	87,724,198	69,215,093
	87,724,198	69,215,093
Total Property, Plant and Equipment and Work in Progress	\$1,217,420,741	\$1,209,759,650

SCHEDULE 14

MUNICIPAL

Notes to the Balance Sheet for the 5 months ended 30 November 2015

8 Property, Plant and Equipment and Work in Progress - Movement at Cost

	Balance 30/06/2015	Acquisitions Actual YTD 30/11/2015	Transfers Actual YTD 30/11/2015	Disposals/ Write off/ Actual YTD 30/11/2015	Revaluation Actual YTD 30/11/2015	Balance 30/11/2015
	\$	\$	\$	\$		\$
Land and Air Rights	380,366,194	-	-	-	-	380,366,194
Buildings	379,893,679	-	245,870	(39,300)	-	380,100,249
Improvements	8,010,841	-	-	-	-	8,010,841
Infrastructure Assets	741,999,706	438,644	831,233	(1,357,298)	-	741,912,285
Plant and Mobile Equipment	45,505,811	909,282	19,507	(545,609)	-	45,888,991
Office Furniture and Equipment	36,740,437	1,100,734	(1,100,734)	(106,427)	-	36,634,010
Agricultural	795,271	-	-	-	-	795,271
Work in Progress	69,215,093	18,509,105	-	-	-	87,724,198
	\$1,662,527,032	\$20,957,765	(4,124)	(\$2,048,634)	-	\$1,681,432,039

9 Loan Liability

	30/11/2015	30/06/2015
Current	\$	\$
Loans - Western Australian Treasury Corporation	6,570,642	6,441,709
Non Current		
Loans - Western Australian Treasury Corporation	33,625,776	36,327,002

10 Reserve Funds

Purpose of Reserve Fund	Balance 30/06/2015	Transfer from Accumulated Surplus	Transfer to Accumulated Surplus	Balance 30/11/2015
	\$	\$	\$	\$
Refuse Disposal and Treatment	2,843,524	36,416	-	2,879,940
Concert Hall - Refurbishment and Maint.	4,826,518	53,189	(10,730)	4,868,977
Asset Enhancement	29,008,935	292,823	(4,499,527)	24,802,231
Street Furniture Replacement	540,334	5,968	-	546,302
Parking Levy	17,132,501	1,325	(17,012,592)	121,234
Art Acquisition	315,397	3,184	-	318,581
Heritage Incentive	587,371	9,676	-	597,047
Parking Facilities Development	23,952,738	263,704	(173,810)	24,042,632
Employee Entitlements	1,053,647	855,578	-	1,909,225
David Jones Bridge	277,223	3,068	-	280,291
Bonus Plot Ratio	595,996	6,584	-	602,580
PCEC Fixed Plant Replacement	3,869,667	170,181	-	4,039,848
Enterprise and Initiative	2,570,651	33,517	-	2,604,168
	87,574,502	1,735,213	(21,696,659)	67,613,056
* Asset Revaluation	560,795,095	-	-	560,795,095
	\$648,369,597	\$1,735,213	(\$21,696,659)	\$628,408,151

* The Asset Revaluation Reserve is a non cash backed reserve and cannot be used ,except for adjustments to fixed assets on their revaluation, disposal or write off

SCHEDULE 14

MUNICIPAL

Notes to the Balance Sheet for the 5 months ended 30 November 2015

11 Cash Reconciliation

	30/11/2015	30/06/2015
	\$	\$
Cash and Cash Equivalents	16,542,723	21,164,777
Short Term Cash Investments	136,521,266	91,045,389
	\$153,063,989	\$112,210,166

12 Reconciliation of Net Cash Provided By Operating Activities to Operating Surplus

	30/11/2015	30/06/2015
	\$	\$
Change in Net Assets Resulting from Operations	61,662,353	18,136,854
Adjustment for items not involving the movement of Funds:		
Depreciation	12,672,104	29,115,795
Doubtful Debts	141,061	267,593
(Gain)/Loss on Disposal/Write off/Contribution of Assets	375,190	2,584,345
	74,854,832	50,104,587
Revenues Provided By :		
Government Grants	(850,035)	(4,039,166)
Contribution from Other Parties	-	(15,000)
	(850,035)	(4,054,166)
Change in Operating Assets and Liabilities		
Add Back		
Decrease in Inventories	259,472	713,171
Decrease in Deposits and Prepayments	-	81,566
Decrease in Accrued Interest and Dividend Income	-	749,725
Decrease in Debtors	-	1,650,216
Decrease in Deferred Debtors	7,133	4,638
Increase in Income Received /Raised in Advance	-	21,429
Increase in Accrued Interest Payable	57,630	-
Increase in Accrued Expenses	3,248,908	-
Increase in Provisions	-	1,084,280
Increase in Trade and Other Payables	8,576,973	-
Deduct		
Decrease in Trade and Other Payables	-	(836,489)
Decrease in Income Received /Raised in Advance	(180,574)	-
Decrease in Accrued Interest Payable	-	(43,792)
Decrease in Provisions	(242,595)	-
Decrease in Accrued Expenses	-	(201,269)
Increase in Trade and Other Receivables	(12,618,283)	-
Increase in Prepayments	(11,539,591)	-
Increase in Accrued Income	(633,784)	(420,854)
Increase in Accrued Interest and Investment Income	(397,860)	-
	(13,462,571)	2,802,621
Net Cash Provided by Operating Activities	\$60,542,229	\$48,853,042

SCHEDULE 14

MUNICIPAL

Notes to the Balance Sheet for the 5 months ended 30 November 2015

13 Ratios

	30/11/2015	30/06/2015
1 Current Ratio		
<u>Current Assets</u> minus <u>Restricted Assets</u>		
Current Liabilities minus Liabilities associated with Restricted Assets	2.41	1.02
2 Debt Ratio		
<u>Total Liabilities</u>		
Total Assets	6.44%	5.95%
3 Debt Service Ratio		
<u>Debt Service Cost</u>		
Available Operating Revenue	2.57%	4.48%
4 Rate Coverage Ratio		
<u>Net Rate Revenue</u>		
Operating Revenue	62.14%	40.92%
5 Outstanding Rates Ratio		
<u>Rates Outstanding</u>		
Rates Collectable	11.83%	0.08%
6 Untied Cash to Unpaid Creditors Ratio		
<u>Untied Cash</u>		
Unpaid Trade Creditors	21.09	2.07
7 Gross Debt to Revenue Ratio		
<u>Gross Debt</u>		
Total Revenue	30.25%	22.93%
8 Gross Debt to Economically Realisable Assets Ratio		
<u>Gross Debt</u>		
Economically Realisable Assets	4.29%	4.98%

Restricted Assets includes reserve funds and tied contributions not utilised at 30.11.2015

CITY OF PERTH

**FAS GRAPHS
Nov-15**

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SCHEDULE 14

Financial Activity Statement

	Year To Date Nov-15		
	Annual	Budget YTD \$'000s	Actual \$'000s
Proceeds from Operating Activities			
Operating Revenue	111,388	51,286	51,160
			-126

Less: Operating Expenditure	185,860	74,021	71,778
			2,243

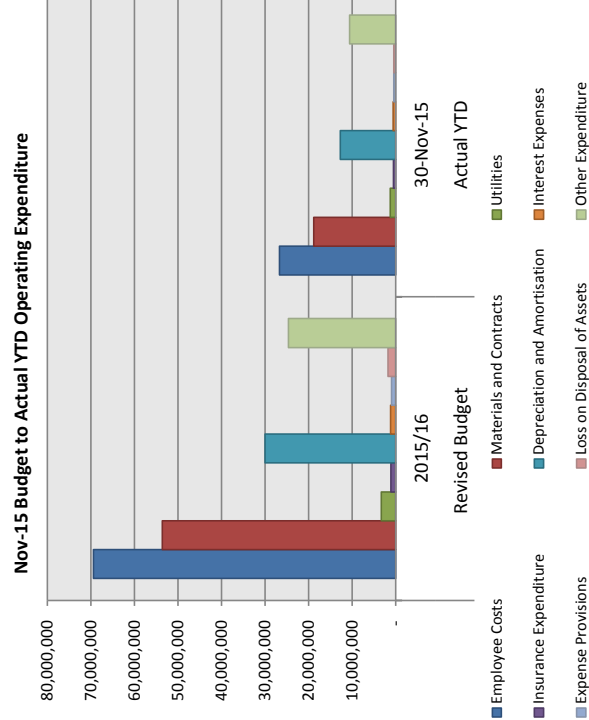
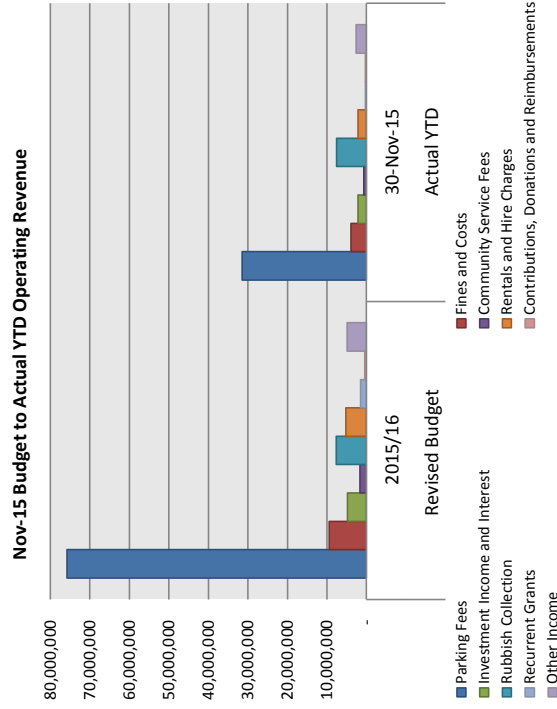
Add back Depreciation	-30,002	-12,598	-12,672
(Loss)/Profit on Disposals	-1,766	-857	-375
			-482

Net Surplus/(Deficit) from Operations	-42,703	-9,280	-7,572
			1,709

Investing Activities			
Capital Expenditure	-69,049	-36,122	-19,917
Repayment of Borrowings	-6,442	-2,572	-2,572
Transfers to Reserves	-28,095	-2,355	-1,735
			620

Financing Activities			
Transfers from Reserves	30,753	12,891	21,697
Carry Forwards	21,681	11,342	6,254
Proceeds from Disposal of Assets	1,729	1,523	695
Distribution from TPRC	1,833	0	0
Capital Grants	7,758	6,842	462
			-6,380

Net Surplus/(Deficit) before Rates	-82,535	-17,731	-2,689
Add: Opening Funds	636	636	636
Less: Closing Funds	783	65,598	78,789
Amount Sourced from Rates	82,682	82,692	80,842
			-1,850

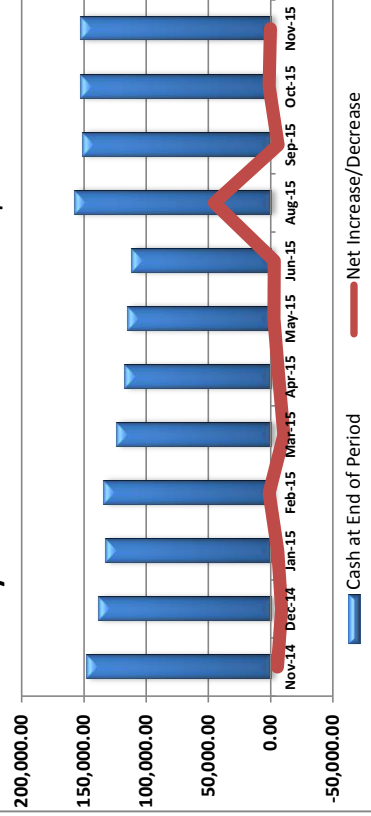


Cash

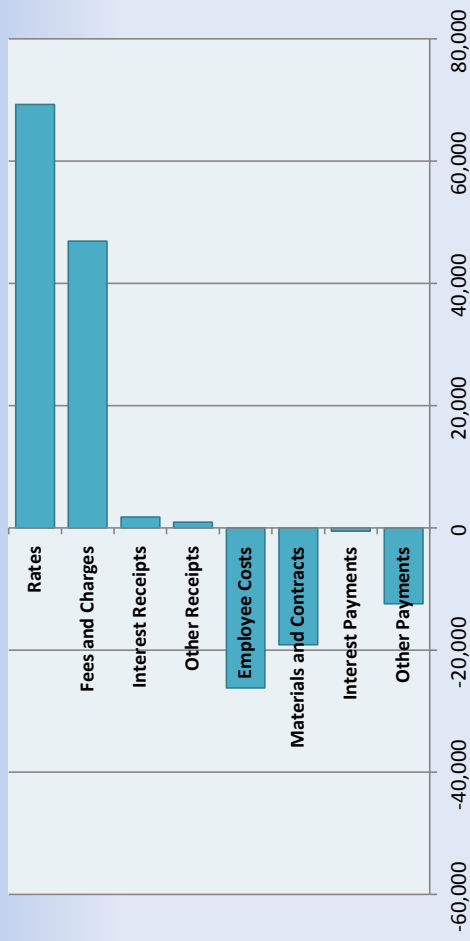
SUMMARY CASH FLOW STATEMENT

	Budget \$'000s 2015/2016	YTD Actual \$'000s Nov-15
Receipts from Customers	197,413	118,859
Payments to Suppliers and Creditors	-145,138	-58,316
Net Cash Inflow/Outflow from Operating Activities	52,275	60,543
Net Cash Inflow/Outflow from Investing Activities	-51,429	-17,966
Net Cash Inflow/Outflow from Financing Activities	-6,442	-2,572
Cash Flows from Government and Other Parties	8,603	850
Cash at 1 July 2015	107,034	112,210
Net Increase (Decrease) in Cash Held	3,006	40,854
Cash at 30 November 2015	110,040	153,064

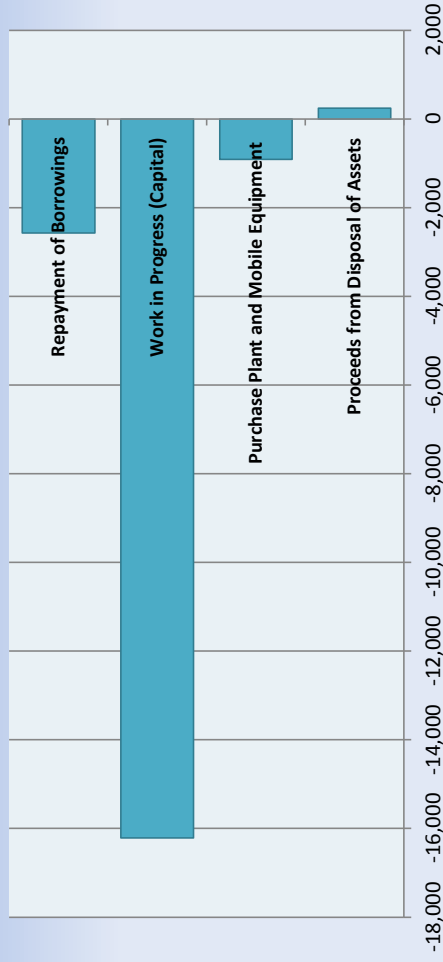
Monthly Cash Movements to Nov-15 \$'000s



Cash Flows from Operating Activities \$'000s

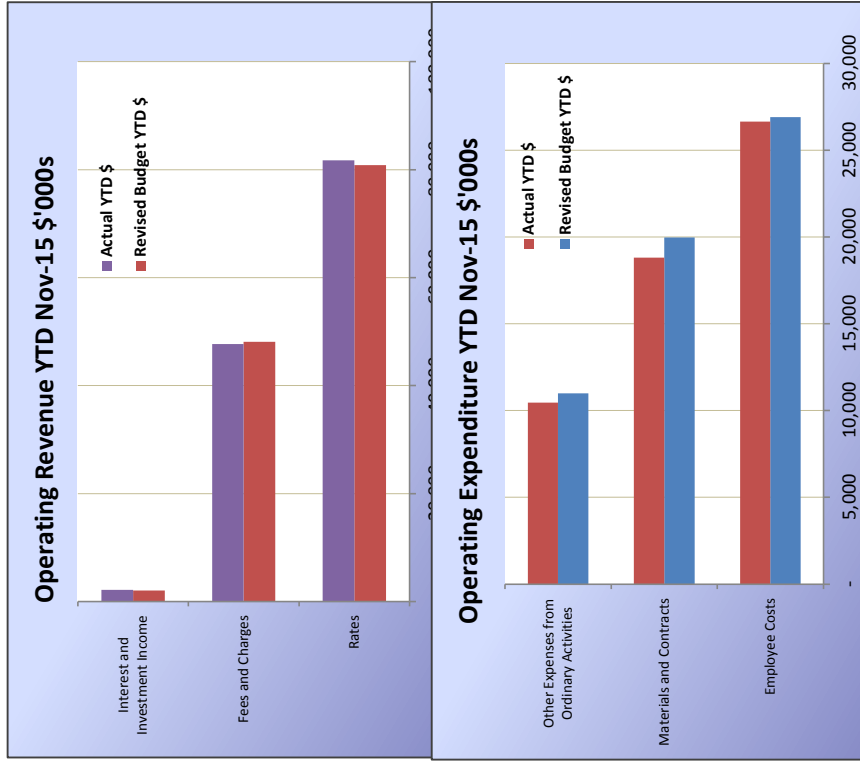


Cash Flows from Investing Activities \$'000s



Summary Operating Statement

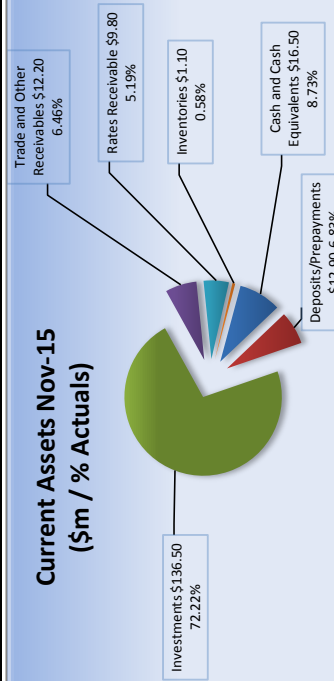
	Year To Date			Variance \$'000s
	2015/2016 Original Budget \$'000	Revised Budget \$'000s	Actual \$'000s	
Operating Revenue	197,753	132,128	132,890	762
less Operating Expenses	-151,880	-60,016	-58,061	1,955
Earnings before Interest and Depreciation (EBID)	45,873	72,112	74,829	2,717
less Interest Expense	-1,837	-497	-581	-83
less Depreciation	-34,211	-12,598	-12,672	-74
Operating Surplus/(Deficit)	9,825	59,017	61,576	2,559
Grants and Contributions- Capital	6,842	2,186	462	-1,724
NET OPERATING SURPLUS	16,667	61,203	62,038	835
DISPOSAL/WRITE OFF OF ASSETS	-1,558	-857	-375	482
Distribution from TPRC	1,833	0	0	0
(Loss) on Disposal of Investments	0	-4	-4	0
Change in net assets resulting from operations after capital amounts and significant items	16,943	60,343	61,659	1,316



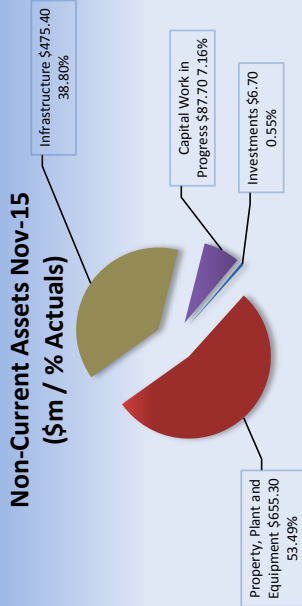
Summary Statement of Financial Position

	30-Nov-15	30-Jun-15
	Actual \$'000s	Actual \$'000s
Total Current Assets	189,006	123,363
Total Non Current Assets	1,224,110	1,216,910
TOTAL ASSETS	1,413,116	1,340,273
Total Current Liabilities	51,430	37,706
Total Non Current Liabilities	39,550	42,088
TOTAL LIABILITIES	90,980	79,794
NET ASSETS	1,322,137	1,260,478
COMMUNITY EQUITY		
Accumulated Surplus	693,729	612,109
Asset Revaluation Reserve	560,795	560,795
Reserves (Cash Backed)	67,613	87,575
TOTAL EQUITY	1,322,137	1,260,478

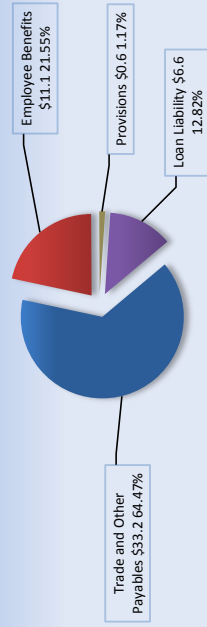
Current Assets Nov-15
(\$m / % Actuals)



Non-Current Assets Nov-15
(\$m / % Actuals)



Current Liabilities Nov-15
(\$m / % Actuals)



Non-Current Liabilities Nov-15
(\$m / % Actuals)



Ratio Analysis

Nov-15

2.41

Current Ratio (Current Assets minus Restricted Assets/Current Liabilities minus Liabilities associated with Restricted Assets)

Ability to generate working capital to meet our commitments

Target is greater than 2.00

2.14

Operating Surplus Ratio (Revenue YTD/Operating Surplus YTD)

Ability to fund capital and exceptional expenditure

Target is greater than 1.5

62.14%

Rate Coverage Ratio (Net Rate Revenue/Operating Revenue)

Ability to reduce rates to ratepayers

Target is less than 40.00% - The percentage will diminish as the bulk of the rates are raised in July

2.57%

Debt Service Ratio (Interest and principal repayments/Available Operating Revenue)

Ability to service loans including principal and interest

Target is less than 10.0%

4.52

Cash Capacity in Months (Cash < 90 days invest / (Cash Operating Costs divided by 5 months)

Ability to manage cashflow

Target is greater than 2.0 months

4.29%

Gross Debt to Economically Realisable Assets Ratio (Gross Debt / Economically Realisable Assets)

Ability to retire debt from readily realisable assets

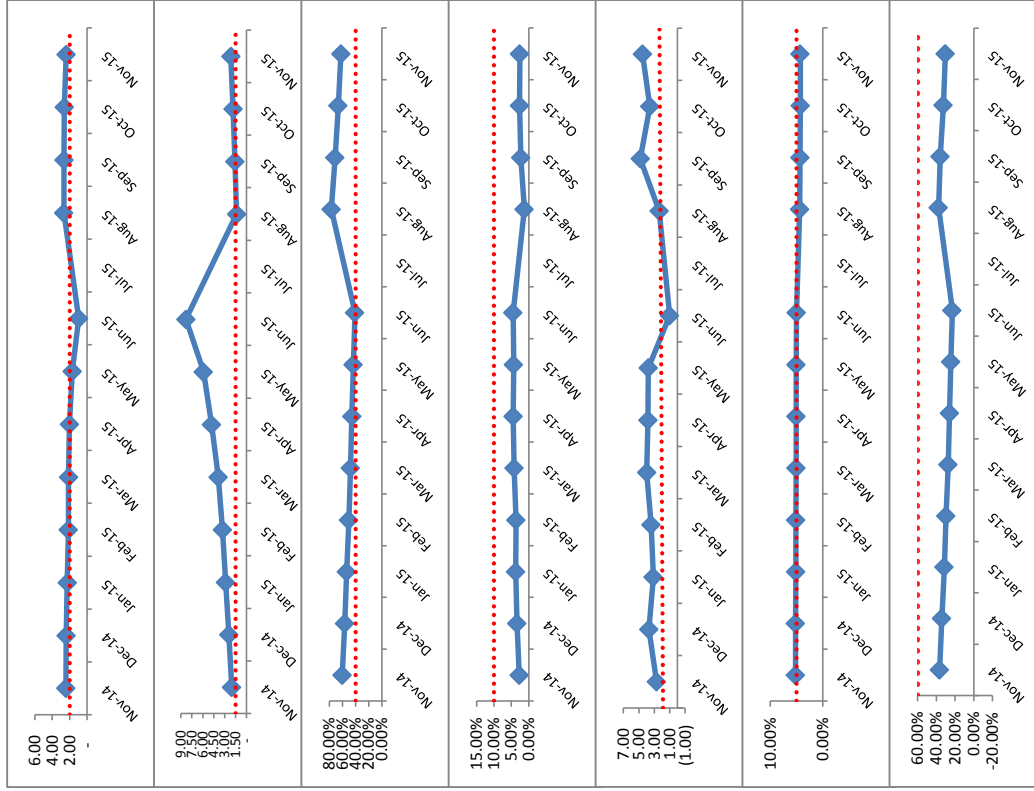
Target is greater than 5.0%

30.25%

Gross Debt to Revenue Ratio (Gross Debt / Total Revenue)

Ability to service debt out of total revenue

Target is less than 60.0%



SCHEDULE 15
FINANCIAL ACTIVITY STATEMENT FOR THE SIX MONTHS TO
31 DECEMBER 2015

REPORT OF VARIANCES TO BUDGET

This report compares the actual performance for the six months to 31 December 2015 compared to the revised budget approved by Council on 3 November 2015.

Operating Revenue

- Investment income achieved better than the revised forecasts by \$207,000 for the six months. A good result was achieved by the Colonial Share Index Fund with a positive contribution of \$166,000 in October and \$108,000 in December, after the recent recovery of the ASX 200 index that outweighed the lower returns offered on other fixed term investments. The overall average return for the period was 3.88%.
- Rubbish collection yielded \$(87,000) less than anticipated compared to the revised budget.
- Recurrent Grants was \$(109,000) below the revised budget as a result of timing of receipts. During December \$9,000 was received from the Federal Government and \$6,000 from the State Government.
- Parking revenue was overall \$(340,000) (of which \$312,000 relates to CPP and \$28,000 to Parking Services Unit) below the revised budget. The variance consisted of \$(139,000) for Undercover Car Parks, \$(33,000) for Open Air Car Parks and \$(168,000) for Kerbside Parking. Within Undercover Car Parks the main contributors were the Convention Centre Car Park \$(87,000) (due to fewer events than budgeted for), His Majesty's \$(65,000) and Concert Hall \$(69,000), offset by more than expected parking revenue for Elder Street of \$105,000 (due to more events being held at Perth Arena than budgeted for). There are various factors influencing the lower than expected patronage figures, including roadworks in the City and the current economic climate.
- Contributions, Donations and Reimbursements ended the six month period on \$140,000 above budget. Main Roads contributed \$72,000 for the Narrows and \$11,000 for the Causeway during December.
- The favourable variance for Other Income increased by \$46,000 in December resulting in \$254,000 above target on a year to date basis. The main contributors for the variance were Building Licence Fees \$100,000, Food Premises Inspection Fees \$17,000 and \$62,000 for the Environmental and Public Health Unit.

Operating Expenditure

- Employee costs were lower than estimated at the end of the month by \$452,000. The main reason for this favourable variance was due to timing differences in the recruitment of staff. Additionally, lower than expected Staff Recruitment Costs \$93,000 and Corporate Training \$59,000 added to the variance, being partly offset by higher

SCHEDULE 15

FINANCIAL ACTIVITY STATEMENT FOR THE SIX MONTHS TO 31 DECEMBER 2015

REPORT OF VARIANCES TO BUDGET

than anticipated spend on Overtime (\$37,000) and Casual Staff Salaries (\$75,000).

- A \$1,349,000 increase in the favourable variance for the month resulted in Materials and Contracts ending December \$2,506,000 above target on a year to date basis. The favourable variance included Infrastructure Maintenance lower than the target by \$636,000, mainly consisting of the River Wall \$351,000, Footpaths \$139,000 and Drainage \$54,000. Property Maintenance was also lower than budget by \$499,000, covering Council House \$149,000, various car parks \$176,000 and a number of other buildings. Other accounts that added to the variance were Consultancy \$303,000, Other Professional fees \$244,000 and smaller variances spread throughout the organisation.
- Utilities was \$60,000 below the revised budget with lower than expected power costs of \$26,000 and Water Rates consumption of \$34,000.
- Depreciation was \$(128,000) over the estimate with Buildings \$(41,000), Computers \$(26,000) and Infrastructure \$(26,000) being the main reasons to this variance.
- Interest expense was \$(85,000) over the revised budget. Mainly due to the actual interest on Elder Street Undercover Car Park \$(36,000), Perth City Library loan \$(22,000) and Convention Centre Car Park \$(23,000) being higher than expected.
- Loss on disposal of assets was \$(505,000) below budget due to slower than anticipated capital expenditure. The loss on disposal generally occurs on the close out of capital projects as assets being renewed or replaced are written off.
- Other Expenditure was \$281,000 below the revised budget at the end of December. This was mainly due to the budget timing for the Arts, Culture and Heritage Unit which was established as part of the recent City of Perth restructure but is not yet fully activated.

Investing Activities

- Capital expenditure was \$4.1 million less than anticipated. With half of the financial year complete only 35% of the annual capital works budget has been spent. This variance is expected to reduce as a number of large projects are nearing completion in the coming months including the 2-Way Barrack Street \$1.1 million, City of Perth Library \$7.2 million and Treasury Footpath \$1.9 million spent to date.
- Transfers to Reserves are running marginally slower than the revised budget.

SCHEDULE 15
FINANCIAL ACTIVITY STATEMENT FOR THE SIX MONTHS TO
31 DECEMBER 2015

REPORT OF VARIANCES TO BUDGET

Financing Activities

- Transfers from Reserves are below the expected level in the revised budget by \$6.8 million, which is in line with timing of capital expenditure.
- Funding from carry forwards expected in the revised budget is dependent on the progress of the capital works program and as a result was \$(3.4 million) below budget.
- Proceeds from the disposal of assets or investments realised \$(762,000) less funds than anticipated in the revised budget.

Amounts sourced from Rates

- Rates revenue raised was running relatively close to the revised budget and the variance of \$729,000 was less than 1% of the revised budget.

CITY OF PERTH SCHEDULE 13

FINANCIAL ACTIVITY STATEMENT - for the period ended 31 December 2015

	Revised Budget 2015/16 \$	Budget YTD 31-Dec-15 \$	Actual YTD 31-Dec-15 \$	Variance YTD 31-Dec-15 \$
Proceeds from Operating Activities				
Operating Revenue				
<i>Nature of Income</i>				
Parking Fees	75,778,365	37,748,388	37,408,175	(340,214)
Fines and Costs	9,458,652	4,720,384	4,666,443	(53,941)
Investment Income and Interest	4,835,983	2,458,055	2,665,081	207,027
Community Service Fees	1,646,654	804,250	834,759	30,509
Rubbish Collection	7,638,983	7,567,220	7,479,841	(87,379)
Rentals and Hire Charges	5,208,233	2,598,167	2,569,019	(29,149)
Recurrent Grants	1,483,539	399,662	290,330	(109,332)
Contributions, Donations and Reimbursements	474,671	235,647	376,021	140,374
Other Income	4,862,690	2,719,929	2,974,401	254,473
	111,387,769	59,251,702	59,264,070	12,368
Less: Operating Expenditure				
<i>Nature of Expenditure</i>				
Employee Costs	69,255,186	32,851,148	32,399,539	451,609
Materials and Contracts	53,613,031	25,407,306	22,900,930	2,506,376
Utilities	3,258,341	1,553,314	1,493,097	60,217
Insurance Expenditure	1,104,572	565,782	592,448	(26,666)
Depreciation and Amortisation	30,002,334	15,129,435	15,257,655	(128,220)
Interest Expenses	1,156,345	578,330	663,418	(85,088)
Expense Provisions	962,345	482,894	480,301	2,593
Loss on Disposal of Assets	1,766,210	987,084	482,526	504,558
Other Expenditure	24,741,295	13,009,063	12,728,342	280,721
	185,859,659	90,564,356	86,998,255	3,566,101
Add back Depreciation	(30,002,334)	(15,129,435)	(15,257,655)	128,220
(Loss) / Profit on Disposals	(1,766,210)	(987,084)	(482,526)	(504,558)
	154,091,115	74,447,837	71,258,074	3,189,763
Net Surplus/(Deficit) from Operations	(42,703,346)	(15,196,135)	(11,994,004)	3,202,131
Investing Activities				
Capital Expenditure	(69,049,135)	(28,460,727)	(24,378,024)	4,082,703
Repayment of Borrowings	(6,441,707)	(3,626,545)	(3,626,545)	-
Transfers to Reserves	(28,095,017)	(2,832,593)	(2,015,781)	816,812
	(103,585,859)	(34,919,866)	(30,020,350)	4,899,516
Financing Activities				
Transfer from Reserves	30,752,812	15,502,787	22,315,381	6,812,594
Carry Forwards	21,681,358	8,936,639	7,654,675	(1,281,965)
Proceeds from Disposal of Assets/Investments	1,729,345	1,523,000	761,408	(761,592)
Distribution from TPRC	1,833,333	-	-	-
Capital Grants	7,757,850	2,285,600	461,737	(1,823,863)
	63,754,698	28,248,027	31,193,201	2,945,174
Add: Opening Funds	636,302	636,302	636,302	-
Net Surplus/(Deficit) before Rates	(82,534,507)	(21,867,974)	(10,821,154)	11,046,820
Amount Sourced from Rates	82,681,631	81,084,069	81,813,245	729,176
Closing Funds	783,426	59,852,397	71,628,393	11,775,997

Net Cash on Hand				
Cash On Hand	5,321,032	9,674,604	9,974,078	299,474
Money Market Investments	106,330,600	133,560,000	132,640,819	(919,181)
Funds on Hand	111,651,632	143,234,604	142,614,897	(619,707)
Analysis of Funds on Hand				
Reserves	86,669,717	65,029,653	64,582,109	(447,544)
Provisions	11,525,004	12,810,048	11,118,458	(1,691,590)
Carry forwards	-	9,406,986	8,513,109	(893,876)
Restricted Grants not yet utilised	437,037	253,875	437,037	183,162
General Funds	13,019,874	55,734,042	57,964,184	2,230,142
Funds on Hand	111,651,632	143,234,604	142,614,897	(619,707)

SCHEDULE 15

CURRENT POSITION AS AT THE END OF THE PERIOD

31-December-2015

	2015/16 Revised Budget \$	2015/16 Budget YTD \$	2015/16 Actual YTD \$	2015/16 Variance \$
Current Assets				
Cash and Cash Equivalents	5,321,032	9,674,604	9,974,078	299,474
Deposits and Prepayments	1,783,674	11,314,976	11,167,684	(147,292)
Money Market Investments - Municipal Funds	19,660,883	68,530,347	68,058,710	(471,637)
Money Market Investments - Restricted Funds	86,669,717	65,029,653	64,582,109	(447,544)
Trade and Other Receivables	10,243,590	10,482,700	16,815,129	6,332,429
Inventories	2,865,990	3,377,104	1,176,365	(2,200,739)
Total Current Assets	126,544,886	168,409,384	171,774,075	3,364,691
Current Liabilities				
Trade and Other Payables	27,342,738	30,463,412	23,404,552	(7,058,860)
Employee Entitlements	11,525,004	11,183,967	11,118,458	(65,509)
Provisions	224,001	1,626,080	603,526	(1,022,554)
Borrowings	6,771,075	4,943,619	5,516,390	572,771
Total Current Liabilities	45,862,818	48,217,078	40,642,926	7,574,152
Working Capital Position Brought Forward	\$ 80,682,068	\$ 120,192,306	\$ 131,131,149	\$ 10,938,843
Deduct Restricted Cash Holdings	(86,669,717)	(65,029,653)	(64,582,109)	447,544
Deduct Unspent Borrowings	-	(253,875)	(437,037)	(183,162)
Deduct Restricted Capital Grants	6,771,075	4,943,619	5,516,390	572,771.08
Add Current Borrowings				
Current Funds Position Brought Forward	\$ 783,427	\$ 59,852,397	\$ 71,628,393	\$ 11,775,997

SCHEDULE 15

EXPLANATORY NOTES – FINANCIAL ACTIVITY STATEMENT

BACKGROUND

- Regulation 34 of the Local Government (Financial Management) Regulations 1996 was amended effective from 1 July 2005.
- The amendment prescribes a monthly Financial Activity Statement (FAS) reporting the sources and application of funds, as set out in the Rate Setting Statement which is included in the Annual Budget.

PURPOSE

- The FAS reports the actual financial performance of the City in relation to its adopted budget, which has been structured on financial viability and sustainability principles.
- The FAS is intended to act as a guide to Council of the impact of financial activities and the reasons for major variances to the annual budget estimates.

PRESENTATION

- Regulation 34 prescribes the minimum detail to be included in the FAS. These are listed below.
 - Annual Budget estimates, and approved revisions to these, are to be included for comparison purposes.
 - Actual amounts of income and expenditure to the end of the month of the FAS.
 - Material variances between the comparable amounts and commentary on reasons for these.
 - The net current assets at the end of the month to which the FAS relates.
- An explanation of the composition of the net current assets at the end of the month to which the FAS relates; less committed and restricted assets.
- Councils are given the option of adopting a format which is considered most appropriate to their needs. These options are listed below.
 - According to nature and type classification,
 - by program, or
 - by business unit.
- It is recommended that while the information presented by cost objects (programs and activities) or by cost centres (business units) are useful for expense allocation and cost centre accountability purposes, they are less informative and difficult to comprehend in matters of disclosure and less effective in cost management and control.
- The FAS has therefore been presented in the format using nature and type classification as the most meaningful disclosure to the Council and public.

FORMAT

- The FAS is formatted to align with the Rate Setting Statement.
- The first part deals with operating income and expenditure, excluding rate revenue.
- The next classification is the amount spent on capital expenditure and debt repayments.
- The classification 'Financing Activities' provides a statement of sources of funds other than from operating or rates revenue, which are usually associated with capital expenditure.
- Attached to the FAS is a statement of 'Net Current Assets' for the budget and actual expenditure to the end of the month to which the FAS relates.
- Opening and closing funds represent the balance of 'Net Current Assets', not including any funds which are committed or restricted.
- "Committed assets" means revenue unspent but set aside under the annual budget for a specific purpose.
- "Restricted assets" means those assets the uses of which are restricted, wholly or partially, by regulations or other externally imposed requirements", e.g. reserves set aside for specific purposes.
- To avoid duplication in calculating 'Closing Funds on hand', certain balances, such as provisions and borrowings, are also deducted.
- The total Closing Funds on hand are to be taken into account when calculating the amount to be raised by rates each year.
- The classification "Net Cash on Hand" represents the balances of funds held in cash or invested and the analysis into those funds reserved, carried forward or remaining unspent at the end of the month to which the FAS relates.

CITY of PERTH

Financial Statements

For the 6 months ended 31 December 2015

SCHEDULE 15

CITY OF PERTH MUNICIPAL

Statement of Comprehensive Income for the 6 months ended 31 December 2015 (By Program)

	Note	Budget 2015/2016	Revised Budget YTD	Actual YTD 31/12/2015	YTD Variance	
OPERATING REVENUE		\$	\$	\$	\$	%
General Purpose Funding Rates		83,567,338	81,936,864	82,670,329	733,465	0.9%
General Purpose Funding Other		5,735,976	2,374,497	2,440,011	65,514	2.8%
Law, Order, Public Safety		46,225	14,176	6,869	(7,307)	-51.5%
Health		864,920	709,964	758,917	48,953	6.9%
Education and Welfare		2,153,539	1,089,505	1,114,430	24,925	2.3%
Housing		656,190	406,966	389,907	(17,059)	-4.2%
Community Amenities		10,294,628	9,033,668	8,896,036	(137,632)	-1.5%
Recreation and Culture		1,859,860	543,197	668,955	125,758	23.2%
Transport		90,764,129	43,540,531	43,186,510	(354,021)	-0.8%
Economic Services		1,093,247	343,769	487,087	143,318	41.7%
Other Property and Services		717,071	342,361	457,991	115,630	33.8%
Total Operating Income		197,753,123	140,335,769	141,077,313	741,544	0.5%
OPERATING EXPENDITURE						
Governance		11,262,129	6,005,385	5,628,005	377,380	6.3%
General Purpose Funding		3,089,672	1,878,843	1,877,295	1,548	0.1%
Law, Order, Public Safety		3,868,851	1,726,628	1,843,022	(116,394)	-6.7%
Health		1,884,897	1,434,205	1,276,440	157,765	11.0%
Education and Welfare		3,870,122	1,842,422	1,780,077	62,345	3.4%
Housing		563,144	306,536	278,632	27,904	9.1%
Community Amenities		28,558,870	13,629,900	13,167,198	462,702	3.4%
Recreation and Culture		32,248,092	15,237,313	14,201,598	1,035,715	6.8%
Transport		85,571,552	40,745,262	39,760,322	984,940	2.4%
Economic Services		9,744,103	5,136,582	4,865,166	271,416	5.3%
Other Property and Services		7,266,137	1,452,511	1,714,056	(261,545)	-18.0%
Total Operating Expenditure		187,927,571	89,395,587	86,391,811	3,003,776	3.4%
NET FROM OPERATIONS		9,825,552	50,940,182	54,685,502	3,745,320	7.4%
GRANTS/CONTRIBUTIONS						
For the Development of Assets						
- General Purpose Funding		80,200	75,600	75,600	-	0.0%
- Recreation and Culture		3,207,250	1,790,000	-	-	0.0%
- Transport		3,555,000	420,000	386,137	(33,863)	-8.1%
Total Grants/Contributions		6,842,450	2,285,600	461,737	(1,823,863)	-79.8%
DISPOSAL/WRITE OFF OF ASSETS						
Gain/(Loss) on Disposal of Assets	2	(1,558,253)	(987,083)	(482,526)	504,557	-51.1%
Change in net assets resulting from operations before significant items		15,109,749	52,238,699	54,664,713	2,426,014	4.6%
SIGNIFICANT ITEMS						
Distribution from TPRC		1,833,333	-	-	-	0.0%
(Loss) on Disposal of Investments		-	(3,655)	(3,655)	-	0.0%
Change in net assets resulting from operations after significant items		16,943,082	52,235,044	54,661,058	2,426,014	4.6%

SCHEDULE 15

CITY OF PERTH MUNICIPAL

Statement of Comprehensive Income for the 6 months ended 31 December 2015 (By Nature)

	<i>Note</i>	Budget 2015/2016	Revised Budget YTD	Actual YTD 31/12/2015	YTD Variance	
OPERATING REVENUE		\$	\$	\$	\$	%
Rates		82,692,367	81,084,069	81,813,245	729,176	0.9%
Grants and Contributions for Non Capital Purposes		1,508,499	399,662	290,330	(109,332)	-27.4%
Donations and Reimbursements		452,347	235,647	376,021	140,374	59.6%
Fees and Charges		105,979,915	55,415,824	55,063,422	(352,402)	-0.6%
Interest and Investment Income		5,157,319	2,458,055	2,665,081	207,026	8.4%
Other Revenue		1,962,676	742,512	869,215	126,703	17.1%
Total Revenue from Operating Activities		197,753,123	140,335,769	141,077,313	741,544	0.5%
OPERATING EXPENDITURE						
Employee Costs		69,135,566	32,731,515	32,399,539	331,976	1.0%
Materials and Contracts		52,838,709	25,407,306	22,900,930	2,506,376	9.9%
Utilities		3,069,080	1,553,314	1,493,097	60,217	3.9%
Depreciation and Amortisation		34,211,101	15,129,435	15,257,652	(128,217)	-0.8%
Interest		1,836,750	578,330	663,418	(85,088)	-14.7%
Insurance		1,166,259	565,782	592,448	(26,666)	-4.7%
Expenses Provision		962,345	482,894	480,300	2,594	0.5%
Other Expenses from Ordinary Activities		24,707,761	12,947,011	12,604,427	342,584	2.6%
Total Expenses from Ordinary Activities		187,927,571	89,395,587	86,391,811	3,003,776	3.4%
Change in Net Assets from Ordinary Activities before Capital Amounts		9,825,552	50,940,182	54,685,502	3,745,320	7.4%
GRANTS/CONTRIBUTIONS						
Grants and Contributions- Capital		6,842,450	2,285,600	461,737	(1,823,863)	-79.8%
NET OPERATING SURPLUS		16,668,002	53,225,782	55,147,239	1,921,457	3.6%
DISPOSAL/WRITE OFF OF ASSETS	2	(1,558,253)	(987,083)	(482,526)	504,557	-51.1%
SIGNIFICANT ITEMS						
Distribution from TPRC		1,833,333	-	-	-	0.0%
(Loss) on Disposal of Investments		-	(3,655)	(3,655)	-	0.0%
<i>Change in net assets resulting from operations after capital amounts and significant items</i>		16,943,082	52,235,044	54,661,058	2,426,014	4.6%

SCHEDULE 15

CITY OF PERTH MUNICIPAL

Statement of Financial Position as at 31 December 2015

	Note	31/12/2015	30/06/2015
CURRENT ASSETS		\$	\$
Cash and Cash Equivalents	11	9,974,078	21,164,777
Deposits/Prepayments	4	11,167,684	1,339,244
Investments	3, 11	132,640,819	91,045,389
Trade and Other Receivables	5	10,557,358	8,355,249
Rates Receivable	1	6,257,771	64,096
Inventories		1,176,365	1,394,201
TOTAL CURRENT ASSETS		171,774,075	123,362,956
NON CURRENT ASSETS			
Investments	3	6,630,223	7,110,313
Trade and Other Receivables	5	32,434	39,567
Property, Plant and Equipment	8	653,494,569	659,937,053
Infrastructure	8	474,086,045	480,607,504
Capital Work in Progress	8	89,346,948	69,215,093
TOTAL NON CURRENT ASSETS		1,223,590,219	1,216,909,530
TOTAL ASSETS		1,395,364,294	1,340,272,486
CURRENT LIABILITIES			
Trade and Other Payables	6	23,404,552	19,155,304
Employee Benefits	7	11,118,458	11,405,126
Provisions	7	603,526	703,725
Loan Liability	9	5,516,390	6,441,709
TOTAL CURRENT LIABILITIES		40,642,926	37,705,864
NON CURRENT LIABILITIES			
Employee Benefits	7	1,891,737	1,891,737
Provisions	7	4,064,577	3,869,667
Loan Liability	9	33,625,776	36,327,002
TOTAL NON CURRENT LIABILITIES		39,582,090	42,088,406
TOTAL LIABILITIES		80,225,016	79,794,270
NET ASSETS		\$1,315,139,278	\$1,260,478,216
EQUITY			
Accumulated Surplus		687,069,281	612,108,619
Asset Revaluation Reserve	10	560,795,095	560,795,095
Reserves	10	67,274,902	87,574,502
TOTAL EQUITY		\$1,315,139,278	\$1,260,478,216

SCHEDULE 15

CITY OF PERTH MUNICIPAL

Statement of Changes in Equity for the 6 months ended 31 December 2015

	Accumulated Surplus	Asset Revaluation Reserve	Cash Backed Reserves	Total Equity
Balance at 1 July 2014	\$	\$	\$	\$
Change in net assets resulting from operations	587,289,902	372,942,447	85,605,577	1,045,837,926
Transfer to Cash Backed Reserves	214,640,290			214,640,290
Transfers to Asset Revaluation Reserve	(25,386,259)		25,386,259	
Transfers from Asset Revaluation Reserve	(189,027,761)	189,027,761		-
Transfer from Cash Backed Reserves	1,175,113	(1,175,113)		
Balance at 30 June 2015	23,417,344		(23,417,344)	
	<u>\$612,108,629</u>	<u>\$560,795,095</u>	<u>\$87,574,492</u>	<u>\$1,260,478,216</u>
Balance at 1 July 2015	\$	\$	\$	\$
Change in net assets resulting from operations	612,108,629	560,795,095	87,574,492	1,260,478,216
Transfer to Cash Backed Reserves	54,661,058			54,661,058
Transfers to Asset Revaluation Reserve	(2,015,781)	-	2,015,781	
Transfers from Asset Revaluation Reserve				
Transfer from Cash Backed Reserves	22,315,381	-	(22,315,381)	-
Balance at the end of the reporting period	<u>\$687,069,286</u>	<u>\$560,795,095</u>	<u>\$67,274,893</u>	<u>\$1,315,139,274</u>

SCHEDULE 15

CITY OF PERTH MUNICIPAL

Statement of Cash Flows for the 6 months ended 31 December 2015

	Note	Budget 2015/2016	YTD Actual 31/12/2015	YTD Variation	
		\$	\$	\$	%
Cash Flows from Operating Activities					
Receipts					
Rates		82,681,333	73,894,586	(8,786,747)	-10.6%
Fees and Charges		104,237,072	55,053,643	(49,183,429)	-47.2%
Interest		5,009,468	2,176,531	(2,832,937)	-56.6%
Other		5,485,536	1,108,651	(4,376,885)	-79.8%
		197,413,411	132,233,411	(65,180,000)	-33.0%
Payments					
Employee Costs		(68,531,216)	(32,878,370)	35,652,846	52.0%
Materials and Contracts		(50,557,095)	(29,069,202)	21,487,893	42.5%
Interest		(1,686,749)	(785,327)	901,422	53.4%
Other		(24,363,418)	(14,865,217)	9,498,201	39.0%
		(145,138,478)	(77,598,116)	67,540,362	46.5%
Net Cash Flows from Operating Activities	12	52,274,932	54,635,295	2,360,363	-4.5%
Cash Flows from Investing Activities					
Receipts					
Distribution from TPRC		1,833,333	-	(1,833,333)	-100.0%
Proceeds from Disposal of Assets		1,523,000	284,973	(1,238,027)	-81.3%
Proceeds from Disposal of Investments(Non Current)		-	476,435	476,435	0.0%
Payments					
Purchase Land and Buildings		(13,036,542)	-	13,036,542	-100.0%
Purchase Infrastructure Assets		(37,840,203)	(438,644)	37,401,559	-98.8%
Purchase Plant and Mobile Equipment		(3,347,436)	(1,080,811)	2,266,625	67.7%
Purchase Office Furniture and Equipment		(561,648)	(7,919)	553,729	-98.6%
Work in Progress		-	(20,726,706)	(20,726,706)	0.0%
		(54,785,829)	(22,254,080)	32,531,749	59.4%
Net Cash Flows from Investing Activities		(51,429,496)	(21,492,672)	29,936,824	58.2%
Cash Flows from Financing Activities					
Repayment of Borrowings		(6,441,707)	(3,626,545)	2,815,162	43.7%
		(6,441,707)	(3,626,545)	2,815,162	43.7%
Cash Flows from Government and Other Parties					
Receipts from Appropriations/Grants					
Recurrent		1,760,075	426,915	(1,333,160)	-75.7%
Capital		6,842,450	461,737	(6,380,713)	-93.3%
		8,602,525	888,652	(7,713,873)	-89.7%
Net Increase (Decrease) in Cash Held		3,006,254	30,404,730	27,398,476	911.4%
Cash at 1 July 2015		107,033,620	112,210,166	5,176,546	4.8%
Cash at 31 December 2015	11	110,039,874	142,614,897	32,575,023	29.6%

SCHEDULE 15

MUNICIPAL

Notes to the Balance Sheet for the 6 months ended 31 December 2015

1 Rates Receivable

	Actual YTD 31/12/2015	2014/15 YTD 31/12/2014
Outstanding Amount at 30 June 2015	\$ 64,096	\$ 52,088
Rates Levied for the Year	81,826,893	75,883,208
Late Payment Penalties	93,909	70,595
Ex Gratia Rates	17,464	10,283
Rates Administration Fee	280,411	280,254
Rates Instalment Interest	341,842	317,472
Back Rates	(31,112)	(147,341)
Bins Levy	108,139	22,511
Amount Received during the Period	82,701,642	76,489,070
Outstanding Amount at 31 December 2015	\$6,257,771	\$5,398,087

2 Gain/(Loss) on Disposal/Write off of Assets

	Annual Budget	Actual YTD 31/12/2015
Infrastructure		
Proceeds on Disposal	-	-
Less: Carrying amount of assets written off	1,721,201	471,046
(Loss) on Write Off	(1,721,201)	(471,046)
Plant and Mobile Equipment		
Proceeds on Disposal	1,523,000	284,301
Less: Carrying amount of assets sold/written off	1,360,052	280,805
Profit/(Loss) on Disposal/Write Off	162,948	3,496
Furniture and Equipment		
Proceeds on Disposal	-	672
Less: Carrying amount of assets sold /written off	-	679
Profit on Disposal/Write Off	-	(7)
Gain/(Loss) on Disposal/Write off of Assets	(\$1,558,253)	(\$482,526)

3 Investments

Current	31/12/2015	30/06/2015
Short Term Cash Investments *	\$	\$
Call Funds	5,043,525	23,629
Bank/Term Deposits	123,500,000	83,900,000
Managed Funds	4,097,294	4,118,105
Floating Rate Notes (FRN)	-	3,003,655
Total Current Investments	\$132,640,819	\$91,045,389

* Short Term Cash Investments as stated in Note 11.

Non Current Investments	31/12/2015	30/06/2015
	\$	\$
Mortgage Backed Securities (MBS)	2,692,784	2,766,406
	2,692,784	2,766,406
Equity in Local Government House	10,000	10,000
Equity in Mindarie Regional Council	398,074	398,074
Equity in Tamala Park Regional Council	3,529,365	3,935,833
	\$6,630,223	\$7,110,313

SCHEDULE 15

MUNICIPAL

Notes to the Balance Sheet for the 6 months ended 31 December 2015

4 Deposits/Prepayments

	31/12/2015	30/06/2015
	\$	\$
Prepaid Insurance	1,192,990	-
Prepaid Parking Bay Licence Fees	8,536,327	91,560
Other	1,438,367	1,247,684
	\$11,167,684	\$1,339,244

5 Trade And Other Receivables

	31/12/2015	30/06/2015
Current	\$	\$
Emergency Services Levy (ESL)	1,922,379	63,463
Accrued Interest and Investment Income	1,088,847	600,296
Accrued Income	1,107,694	1,251,900
Modified Penalties/Fines and Costs	7,589,258	7,156,124
Debtors - General		
Australian Taxation Office - GST Refundable	160,284	479,963
Works and Services	66,015	156,225
Other Debtors	1,705,412	1,701,472
	13,639,889	11,409,443
Less: Provision for Doubtful Debts	(3,082,531)	(3,054,194)
	\$10,557,358	\$8,355,249
Non Current		
Pensioners' Rates Deferred	32,434	39,567
	\$32,434	\$39,567

6 Trade And Other Payables

	31/12/2015	30/06/2015
Current	\$	\$
Trade Creditors	3,917,050	13,260,443
Emergency Services Levy	9,950,372	-
Interest Payable on Loans	119,106	241,015
Accrued Expenses - Operating	4,766,020	2,617,565
Accrued Expenses - Capital	1,409,454	360,328
Advances Received for Recoverable Works	46,932	77,424
Income Received / Raised in Advance	739,503	871,600
Other Creditors	2,456,115	1,726,929
	\$23,404,552	\$19,155,304

SCHEDULE 15

MUNICIPAL

Notes to the Balance Sheet for the 6 months ended 31 December 2015

7 Employee Benefits

	31/12/2015	30/06/2015
Current	\$	\$
Leave Entitlements		
Annual Leave	4,646,721	4,795,260
Self Funded Leave	243,273	270,891
Long Service Leave	6,094,033	6,189,337
Recognition of Employees- Presentations	134,431	149,638
	\$11,118,458	\$11,405,126
Non Current		
Annual Leave	838,090	838,090
Long Service Leave	1,053,647	1,053,647
	\$1,891,737	\$1,891,737

Provisions

	31/12/2015	30/06/2015
Current	\$	\$
Workers Compensation	603,526	703,725
	\$603,526	\$703,725
Non Current		
Provision for Equipment Replacement PCEC	4,064,577	3,869,667
	\$4,064,577	\$3,869,667

8 Property, Plant and Equipment and Work in Progress

	31/12/2015	30/06/2015
Land and Air Rights - at cost/fair value	\$ 380,366,193	\$ 380,366,194
Less: Accumulated Depreciation	(2,854,149)	(2,570,139)
	377,512,044	377,796,055
Buildings/Freehold - at fair value	380,100,248	379,893,679
Less: Accumulated Depreciation	(150,090,280)	(146,015,858)
	230,009,968	233,877,821
Improvements - at fair value	8,010,840	8,010,841
Less: Accumulated Depreciation	(4,704,314)	(4,564,395)
	3,306,526	3,446,446
Infrastructure Assets - at cost/fair value	741,447,284	741,999,706
Less: Accumulated Depreciation	(267,361,239)	(261,392,201)
	474,086,045	480,607,505
Plant and Mobile Equipment - at cost/fair value	45,985,884	45,505,811
Less: Accumulated Depreciation	(27,282,936)	(25,351,476)
	18,702,948	20,154,335
Office Furniture and Equipment - at cost/fair value	37,022,629	36,740,437
Less: Accumulated Depreciation	(13,854,817)	(12,873,309)
	23,167,812	23,867,128
Agricultural - at cost	795,271	795,271
Less: Accumulated Depreciation	-	-
	795,271	795,271
Property, Plant and Equipment	1,127,580,614	1,140,544,561
Work in Progress - at cost	89,346,948	69,215,093
	89,346,948	69,215,093
Total Property, Plant and Equipment and Work in Progress	\$1,216,927,562	\$1,209,759,650

SCHEDULE 15

MUNICIPAL

Notes to the Balance Sheet for the 6 months ended 31 December 2015

8 Property, Plant and Equipment and Work in Progress - Movement at Cost

	Balance 30/06/2015	Acquisitions Actual YTD 31/12/2015	Transfers Actual YTD 31/12/2015	Disposals/ Write off/ Actual YTD 31/12/2015	Revaluation Actual YTD 31/12/2015	Balance 31/12/2015
	\$	\$	\$	\$		\$
Land and Air Rights	380,366,194	-	-	-	-	380,366,194
Buildings	379,893,679	-	245,870	(39,300)	-	380,100,249
Improvements	8,010,841	-	-	-	-	8,010,841
Infrastructure Assets	741,999,706	438,644	831,233	(1,822,298)	-	741,447,285
Plant and Mobile Equipment	45,505,811	1,080,811	52,440	(653,178)	-	45,985,884
Office Furniture and Equipment	36,740,437	7,919	404,291	(130,018)	-	37,022,629
Agricultural	795,271	-	-	-	-	795,271
Work in Progress	69,215,093	21,775,832	(1,643,977)	-	-	89,346,948
	\$1,662,527,032	\$23,303,206	(110,143)	(\$2,644,794)	-	\$1,683,075,301

9 Loan Liability

	31/12/2015	30/06/2015
Current	\$	\$
Loans - Western Australian Treasury Corporation	5,516,390	6,441,709
Non Current		
Loans - Western Australian Treasury Corporation	33,625,776	36,327,002

10 Reserve Funds

Purpose of Reserve Fund	Balance 30/06/2015	Transfer from Accumulated Surplus	Transfer to Accumulated Surplus	Balance 31/12/2015
	\$	\$	\$	\$
Refuse Disposal and Treatment	2,843,524	48,120	-	2,891,644
Concert Hall - Refurbishment and Maint.	4,826,518	72,881	(33,998)	4,865,401
Asset Enhancement	29,008,935	391,881	(4,926,326)	24,474,490
Street Furniture Replacement	540,334	8,188	-	548,522
Parking Levy	17,132,501	1,818	(17,012,592)	121,727
Art Acquisition	315,397	4,455	(5,900)	313,952
Heritage Incentive	587,371	12,102	-	599,473
Parking Facilities Development	23,952,738	360,749	(336,565)	23,976,922
Employee Entitlements	1,053,647	863,337	-	1,916,984
David Jones Bridge	277,223	4,207	-	281,430
Bonus Plot Ratio	595,996	9,033	-	605,029
PCEC Fixed Plant Replacement	3,869,667	194,910	-	4,064,577
Enterprise and Initiative	2,570,651	44,100	-	2,614,751
	87,574,502	2,015,781	(22,315,381)	67,274,902
* Asset Revaluation	560,795,095	-	-	560,795,095
	\$648,369,597	\$2,015,781	(\$22,315,381)	\$628,069,997

* The Asset Revaluation Reserve is a non cash backed reserve and cannot be used ,except for adjustments to fixed assets on their revaluation, disposal or write off

SCHEDULE 15

MUNICIPAL

Notes to the Balance Sheet for the 6 months ended 31 December 2015

11 Cash Reconciliation

	31/12/2015	30/06/2015
	\$	\$
Cash and Cash Equivalents	9,974,078	21,164,777
Short Term Cash Investments	132,640,819	91,045,389
	\$142,614,897	\$112,210,166

12 Reconciliation of Net Cash Provided By Operating Activities to Operating Surplus

	31/12/2015	30/06/2015
	\$	\$
Change in Net Assets Resulting from Operations	54,664,713	18,136,854
Adjustment for items not involving the movement of Funds:		
Depreciation	15,257,652	29,115,795
Doubtful Debts	28,337	267,593
(Gain)/Loss on Disposal/Write off/Contribution of Assets	482,526	2,584,345
	70,543,371	50,104,587
Revenues Provided By :		
Government Grants	(838,762)	(4,039,166)
Contribution from Other Parties	(49,890)	(15,000)
	(888,652)	(4,054,166)
Change in Operating Assets and Liabilities		
Add Back		
Decrease in Inventories	217,836	713,171
Decrease in Deposits and Prepayments	-	81,566
Decrease in Accrued Interest and Dividend Income	-	749,725
Decrease in Debtors	-	1,650,216
Decrease in Deferred Debtors	7,133	4,638
Decrease in Accrued Income	144,206	-
Increase in Income Received /Raised in Advance	-	21,429
Increase in Accrued Expenses	2,148,455	-
Increase in Provisions	-	1,084,280
Increase in Trade and Other Payables	1,336,165	-
Deduct		
Decrease in Trade and Other Payables	-	(836,489)
Decrease in Income Received /Raised in Advance	(162,589)	-
Decrease in Accrued Interest Payable	(121,909)	(43,792)
Decrease in Provisions	(191,957)	-
Decrease in Accrued Expenses	-	(201,269)
Increase in Trade and Other Receivables	(8,079,777)	-
Increase in Prepayments	(9,828,440)	-
Increase in Accrued Income	-	(420,854)
Increase in Accrued Interest and Investment Income	(488,550)	-
	(15,019,427)	2,802,621
Net Cash Provided by Operating Activities	\$54,635,295	\$48,853,042

SCHEDULE 15

MUNICIPAL

Notes to the Balance Sheet for the 6 months ended 31 December 2015

13 Ratios

	31/12/2015	30/06/2015
1 Current Ratio		
<u>Current Assets minus Restricted Assets</u>		
Current Liabilities minus Liabilities associated with Restricted Assets	2.64	1.02
2 Debt Ratio		
<u>Total Liabilities</u>		
Total Assets	5.75%	5.95%
3 Debt Service Ratio		
<u>Debt Service Cost</u>		
Available Operating Revenue	3.28%	4.48%
4 Rate Coverage Ratio		
<u>Net Rate Revenue</u>		
Operating Revenue	58.60%	40.92%
5 Outstanding Rates Ratio		
<u>Rates Outstanding</u>		
Rates Collectable	7.57%	0.08%
6 Untied Cash to Unpaid Creditors Ratio		
<u>Untied Cash</u>		
Unpaid Trade Creditors	19.89	2.07
7 Gross Debt to Revenue Ratio		
<u>Gross Debt</u>		
Total Revenue	27.75%	22.93%
8 Gross Debt to Economically Realisable Assets Ratio		
<u>Gross Debt</u>		
Economically Realisable Assets	4.25%	4.98%

Restricted Assets includes reserve funds and tied contributions not utilised at 31.12.2015

CITY OF PERTH

**FAS GRAPHS
Dec-15**

CONTENTS

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5	Ratio Analysis	7

SCHEDULE 15

Financial Activity Statement

	Year To Date Dec-15		
	Annual	Budget YTD \$'000s	Variance \$'000s
Proceeds from Operating Activities			
Operating Revenue	111,388	59,252	52,136

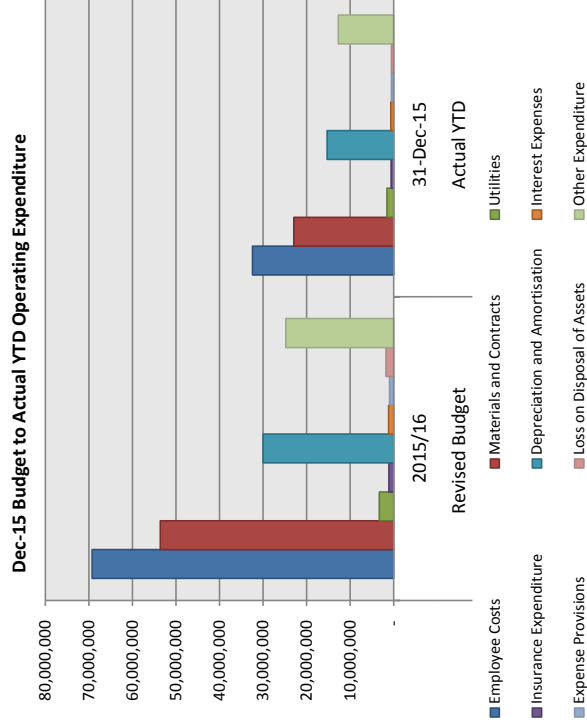
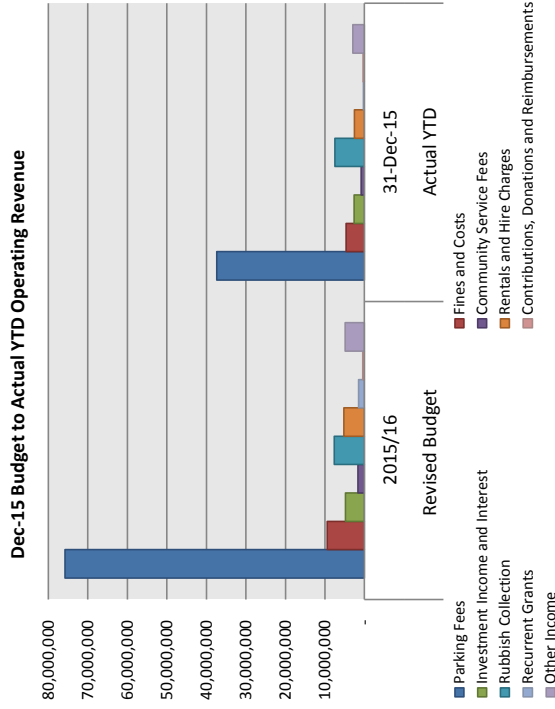
Less: Operating Expenditure	185,860	90,564	95,296
Add back Depreciation	-30,002	-15,129	-14,873
(Loss)/Profit on Disposals	-1,766	-987	-779

Net Surplus/(Deficit) from Operations	-42,703	-15,196	-27,507
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Investing Activities			
Capital Expenditure	-69,049	-35,103	-33,946
Repayment of Borrowings	-6,442	-3,627	-2,815
Transfers to Reserves	-28,095	-2,833	-25,262

Financing Activities			
Transfers from Reserves	30,753	15,503	15,250
Carry Forwards	21,681	11,022	10,659
Proceeds from Disposal of Assets	1,729	1,523	206
Distribution from TPRC	1,833	0	1,833
Capital Grants	7,758	6,842	916

Net Surplus/(Deficit) before Rates	-82,535	-21,868	-60,667
Add: Opening Funds	636	636	0
Less: Closing Funds	783	59,852	59,069
Amount Sourced from Rates	82,682	81,084	1,598

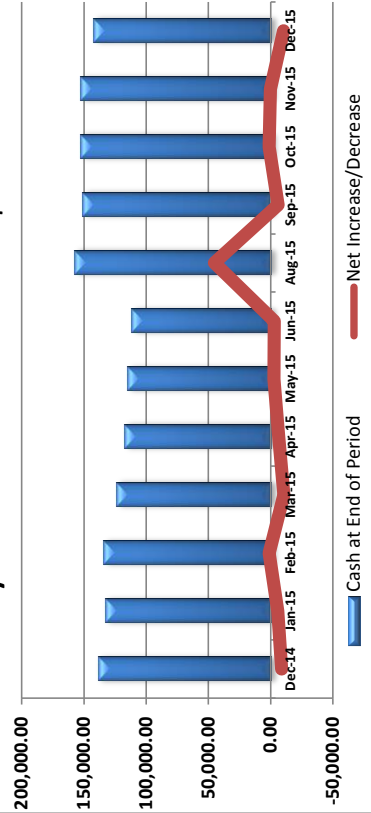


Cash

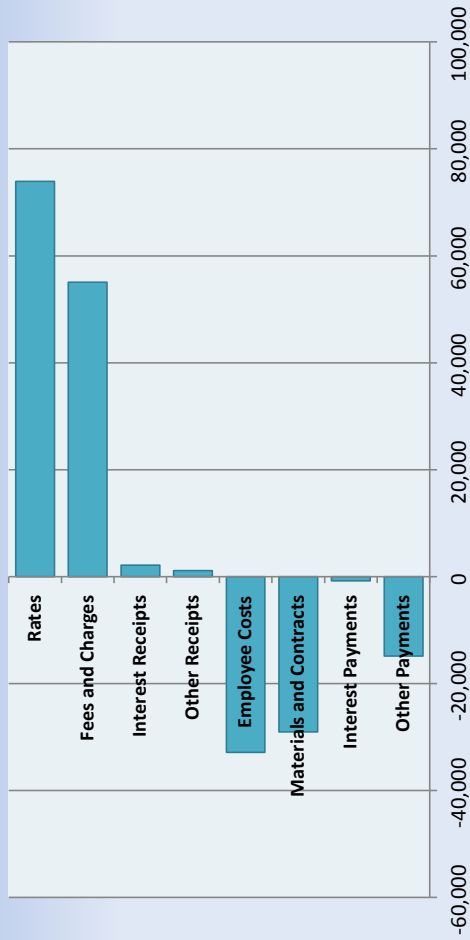
SUMMARY CASH FLOW STATEMENT

	Budget \$'000s 2015/2016	YTD Actual \$'000s Dec-15
Receipts from Customers	197,413	132,233
Payments to Suppliers and Creditors	-145,138	-77,598
Net Cash Inflow/Outflow from Operating Activities	52,275	54,635
Net Cash Inflow/Outflow from Investing Activities	-51,429	-21,493
Net Cash Inflow/Outflow from Financing Activities	-6,442	-3,627
Cash Flows from Government and Other Parties	8,603	889
Cash at 1 July 2015	107,034	112,210
Net Increase (Decrease) in Cash Held	3,006	30,405
Cash at 31 December 2015	110,040	142,615

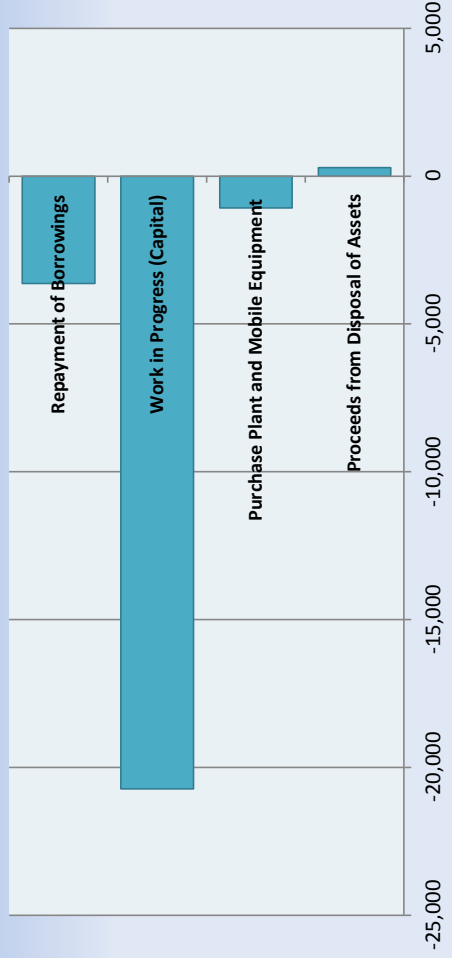
Monthly Cash Movements to Dec-15 \$'000s



Cash Flows from Operating Activities \$'000s

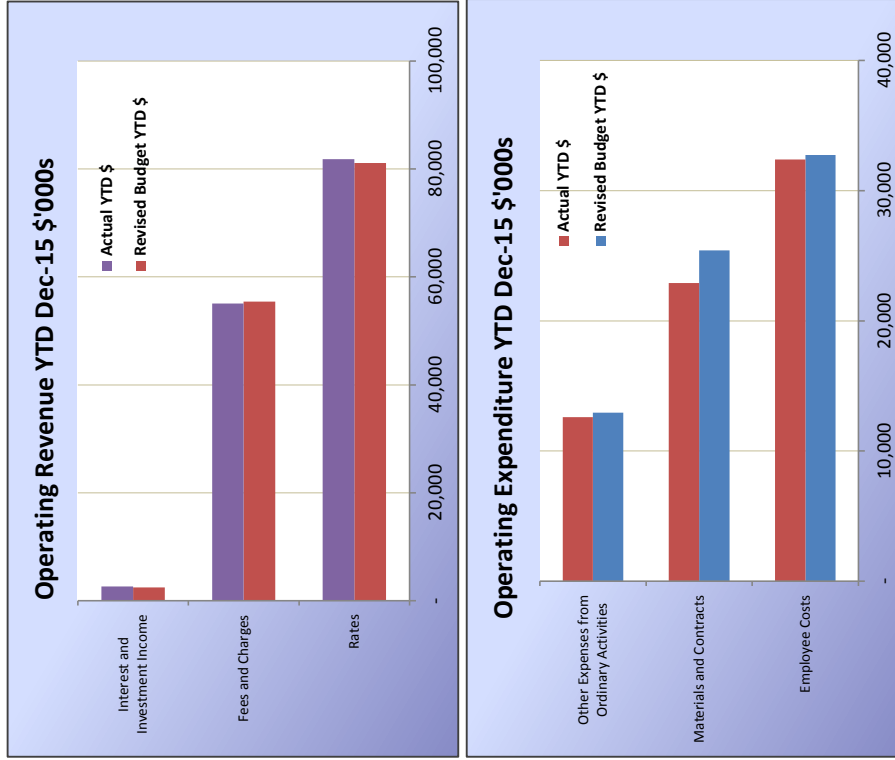


Cash Flows from Investing Activities \$'000s



Summary Operating Statement

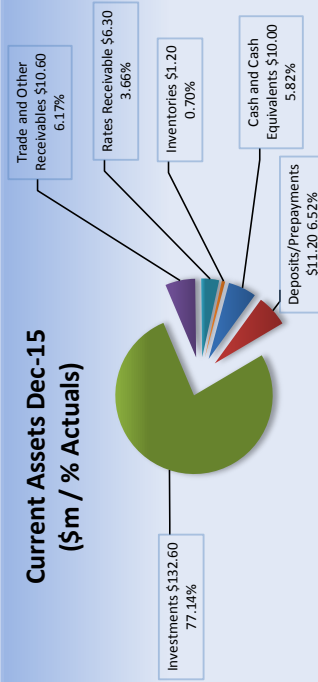
	Year To Date		
	2015/2016 Original Budget \$000	Revised Budget \$000s	Actual \$000s Variance \$000s
Operating Revenue	197,753	140,336	141,077 741
less Operating Expenses	-151,880	-73,688	-70,470 3,218
Earnings before Interest and Depreciation (EBID)	45,873	66,648	70,607 3,959
less Interest Expense	-1,837	-578	-663 -85
less Depreciation	-34,211	-15,129	-15,258 -128
Operating Surplus/(Deficit)	9,825	50,941	54,686 3,745
Grants and Contributions- Capital	6,842	2,286	462 -1,824
NET OPERATING SURPLUS	16,667	53,227	55,148 1,921
DISPOSAL/WRITE OFF OF ASSETS	-1,558	-987	-483 504
Distribution from TPRC	1,833	0	0 0
(Loss) on Disposal of Investments	0	-4	-4 0
Change in net assets resulting from operations after capital amounts and significant items	16,943	52,235	54,661 2,426



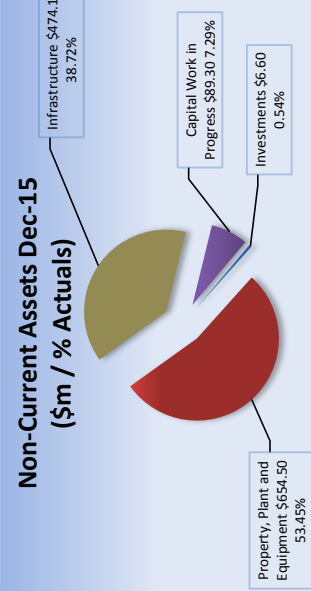
Summary Statement of Financial Position

	31-Dec-15	30-Jun-15
	Actual \$'000s	Actual \$'000s
Total Current Assets	171,774	123,363
Total Non Current Assets	1,223,590	1,216,910
TOTAL ASSETS	1,395,364	1,340,273
Total Current Liabilities	40,643	37,706
Total Non Current Liabilities	39,582	42,088
TOTAL LIABILITIES	80,225	79,794
NET ASSETS	1,315,139	1,260,478
COMMUNITY EQUITY		
Accumulated Surplus	687,069	612,109
Asset Revaluation Reserve	560,795	560,795
Reserves (Cash Backed)	67,275	87,575
TOTAL EQUITY	1,315,139	1,260,478

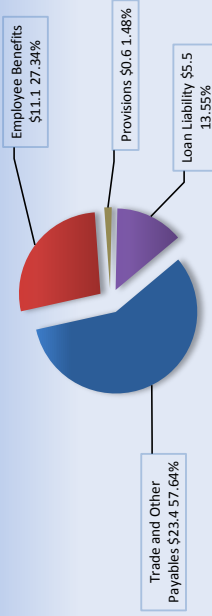
Current Assets Dec-15
(\$m / % Actuals)



Non-Current Assets Dec-15
(\$m / % Actuals)



Current Liabilities Dec-15
(\$m / % Actuals)

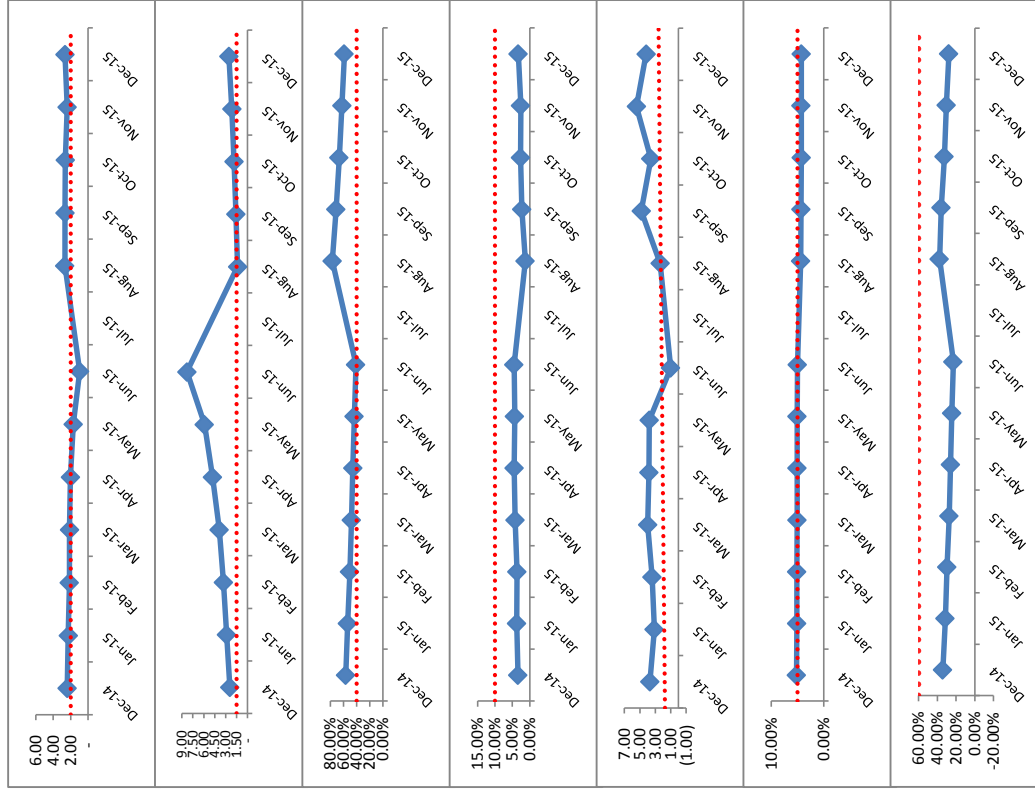


Non-Current Liabilities Dec-15
(\$m / % Actuals)



Ratio Analysis

Current Ratio (Current Assets minus Restricted Assets/Current Liabilities minus Liabilities associated with Restricted Assets) Ability to generate working capital to meet our commitments Target is greater than 2.00	Dec-15
	2.64
Operating Surplus Ratio (Revenue YTD/Operating Surplus YTD) Ability to fund capital and exceptional expenditure Target is greater than 1.5	2.56
	58.60%
Rate Coverage Ratio (Net Rate Revenue/Operating Revenue) Ability to reduce rates to ratepayers Target is less than 40.00% - The percentage will diminish as the bulk of the rates are raised in July	3.28%
	4.18
Debt Service Ratio (Interest and principal repayments/Available Operating Revenue) Ability to service loans including principal and interest Target is less than 10.0%	4.25%
	27.75%
Cash Capacity in Months (Cash < 90 days invest / (Cash Operating Costs divided by 6 months) Ability to manage cashflow Target is greater than 2.0 months	
Gross Debt to Economically Realisable Assets Ratio (Gross Debt / Economically Realisable Assets) Ability to retire debt from readily realisable assets Target is greater than 5.0%	
Gross Debt to Revenue Ratio (Gross Debt / Total Revenue) Ability to service debt out of total revenue Target is less than 60.0%	



CP[#] Enterprise Performance Policy

POLICY OBJECTIVE

Give guidance to the planning, implementing, reviewing, evaluating and reporting on the effectiveness of initiatives, programmes, projects and activities that align with the strategic direction of the organisation.

POLICY STATEMENT

The City of Perth is committed to the effective monitoring and delivery of initiatives in achieving the vision identified within the Strategic Community Plan. The guiding principles of Enterprise Performance at the City are as follows:

1 Customer Expectation

Focus on the management of customer expectations, ensuring that there is a clear understanding of what our customers' needs are to then strive towards attaining the desired outcome.

2 Promoting a high performance culture

Ensure that the organisation aligns and cascades the organisational commitments into business plans and individual work plans. Clear measures of performance and accountabilities will be evident and continuously reported against.

3 Transparent and accountable

Ensure that timely periodical reporting, in an open and transparent manner, occurs on the progress made by the organisation on initiatives and key performance targets.

4 Alignment to strategic framework

Ensure that strategies, plans and policies contain clear measures of performance to enable reporting on progress. These should complement the overarching strategic direction indicated by the City's Strategic Community Plan.

5 Outcome focused

Ensure that clear measures of performance are related to addressing strategic outcomes for the benefit of the City of Perth's community.

6 Monitoring the benefits of delivery

Ensure that clear measures are in place to determine the benefit of delivering identified initiatives. These measures should address how effective our actions are contributing towards the needs of the community.

CP[#] Enterprise Performance Policy

7 Utilising useful data

Ensure that the organisation is capturing, storing and utilising data that is beneficial to monitoring and supporting the delivery of identified benefits, needs and initiatives. Capturing data for data's sake will be avoided, in the context of delivering identified commitments.

APPLICATION

This Policy applies to all City of Perth employees (full-time, part-time, temporary and casual) and consultants or contractors engaged by or associated with the City, who are working on any project/initiative that:

- Requires formal evaluation on progress achieved, as agreed by Manager/Director.
- Is included as an output in the Corporate Business Plan
- Is included as an output in the Capital Program of Works
- Is included as an output in any Implementation/Action Plan Endorsed by ELG and/or Council.

COMMITMENT

The City of Perth is committed to:

- Developing, implementing and continually improving the performance culture of the organisation.
- Improving organisational effectiveness and performance.
- Enhancing overall accountability to key stakeholders, including the community.
- Aligning delivery outcomes to meet the aspirational needs of the community.
- Identifying, monitoring and analysing the City's key lead and lag indicators, to assist in continuously improving the organisations service delivery.

Document Control Box									
Document Responsibilities:									
Custodian:		Manager Governance			Custodian Unit:		Governance		
Decision Maker:		Council							
Compliance Requirements:									
Legislation:									
Industry:									
Organisational:									
Document Management:									
Risk Rating:		Moderate	Review Frequency:		Biennial	Next Due:		2018	TRIM Ref: [AP####]
Version #	Decision Reference:			Synopsis:					
1.	ELG								
2.	ELG			.					
3.									

SCHEDULE 17

Proposed Lease Terms and Conditions Café Pods 1 and 2 – ISPT Forrest Chase Redevelopment

Lessor	City of Perth
Lessee	ISPT Pty Ltd
Premises	Café Pods 1 and 2 on upper level walkway of Forrest Chase
Permitted Use	Café / Kiosk
Commencement	TBA
Term	21 Years
Option	Nil
Rent	\$1.00 per annum
Percentage Rent	N/A
Outgoings	Nil
Payment Date	As demanded
Reviews	N/A
Insurance	Public Liability not less than \$20,000,000
Costs	Each party to bear their own legal costs



SCHEDULE 19

Local Government Act 1995

CITY OF PERTH

FENCING LOCAL LAW 2015

Under the powers conferred by the *Local Government Act 1995*, and under all other powers enabling it, the Council of the City of Perth resolved on (Insert Council Meeting Date) to make the following local law.

PART 1 – PRELIMINARY

1.1 Citation

This local law may be cited as the *City of Perth Fencing Local Law 2015*.

1.2 Commencement

This local law comes into operation 14 days after the date of its publication in the *Government Gazette*.

1.3 Purpose and Effect

- (1) The purpose of this local law is to prescribe a sufficient fence and the standard for the construction of fences throughout the district of the City of Perth.
- (2) The effect of this local law is to establish the requirements for fencing within the district of the City of Perth.

1.4 Application

This local law applies throughout the district of the local government.

1.5 Repeal

The *City of Perth Fencing Local Law 2005* as published in the *Government Gazette* on 14 July 2005, and as amended on 29 February 2008, is repealed.

1.6 Definitions

In this local law unless the context requires otherwise—

“**Applicant**” means a person who makes an application for approval under this local law;

“**AS or AS/NZS**” means an Australian or Australian/New Zealand Standard as published by Standards Australia as amended from time to time;

SCHEDULE 19

“authorised person” means a person appointed by the **local government City of Perth** under section 9.10 of the *Local Government Act 1995* to perform any of the functions of an authorised person under this local law;

“barbed wire fence” means a wire or strand of wires having small pieces of sharply pointed wire twisted around it at short intervals;

“boundary fence” means a fence, other than a dividing fence, that separates private land from land that is local government property of a thoroughfare;

“Building Code” means the latest edition of the Building Code of Australia published from time to time by or on behalf of, the Australian Building Codes Board, as amended from time to time, but not including any explanatory information published with that Code;

“building permit” has the meaning given to it in the *Building Act 2011*;

“Building Surveyor” means a Building Surveyor of the local government;

“CEO” means the Chief Executive Officer of the local government;

“Council” means the Council of the local government;

“dangerous” in relation to any fence means, with the exception of electrified, barbed and razor wire fences as separately specified under this local law—

- (a) a fence containing exposed broken glass, asbestos fibre or any other potentially harmful projection or material; or
- (b) a fence which is likely to collapse or fall, or part of which is likely to collapse or fall, from any cause;

“district” means the district of the local government;

“district planning scheme” means a local planning scheme of the local government made under the *Planning and Development Act 2005*;

“dividing fence” has the meaning given to it by the *Dividing Fences Act 1961*;

“electrified fence” means a fence carrying or designed to carry an electric charge;

“fence” means any structure, not including a retaining wall, used or functioning as a barrier, irrespective of where it is located and includes any gate;

“front boundary” means the boundary line between a lot and the thoroughfare upon which that lot abuts, or in the case of a lot abutting on more than one thoroughfare, the boundary line between the lot and the primary thoroughfare;

“front fence” means a fence erected on the front boundary of a lot or on a line

SCHEDULE 19

adjacent to the front boundary;

“front setback area” means the area between the building line of a lot and the front boundary of that lot;

“height” in relation to a fence means the vertical distance between—

- (a) the top of the fence at any point; and
- (b) the ground level or, where the ground levels on each side of the fence are not the same, the higher ground level, immediately below that point;

“local government” means the local government of the City of Perth;

“local government property” means anything except a thoroughfare—

- (a) which belongs to the local government;
- (b) of which the local government is the management body under the *Land Administration Act 1997*; or
- (c) which is an “otherwise unvested facility” under section 3.53 of the *Local Government Act 1995*;

“lot” has the meaning given to it and for the purposes of the *Planning and Development Act 2005*;

“Non-Residential Lot” means any lot situated in the district that is not defined as a residential lot under this local law;

“notice of breach” means a notice referred to in clause 5.1 of this local law;

“occupier” has the meaning given to it in the *Local Government Act 1995*;

“owner” has the meaning given to it in the *Local Government Act 1995*;

“person” means any person, company, employer and includes an owner, occupier and licensee;

“razor wire fence” means a coiled strong wire with pieces of sharp cutting edges set across it at closes intervals;

“Residential Lot” means a lot where a residential use—

- (a) is or may be permitted under the district planning scheme; and
- (b) is or will be the predominant use of the lot;

“retaining wall” means any structure which prevents the movement of soil or retains soil or structures in order to allow ground levels of different elevations to exist adjacent to one another;

“Schedule” means a Schedule to this local law;

“sufficient fence” means a fence described in clause 2.1 of this local law, but

SCHEDULE 19

does not include a retaining wall;

“**thoroughfare**” has the meaning given to it by the *Local Government Act 1995*, but does not include a private thoroughfare which is not under the management or control of the local government.

1.7 Relationship with other laws

- (1) In the event of any inconsistency between the provisions of a district planning scheme and the provisions of this local law, the provisions of the district planning scheme are to prevail.
- (2) Nothing in this local law affects the need for compliance, in respect of a fence, with—
 - (a) any relevant provisions of a district planning scheme; and
 - (b) any relevant provisions that apply if a building permit is required for that fence under the *Building Act 2011* or *Building Regulations 2012*.

1.8 Licence fees and charges

All licence fees and charges applicable under this local law shall be determined by the Council from time to time in accordance with section 6.16 of the *Local Government Act 1995*.

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PART 2 – FENCES

Division 1 – Sufficient Fences

2.1 Sufficient fences

- (1) A person shall not erect a dividing fence or a boundary fence that is not a sufficient fence, unless otherwise approved or required by the local government.
- (2) Subject to subclause (3) and (4), a sufficient fence—
 - (a) on a Residential Lot is a dividing fence or a boundary fence constructed and maintained in accordance with the specifications and requirements of Schedule 2;
 - (b) on a Non-Residential Lot is a dividing fence or a boundary fence constructed and maintained in accordance with the specifications and requirements of Schedule 3;
- (3) An application must be made to the local government for grant of consent to any variation to the specifications in Schedules 2 and 3.
- (4) Unless an authorised person determines otherwise, a sufficient fence on a boundary between lots other than those specified in subclause (2) is a dividing fence constructed in accordance with the specifications and requirements of Schedule 2 or Schedule 3, whichever is appropriate.
- (5) Notwithstanding any other provision in this local law, a dividing fence or boundary fence constructed of masonry, stone or concrete shall be a sufficient fence only if it is designed by a professional engineer and constructed in accordance with that design where—
 - (a) it is greater than 750 millimetres in height; or
 - (b) the Building Surveyor so requires.
- (6) Notwithstanding any other provision in this local law, a dividing fence or boundary fence shall not exceed 1,800 millimetres height unless the approval of the local government has been obtained for such a fence.

Division 2 – General

2.2 Fences within front setback areas

- (1) A person shall not, without the written consent of the Building Surveyor, erect a free-standing fence greater than 1,200 millimetres in height, within the front setback area of a Residential Lot within the district.

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- (2) The Building Surveyor may approve the erection of a fence of a height greater than 1,200 millimetres in the front setback area of a Residential Lot only if the fence on each side of the driveway into the lot across the front boundary is to be angled into the lot for a distance of not less than 1,500 millimetres along the frontage to a distance of not less than 1,500 millimetres from the frontage in order to provide appropriate splayed lines of vision for a motorist using the driveway for access to a thoroughfare.
- (3) The provision of subclause (2) shall not apply to a fence—
 - (a) of open construction that does not obscure the lines of vision of a motorist using the driveway for access to a thoroughfare; or
 - (b) that does not adjoin a footpath.

2.3 Gates in fences

A person shall not erect a gate in a fence which does not—

- (a) open into the lot; or
- (b) open by sliding parallel and on the inside of the fence, which it forms part of, when closed.

without first obtaining the written approval of the local government.

2.4 Depositing fencing material on public place

A person shall not deposit or permit the deposit of any materials whatsoever used in the construction or maintenance of any fence, on any thoroughfare, public place or local government property unless the approval of the local government has been obtained.

2.5 Maintenance of fences

An owner of a lot ~~or any person undertaking work on a lot~~ which a fence is erected shall maintain the fence in good condition so as to prevent it from becoming dangerous, dilapidated, or unsightly to the amenity of the locality.

2.6 Fences across rights-of-ways, public access ways or thoroughfares

A person must not, without the approval of the local government, erect or maintain a fence or obstruction of a temporary or permanent nature across any right-of-way, public access way or thoroughfare so as to impede or prevent use of those facilities in the manner for which they are intended and constructed.

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2.7 Fences and Sightlines

Unless otherwise approved by the local government—

- (a) front fences or boundary fences that are adjacent to a vehicle access point or a thoroughfare shall be truncated with the minimum dimension of the truncation being 2,000 millimetres or the fence reduced in height to no more than 750 millimetres, unless—
 - (i) the fence is an open fence that does not obscure the lines of vision of a motorist using the vehicle access point or thoroughfare; or
 - (ii) there is a distance of 3,500 millimetres between the fence and a carriageway or footpath.
- (b) where a dividing fence is closer than 2,000 millimetres from a vehicle access point and connects to a thoroughfare, the dividing fence shall be reduced to 750 millimetres in height for the first 2,000 millimetres from the thoroughfare back into the lot.
- (c) a corner Lot without the standard street corner truncation, with a front fence height that exceeds 750 millimetres in height of solid material is not permitted within the 6,000 millimetres by 6,000 millimetres corner sightline area.
- (d) where two right of ways or laneways intersect, a 3,000 millimetres by 3,000 millimetres sightline is required so that a fence height that exceeds 750mm in height of solid material is not permitted.

2.8 Dividing Fences

- (1) Notwithstanding the provisions of clause 2.1, an authorised person may approve the erection or repair of a dividing fence which is not a sufficient fence where all of the owners of the lots to be separated by the dividing fence make an application for approval for that purpose.
- (2) In determining whether to grant approval under subclause (1), an authorised person may consider, in addition to any other matter they are authorised to consider, where the erection or retention of the fence would have an adverse effect on—
 - (a) the safe or convenient use of any land;
 - (b) the safety or convenience of any person; or
 - (c) the visual amenity of the locality.

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Division 3 – Fencing Materials

2.9 Fencing Designs

Where required by an authorised person, fencing designs are to be certified by a professional engineer as being suitable for wind loadings found in Region D Category 2 areas in accordance with the current edition of AS/NZS 1170.0:2002 Structural design actions – General principles.

2.10 Pre-used fencing materials

- (1) Notwithstanding clause 2.1, a person shall not construct a fence on a Residential Lot or a Non-Residential Lot from pre-used materials without the approval of the local government.
- (2) Where the local government approves the use of pre-used materials in the construction of a fence under subclause (1), that approval shall be conditional on the applicant painting or treating the pre-used material as directed by the Building Surveyor.

2.11 Barbed wire fences and spiked or jagged materials

- (1) An owner or occupier of a Residential Lot or a Non-Residential Lot shall not erect, affix or allow to remain on any fence on such a lot any barbed wire or other material with spiked or jagged projections, unless the prior written approval of the local government has been obtained.
- (2) Any fence bounding a lot that has barbed wire or other materials with spiked or jagged projections affixed to it may only be approved if the wire or other materials are carried on posts at an angle of 45 degrees, with the bottom row being a minimum of 2,000 millimetres from the ground level.
- (3) If the posts which carry the barbed wire or other materials referred to in subclause (2) are angled towards the outside of the lot bounded by the fence, the face of the fence must be set back from the lot boundary a sufficient distance to ensure that the angled posts, barbed wire or other materials do not encroach on adjoining land.
- (4) An owner or occupier of a lot shall not erect, affix or allow to remain as part of any fence or wall, whether internal or external, on that lot any broken glass.

2.12 Electrified and razor wire fences

- (1) An owner or occupier of a lot shall not—
 - (a) construct or use an electrified fence on that lot without obtaining the approval of the local government in the form prescribed in Schedule 4; or
 - (b) construct a fence wholly or partly of razor wire on that lot without obtaining the approval of the local government in the form prescribed in Schedule 5.

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- (2) The local government shall not approve an application for the purpose of subclause (1)(a)—
 - (a) in respect of a lot which is or which abuts a Residential Lot;
 - (b) unless the fence will comply with “AS/NZS 3016:2002 Electrical installations – Electricity security fences”; and
 - (c) unless provision is made so as to enable the fence to be rendered inoperable during the hours of business operations, if any, on the lot where it is erected.
- (3) The local government shall not approve an application for the purpose of subclause (1)(b)—
 - (a) if the fence is within 3,000 millimetres of the boundary of the lot; or
 - (b) where any razor wire used in the construction of the fence is less than 2,000 millimetres or more than 2,400 millimetres above the ground level.
- (4) An application for approval for the purpose of subclauses (1)(a) or (1)(b) shall be made by the owner of the lot on which the fence is or is to be erected, or by the occupier of the lot with the written consent of the owner.

2.13 Prohibited fencing materials

In constructing a fence a person must not use—

- (a) broken glass or any other potentially harmful projections or material;
- (b) asbestos fibre;
- (b) material that is likely to collapse or fall, or part of which is likely to collapse or fall, from any cause; and
- (d) pre-used materials unless the material is painted or treated to the satisfaction of an authorised person.

2.14 Building Code

- (1) Subject to subclauses (2) and (3), a fence shall be constructed in accordance with the relevant provisions of the Building Code.
- (2) Where there is inconsistency between the standards or requirements of this local law and those specified in the Building Code, the standards and requirements of the Building Code shall prevail.
- (3) Subclause (1) shall not apply to an existing fence, except where the existing fence is demolished, pulled down or removed and re-erected, or in some

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substantial way structurally altered or amended, in which case subclause (1) shall apply to the re-erection, alteration or amendment.

PART 3 – APPROVALS

3.1 Application for approval

- (1) Where a person is required to obtain the approval of the local government under this local law, that person shall apply for approval in accordance with subclause (2).
- (2) An application for approval under this local law shall—
 - (a) be in the form determined by the local government;
 - (b) be signed by the applicant and the owner of the lot;
 - (c) provide the information required by the form; and
 - (d) be forwarded to the local government together with any fee imposed and determined by the local government under and in accordance with section 6.19 of the *Local Government Act 1995*.
- (3) An authorised person may require an applicant to provide additional information reasonably related to an application before an application is considered for approval.
- (4) An authorised person may refuse to consider an application for approval which is not in accordance with subclauses (2) and (3).

3.2 Decision on application for approval

- (1) The local government may—
 - (a) approve an application for approval unconditionally or subject to any conditions; or
 - (b) refuse to approve an application for approval.
- (2) If the local government approves an application for approval, it is to issue to the applicant an approval in the form determined by the local government.
- (3) If the local government refuses to approve an application for approval, it is to give written notice of that refusal to the applicant.
- (4) Where a clause of this local law refers to conditions which may be imposed on an approval or which are to be taken to be imposed on an approval, the clause does not limit the power of the local government to impose other conditions on the approval under subclause (1)(a).

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3.3 Compliance with approval

Where an application for approval has been approved, the applicant and the owner or occupier of the lot to which the approval relates, shall comply with the terms and any conditions of that approval.

3.4 Duration of approval

Unless otherwise stated in the form of approval, an approval granted under this local law—

- (a) runs with the lot to which it relates;
- (b) may be relied upon by any subsequent occupier or owner of the lot; and
- (c) may be enforced by the local government against a subsequent occupier or owner of the lot.

PART 4 – MISCELLANEOUS

4.1 False or misleading statement

A person shall not make a false or misleading statement in connection with any application, requirement or request under this local law.

PART 5 – NOTICES OF BREACH

5.1 Notices of breach

- (1) Where a breach of any provision of this local law has occurred in relation to a fence on a lot, an authorised person may give a notice in writing to the owner of that lot.
- (2) A notice of breach shall—
 - (a) specify the provision of this local law which has been breached;
 - (b) specify the particulars of the breach; and
 - (c) state that the owner is required to remedy the breach within the time specified in the notice.
- (3) Should an owner fail to comply with a notice of breach, the local government may, by its employees, agents or contractors enter upon the lot to which the notice relates and remedy the breach, and may recover the expenses of so doing from the owner of the lot in a court of competent jurisdiction.

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- (4) The provisions of this clause are subject to section 3.25 and item 12 of Division 1 of Schedule 3.1 of the *Local Government Act 1995* and any entry on to land will be in accordance with Part 3, Division 3 of that Act.

PART 6 – OFFENCES

6.1 Offences and penalties

- (1) A person who fails to comply with a notice of breach commits an offence.
- (2) A person who commits an offence under this local law is liable, on conviction, to a penalty not exceeding \$5000, and if the offence is of a continuing nature, to an additional penalty not exceeding \$500 for each day or part of a day which the offence has continued.

6.2 Modified penalties

- (1) An offence against any provision of this local law is a prescribed offence for the purposes of section 9.16(1) of the *Local Government Act 1995*.
- (2) The amount appearing in the final column of Schedule 1, directly opposite a prescribed offence in that Schedule, is the modified penalty for that prescribed offence.
- (3) For the purpose of guidance only, before giving an infringement notice to a person in respect of the commission of a prescribed offence, an authorised person should be satisfied that—
 - (a) commission of the prescribed offence is a relatively minor matter; and
 - (b) only straightforward issues of law and fact are involved in determining whether the prescribed offence was committed, and the facts in issue are readily ascertainable.

6.3 Form of notices

For the purposes of this local law—

- (a) the form of the infringement notice referred to in sections 9.16 and 9.17 of the *Local Government Act 1995* is to be in the form of Form 2 of Schedule 1 of the *Local Government (Functions and General) Regulations 1996*; and
- (b) the form of the withdrawal of infringement notice referred to in section 9.20 of the *Local Government Act 1995* is to be in the form of Form 3 in Schedule 1 of the *Local Government (Functions and General) Regulations 1996*.

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PART 7 – OBJECTIONS AND REVIEW

7.1 Objections and review

When the local government makes a decision under clause 3.2, the provision of Part 9 Division 1 of the *Local Government Act 1995*, and regulation 33 of the *Local Government (Functions and General) Regulations 1996*, apply to that decision.

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OFFENCES AND MODIFIED PENALTIES

[Clause 6.2(2)]

Item No.	Clause No.	Modified penalties \$
1	2.1(1)	250
2	2.2(1)	250
3	2.3(a) (b)	200
4	2.3(b)	200
5 4	2.4	250
6 5	2.5	250
7 6	2.6	250
8 7	2.10(1)	250
9 8	2.11(1)	250
10 9	2.11(4)	250
11 10	2.12(1)	250
12 11	3.3	250
13 12	6.1(1)	250

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SCHEDULE 2

SPECIFICATIONS FOR A SUFFICIENT FENCE ON OR ABUTTING A LOT DEVELOPED FOR RESIDENTIAL USES

[Clause 2.1(2)(a)]

Each of the identified categories in this Schedule is a sufficient fence on a Residential Lot and the fence design being certified by a professional engineer.

Timber fence

- (a) corner posts to be 125mm x 125mm x 2,400mm and intermediate posts to be 125mm x 75mm x 2,400mm spaced at 2,400mm centres;
- (b) corner posts to be struted two ways with 100mm x 50mm x 450mm sole plates and 75mm x 50mm struts;
- (c) intermediate posts to be doubled yankee struted with 150mm x 25mm x 450mm struts;
- (d) all posts to have tops with a 60mm weather cut and to be sunk at least 600mm into the ground;
- (d e) rails to be 75mm x 50mm with each rail spanning 2 bays of fencing double railed or bolted to each post with joints staggered;
- (e f) the fence to be covered with 75mm x 20mm sawn pickets, 1,800mm in height placed 75mm apart and affixed securely to each rail; and
- (f g) the height of the fence to be 1,800mm except with respect to the front set back area for which there is no minimum height but which is subject to clause 2.2.

Corrugated fence

A fence constructed of corrugated fibre reinforced pressed cement or steel sheeting constructed to manufacturer's specifications or which satisfies the following specifications—

- (a) a minimum in-ground length of 25 per cent of the total length of the sheet, but in any case shall have a minimum in-ground depth of 600mm;
- (b) the total height and depth of the fence to consist of a single continuous fibre reinforced cement or steel sheet;
- (c) the sheets to be lapped and capped with extruded "snap-fit" type capping in accordance with the manufacturers written instructions; and
- (d) the height of the fence to be 1,800mm except with respect to the front set back area for which there is no minimum height but which is subject to clause 2.2.

Brick, stone or concrete fence

A fence constructed of brick, stone or concrete, which satisfies the following requirements and specifications—

- (a) a site classification is to be provided by a professional engineer and the footing is to be designed in accordance with AS 2870-2011 Residential slabs and footings as amended;

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- (b) footings of minimum 225mm x 150mm concrete 15MPa or 300mm x 175mm brick laid in cement mortar;
- (c) fences to be offset a minimum of 200mm at maximum 3,000mm centres or 225mm x 100mm engaged piers to be provided at maximum 3,000mm centres;
- (d) expansion joints in accordance with the manufacturer's written instructions; and
- (e) the height of the fence to be 1,800mm except with respect to the front set back area for which there is no minimum height but which is subject to clause 2.2.

Composite fence

A composite fence which satisfies the following specifications for the brick construction—

- (1)
 - (a) brick piers of minimum 345mm x 345mm at 1,800mm centres bonded to a minimum height base wall of 514mm;
 - (b) each pier shall be reinforced with one R10 galvanised starting rod 1 500mm high with a 250mm horizontal leg bedded into a 500mm x 200mm concrete footing and set 65mm above the base of the footing. The top of the footing shall be 1 course (85mm) below ground level;
 - (c) the minimum ultimate strength of brickwork shall be 20MPa. Mortar shall be a mix of 1 part cement, 1 part lime and 6 parts sand;
 - (d) the ground under the footings is to be compacted to 6 blows per 300mm and checked with a standard falling weight penetrometer; and
 - (e) control joints in brickwork shall be provided with double piers at a maximum of 6,000mm centres;

or

- (2)
 - (a) brick piers of a minimum 345mm x 345mm x 2,700mm centres bonded to the base wall; and
 - (b) each pier shall be reinforced with two R10 galvanised starting rods as previously specified.
-

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SCHEDULE 3

SPECIFICATIONS FOR A SUFFICIENT FENCE ON OR ABUTTING A LOT DEVELOPED FOR NON-RESIDENTIAL USES

[Clause 2.1(2)(b)]

Each of the identified categories in this Schedule, with minimum and maximum specifications where stated, is a sufficient fence on a Non-Residential Lot and the fence design being certified by a professional engineer.

Galvanised or PVC fence and gate

A fence constructed of galvanised or PVC coated non-rail link mesh, chain mesh or steel mesh which satisfies the following specifications—

- (a) corner posts to be minimum 50mm nominal bore x 3.5mm and with footings of a 225mm diameter x 900mm;
- (b) intermediate posts to be minimum 37mm nominal bore x 3.15mm at maximum 3,500mm centres and with footings of a 225mm diameter x 600mm;
- (c) struts to be minimum 30mm nominal bore x 3.15mm fitted at each gate and 2 at each corner post and with footings 225mm x 600mm;
- (d) cables to be affixed to the top, centre and bottom of all posts and to consist of 2 or more 3.15mm wires twisted together or single 4mm wire;
- ~~(e) non rail link, chain or steel mesh is to be to a height of 2,000mm on top of which are to be 3 strands of barbed wire carrying the fence to a height of 2,400mm in accordance with the requirements and standards of the local planning schemes; and~~
- ~~(f)~~ (e) galvanised link mesh wire to be 2,000mm in height and constructed of 50mm mesh 2.5mm galvanised iron wire and to be strained, neatly secured and laced to the posts and affixed to cables. Vehicle entry gates shall provide an opening of not less than 3.6m and shall be constructed of 25mm tubular framework with 1 horizontal and 1 vertical stay constructed of 20mm piping and shall be covered with 50mm x 2.5mm galvanised link mesh strained to framework. Gates shall be fixed with a drop bolt and locking attachment.

Other fences

- (a) a fence of cement sheet or steel sheeting constructed to the minimum specifications referred to in Schedule 2;
 - (b) a fence constructed of aluminium sheeting when supported on posts and rails provided that it is used behind a building line and is of a minimum height of 1,800mm but no greater than 2,400mm; or
 - (c) a fence of timber, brick, stone or concrete constructed to the minimum specifications referred to in Schedule 2.
-

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SCHEDULE 4 ELECTRIFIED FENCE PERMIT

[Clause 2.12(1)(a)]

This is to certify that:

[Name] of [Address]

is permitted, subject to the conditions set out below, to have and use an electrified fence on:

[Address]

from _____ 20 _____ and until this permit is transferred or cancelled.

Approved By:

Name: _____

Position _____

Date: ____/____/____

Conditions of Permit—

The holder of the permit must—

- (b) display the permit in a prominent position on the land or premises on which the electrified fence has been erected;
- (c) upon the request of a Building Surveyor produce to him or her the permit;
- (d) within 14 days of a change in the ownership or occupation of the land or premises in respect of which the permit has been granted, notify the CEO in writing of the details of that change or those changes;
- (e) obtain the written consent of the local government prior to the commencement of any alteration, addition or other work relating to or affecting the electrified fence; and
- (f) comply with AS/NZS 3016:2002 Electrical installations – Electric security fences.

Transfer by Endorsement

This permit is transferred to [Name] of [Address]

from and including the date of this endorsement.

Approved By:

Name: _____

Position _____

Date: ____/____/____

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SCHEDULE 5 RAZOR WIRE FENCE PERMIT

[Clause 2.12(1)(b)]

This is to certify that

[Name] of [Address]

Is permitted, subject to the conditions set out below, to have a fence constructed wholly or partially of razor wire on:

[Address]

From _____ 20__ and until this permit is transferred or cancelled.

Approved By:

Name: _____

Position _____

Date: ____/____/____

Conditions of Permit—

- (a) display the permit in a prominent position on the land or premises on which the fence has been erected;
- (b) upon the request of a Building Surveyor produce to him or her the permit;
- (c) within 14 days of a change in the ownership or occupation of the land or premises in respect of which the permit has been granted, notify the CEO in writing of the details of that change or those changes; and
- (d) obtain the written consent of the local government prior to the commencement of any alteration, addition or other work relating to or affecting the fence.

Transfer by Endorsement

This permit is transferred to [Name] of [Address]

[Name] of [Address]

from and including the date of this endorsement.

Approved By

Name: _____

Position _____

Date: ____/____/____

SCHEDULE 20

Local Government Act 1995

CITY OF PERTH

FENCING LOCAL LAW 2015

Under the powers conferred by the *Local Government Act 1995*, and under all other powers enabling it, the Council of the City of Perth resolved on (Insert Council Meeting Date) to make the following local law.

PART 1 – PRELIMINARY

1.1 Citation

This local law may be cited as the *City of Perth Fencing Local Law 2015*.

1.2 Commencement

This local law comes into operation 14 days after the date of its publication in the *Government Gazette*.

1.3 Purpose and Effect

- (1) The purpose of this local law is to prescribe a sufficient fence and the standard for the construction of fences throughout the district of the City of Perth.
- (2) The effect of this local law is to establish the requirements for fencing within the district of the City of Perth.

1.4 Application

This local law applies throughout the district of the local government.

1.5 Repeal

The *City of Perth Fencing Local Law 2005* as published in the *Government Gazette* on 14 July 2005, and as amended on 29 February 2008, is repealed.

1.6 Definitions

In this local law unless the context requires otherwise—

“**Applicant**” means a person who makes an application for approval under this local law;

“**AS or AS/NZS**” means an Australian or Australian/New Zealand Standard as published by Standards Australia as amended from time to time;

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“authorised person” means a person appointed by the local government under section 9.10 of the *Local Government Act 1995* to perform any of the functions of an authorised person under this local law;

“barbed wire fence” means a wire or strand of wires having small pieces of sharply pointed wire twisted around it at short intervals;

“boundary fence” means a fence, other than a dividing fence, that separates private land from land that is local government property or a thoroughfare;

“Building Code” means the latest edition of the Building Code of Australia published from time to time by or on behalf of, the Australian Building Codes Board, as amended from time to time, but not including any explanatory information published with that Code;

“building permit” has the meaning given to it in the *Building Act 2011*;

“Building Surveyor” means a Building Surveyor of the local government;

“CEO” means the Chief Executive Officer of the local government;

“Council” means the Council of the local government;

“dangerous” in relation to any fence means, with the exception of electrified, barbed and razor wire fences as separately specified under this local law—

- (a) a fence containing exposed broken glass, asbestos fibre or any other potentially harmful projection or material; or
- (b) a fence which is likely to collapse or fall, or part of which is likely to collapse or fall, from any cause;

“district” means the district of the local government;

“district planning scheme” means a local planning scheme of the local government made under the *Planning and Development Act 2005*;

“dividing fence” has the meaning given to it by the *Dividing Fences Act 1961*;

“electrified fence” means a fence carrying or designed to carry an electric charge;

“fence” means any structure, not including a retaining wall, used or functioning as a barrier, irrespective of where it is located and includes any gate;

“front boundary” means the boundary line between a lot and the thoroughfare upon which that lot abuts, or in the case of a lot abutting on more than one thoroughfare, the boundary line between the lot and the primary thoroughfare;

“front fence” means a fence erected on the front boundary of a lot or on a line

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adjacent to the front boundary;

“front setback area” means the area between the building line of a lot and the front boundary of that lot;

“height” in relation to a fence means the vertical distance between—

- (a) the top of the fence at any point; and
- (b) the ground level or, where the ground levels on each side of the fence are not the same, the higher ground level, immediately below that point;

“local government” means the local government of the City of Perth;

“local government property” means anything except a thoroughfare—

- (a) which belongs to the local government;
- (b) of which the local government is the management body under the *Land Administration Act 1997*; or
- (c) which is an “otherwise unvested facility” under section 3.53 of the *Local Government Act 1995*;

“lot” has the meaning given to it and for the purposes of the *Planning and Development Act 2005*;

“Non-Residential Lot” means any lot situated in the district that is not defined as a residential lot under this local law;

“notice of breach” means a notice referred to in clause 5.1 of this local law;

“occupier” has the meaning given to it in the *Local Government Act 1995*;

“owner” has the meaning given to it in the *Local Government Act 1995*;

“person” means any person, company, employer and includes an owner, occupier and licensee;

“razor wire fence” means a coiled strong wire with pieces of sharp cutting edges set across it at close intervals;

“Residential Lot” means a lot where a residential use—

- (a) is or may be permitted under the district planning scheme; and
- (b) is or will be the predominant use of the lot;

“retaining wall” means any structure which prevents the movement of soil or retains soil or structures in order to allow ground levels of different elevations to exist adjacent to one another;

“Schedule” means a Schedule to this local law;

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“sufficient fence” means a fence described in clause 2.1 of this local law, but does not include a retaining wall;

“thoroughfare” has the meaning given to it by the *Local Government Act 1995*, but does not include a private thoroughfare which is not under the management or control of the local government.

1.7 Relationship with other laws

- (1) In the event of any inconsistency between the provisions of a district planning scheme and the provisions of this local law, the provisions of the district planning scheme are to prevail.
- (2) Nothing in this local law affects the need for compliance, in respect of a fence, with—
 - (a) any relevant provisions of a district planning scheme; and
 - (b) any relevant provisions that apply if a building permit is required for that fence under the *Building Act 2011* or *Building Regulations 2012*.

1.8 Licence fees and charges

All licence fees and charges applicable under this local law shall be determined by the Council from time to time in accordance with section 6.16 of the *Local Government Act 1995*.

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PART 2 – FENCES

Division 1 – Sufficient Fences

2.1 Sufficient fences

- (1) A person shall not erect a dividing fence or a boundary fence that is not a sufficient fence, unless otherwise approved or required by the local government.
- (2) Subject to subclause (3) and (4), a sufficient fence—
 - (a) on a Residential Lot is a dividing fence or a boundary fence constructed and maintained in accordance with the specifications and requirements of Schedule 2;
 - (b) on a Non-Residential Lot is a dividing fence or a boundary fence constructed and maintained in accordance with the specifications and requirements of Schedule 3;
- (3) An application must be made to the local government for grant of consent to any variation to the specifications in Schedules 2 and 3.
- (4) Unless an authorised person determines otherwise, a sufficient fence on a boundary between lots other than those specified in subclause (2) is a dividing fence constructed in accordance with the specifications and requirements of Schedule 2 or Schedule 3, whichever is appropriate.
- (5) Notwithstanding any other provision in this local law, a dividing fence or boundary fence constructed of masonry, stone or concrete shall be a sufficient fence only if it is designed by a professional engineer and constructed in accordance with that design where—
 - (a) it is greater than 750 millimetres in height; or
 - (b) the Building Surveyor so requires.
- (6) Notwithstanding any other provision in this local law, a dividing fence or boundary fence shall not exceed 1,800 millimetres height unless the approval of the local government has been obtained for such a fence.

Division 2 – General

2.2 Fences within front setback areas

- (1) A person shall not, without the written consent of the Building Surveyor, erect a free-standing fence greater than 1,200 millimetres in height, within the front setback area of a Residential Lot within the district.

SCHEDULE 20

- (2) The Building Surveyor may approve the erection of a fence of a height greater than 1,200 millimetres in the front setback area of a Residential Lot only if the fence on each side of the driveway into the lot across the front boundary is to be angled into the lot for a distance of not less than 1,500 millimetres along the frontage to a distance of not less than 1,500 millimetres from the frontage in order to provide appropriate splayed lines of vision for a motorist using the driveway for access to a thoroughfare.
- (3) The provision of subclause (2) shall not apply to a fence—
 - (a) of open construction that does not obscure the lines of vision of a motorist using the driveway for access to a thoroughfare; or
 - (b) that does not adjoin a footpath.

2.3 Gates in fences

A person shall not erect a gate in a fence which does not—

- (a) open into the lot; or
- (b) open by sliding parallel and on the inside of the fence, which it forms part of, when closed.

without first obtaining the written approval of the local government.

2.4 Depositing fencing material on public place

A person shall not deposit or permit the deposit of any materials whatsoever used in the construction or maintenance of any fence, on any thoroughfare, public place or local government property unless the approval of the local government has been obtained.

2.5 Maintenance of fences

An owner of a lot on which a fence is erected shall maintain the fence in good condition so as to prevent it from becoming dangerous, dilapidated, or unsightly to the amenity of the locality.

2.6 Fences across rights-of-ways, public access ways or thoroughfares

A person must not, without the approval of the local government, erect or maintain a fence or obstruction of a temporary or permanent nature across any right-of-way, public access way or thoroughfare so as to impede or prevent use of those facilities in the manner for which they are intended and constructed.

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2.7 Fences and Sightlines

Unless otherwise approved by the local government—

- (a) front fences or boundary fences that are adjacent to a vehicle access point or a thoroughfare shall be truncated with the minimum dimension of the truncation being 2,000 millimetres or the fence reduced in height to no more than 750 millimetres, unless—
 - (i) the fence is an open fence that does not obscure the lines of vision of a motorist using the vehicle access point or thoroughfare; or
 - (ii) there is a distance of 3,500 millimetres between the fence and a carriageway or footpath.
- (b) where a dividing fence is closer than 2,000 millimetres from a vehicle access point and connects to a thoroughfare, the dividing fence shall be reduced to 750 millimetres in height for the first 2,000 millimetres from the thoroughfare back into the lot.
- (c) a corner Lot without the standard street corner truncation, with a front fence height that exceeds 750 millimetres in height of solid material is not permitted within the 6,000 millimetres by 6,000 millimetres corner sightline area.
- (d) where two right of ways or laneways intersect, a 3,000 millimetres by 3,000 millimetres sightline is required so that a fence height that exceeds 750mm in height of solid material is not permitted.

2.8 Dividing Fences

- (1) Notwithstanding the provisions of clause 2.1, an authorised person may approve the erection or repair of a dividing fence which is not a sufficient fence where all of the owners of the lots to be separated by the dividing fence make an application for approval for that purpose.
- (2) In determining whether to grant approval under subclause (1), an authorised person may consider, in addition to any other matter they are authorised to consider, where the erection or retention of the fence would have an adverse effect on—
 - (a) the safe or convenient use of any land;
 - (b) the safety or convenience of any person; or
 - (c) the visual amenity of the locality.

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Division 3 – Fencing Materials

2.9 Fencing Designs

Where required by an authorised person, fencing designs are to be certified by a professional engineer as being suitable for wind loadings found in Region D Category 2 areas in accordance with the current edition of AS/NZS 1170.0:2002 Structural design actions – General principles.

2.10 Pre-used fencing materials

- (1) Notwithstanding clause 2.1, a person shall not construct a fence on a Residential Lot or a Non-Residential Lot from pre-used materials without the approval of the local government.
- (2) Where the local government approves the use of pre-used materials in the construction of a fence under subclause (1), that approval shall be conditional on the applicant painting or treating the pre-used material as directed by the Building Surveyor.

2.11 Barbed wire fences and spiked or jagged materials

- (1) An owner or occupier of a Residential Lot or a Non-Residential Lot shall not erect, affix or allow to remain on any fence on such a lot any barbed wire or other material with spiked or jagged projections, unless the prior written approval of the local government has been obtained.
- (2) Any fence bounding a lot that has barbed wire or other materials with spiked or jagged projections affixed to it may only be approved if the wire or other materials are carried on posts at an angle of 45 degrees, with the bottom row being a minimum of 2,000 millimetres from the ground level.
- (3) If the posts which carry the barbed wire or other materials referred to in subclause (2) are angled towards the outside of the lot bounded by the fence, the face of the fence must be set back from the lot boundary a sufficient distance to ensure that the angled posts, barbed wire or other materials do not encroach on adjoining land.
- (4) An owner or occupier of a lot shall not erect, affix or allow to remain as part of any fence or wall, whether internal or external, on that lot any broken glass.

2.12 Electrified and razor wire fences

- (1) An owner or occupier of a lot shall not—
 - (a) construct or use an electrified fence on that lot without obtaining the approval of the local government in the form prescribed in Schedule 4; or
 - (b) construct a fence wholly or partly of razor wire on that lot without obtaining the approval of the local government in the form prescribed in Schedule 5.

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- (2) The local government shall not approve an application for the purpose of subclause (1)(a)—
 - (a) in respect of a lot which is or which abuts a Residential Lot;
 - (b) unless the fence will comply with “AS/NZS 3016:2002 Electrical installations – Electricity security fences”; and
 - (c) unless provision is made so as to enable the fence to be rendered inoperable during the hours of business operations, if any, on the lot where it is erected.
- (3) The local government shall not approve an application for the purpose of subclause (1)(b)—
 - (a) if the fence is within 3,000 millimetres of the boundary of the lot; or
 - (b) where any razor wire used in the construction of the fence is less than 2,000 millimetres or more than 2,400 millimetres above the ground level.
- (4) An application for approval for the purpose of subclauses (1)(a) or (1)(b) shall be made by the owner of the lot on which the fence is or is to be erected, or by the occupier of the lot with the written consent of the owner.

2.13 Prohibited fencing materials

In constructing a fence a person must not use—

- (a) broken glass or any other potentially harmful projections or material;
- (b) asbestos fibre;
- (b) material that is likely to collapse or fall, or part of which is likely to collapse or fall, from any cause; and
- (d) pre-used materials unless the material is painted or treated to the satisfaction of an authorised person.

2.14 Building Code

- (1) Subject to subclauses (2) and (3), a fence shall be constructed in accordance with the relevant provisions of the Building Code.
- (2) Where there is inconsistency between the standards or requirements of this local law and those specified in the Building Code, the standards and requirements of the Building Code shall prevail.
- (3) Subclause (1) shall not apply to an existing fence, except where the existing fence is demolished, pulled down or removed and re-erected, or in some

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substantial way structurally altered or amended, in which case subclause (1) shall apply to the re-erection, alteration or amendment.

PART 3 – APPROVALS

3.1 Application for approval

- (1) Where a person is required to obtain the approval of the local government under this local law, that person shall apply for approval in accordance with subclause (2).
- (2) An application for approval under this local law shall—
 - (a) be in the form determined by the local government;
 - (b) be signed by the applicant and the owner of the lot;
 - (c) provide the information required by the form; and
 - (d) be forwarded to the local government together with any fee imposed and determined by the local government under and in accordance with section 6.19 of the *Local Government Act 1995*.
- (3) An authorised person may require an applicant to provide additional information reasonably related to an application before an application is considered for approval.
- (4) An authorised person may refuse to consider an application for approval which is not in accordance with subclauses (2) and (3).

3.2 Decision on application for approval

- (1) The local government may—
 - (a) approve an application for approval unconditionally or subject to any conditions; or
 - (b) refuse to approve an application for approval.
- (2) If the local government approves an application for approval, it is to issue to the applicant an approval in the form determined by the local government.
- (3) If the local government refuses to approve an application for approval, it is to give written notice of that refusal to the applicant.
- (4) Where a clause of this local law refers to conditions which may be imposed on an approval or which are to be taken to be imposed on an approval, the clause does not limit the power of the local government to impose other conditions on the approval under subclause (1)(a).

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3.3 Compliance with approval

Where an application for approval has been approved, the applicant and the owner or occupier of the lot to which the approval relates, shall comply with the terms and any conditions of that approval.

3.4 Duration of approval

Unless otherwise stated in the form of approval, an approval granted under this local law—

- (a) runs with the lot to which it relates;
- (b) may be relied upon by any subsequent occupier or owner of the lot; and
- (c) may be enforced by the local government against a subsequent occupier or owner of the lot.

PART 4 – MISCELLANEOUS

4.1 False or misleading statement

A person shall not make a false or misleading statement in connection with any application, requirement or request under this local law.

PART 5 – NOTICES OF BREACH

5.1 Notices of breach

- (1) Where a breach of any provision of this local law has occurred in relation to a fence on a lot, an authorised person may give a notice in writing to the owner of that lot.
- (2) A notice of breach shall—
 - (a) specify the provision of this local law which has been breached;
 - (b) specify the particulars of the breach; and
 - (c) state that the owner is required to remedy the breach within the time specified in the notice.
- (3) Should an owner fail to comply with a notice of breach, the local government may, by its employees, agents or contractors enter upon the lot to which the notice relates and remedy the breach, and may recover the expenses of so doing from the owner of the lot in a court of competent jurisdiction.

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- (4) The provisions of this clause are subject to section 3.25 and item 12 of Division 1 of Schedule 3.1 of the *Local Government Act 1995* and any entry on to land will be in accordance with Part 3, Division 3 of that Act.

PART 6 – OFFENCES

6.1 Offences and penalties

- (1) A person who fails to comply with a notice of breach commits an offence.
- (2) A person who commits an offence under this local law is liable, on conviction, to a penalty not exceeding \$5000, and if the offence is of a continuing nature, to an additional penalty not exceeding \$500 for each day or part of a day which the offence has continued.

6.2 Modified penalties

- (1) An offence against any provision of this local law is a prescribed offence for the purposes of section 9.16(1) of the *Local Government Act 1995*.
- (2) The amount appearing in the final column of Schedule 1, directly opposite a prescribed offence in that Schedule, is the modified penalty for that prescribed offence.
- (3) For the purpose of guidance only, before giving an infringement notice to a person in respect of the commission of a prescribed offence, an authorised person should be satisfied that—
 - (a) commission of the prescribed offence is a relatively minor matter; and
 - (b) only straightforward issues of law and fact are involved in determining whether the prescribed offence was committed, and the facts in issue are readily ascertainable.

6.3 Form of notices

For the purposes of this local law—

- (a) the form of the infringement notice referred to in sections 9.16 and 9.17 of the *Local Government Act 1995* is to be in the form of Form 2 of Schedule 1 of the *Local Government (Functions and General) Regulations 1996*; and
- (b) the form of the withdrawal of infringement notice referred to in section 9.20 of the *Local Government Act 1995* is to be in the form of Form 3 in Schedule 1 of the *Local Government (Functions and General) Regulations 1996*.

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PART 7 – OBJECTIONS AND REVIEW

7.1 Objections and review

When the local government makes a decision under clause 3.2, the provision of Part 9 Division 1 of the *Local Government Act 1995*, and regulation 33 of the *Local Government (Functions and General) Regulations 1996*, apply to that decision.

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SCHEDULE 1

OFFENCES AND MODIFIED PENALTIES

[Clause 6.2(2)]

Item No.	Clause No.	Modified penalties \$
1	2.1(1)	250
2	2.2(1)	250
3	2.3(a)(b)	200
4	2.4	250
5	2.5	250
6	2.6	250
7	2.10(1)	250
8	2.11(1)	250
9	2.11(4)	250
10	2.12(1)	250
11	3.3	250
12	6.1(1)	250

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SCHEDULE 2

SPECIFICATIONS FOR A SUFFICIENT FENCE ON OR ABUTTING A LOT DEVELOPED FOR RESIDENTIAL USES

[Clause 2.1(2)(a)]

Each of the identified categories in this Schedule is a sufficient fence on a Residential Lot and the fence design being certified by a professional engineer.

Timber fence

- (a) corner posts to be 125mm x 125mm x 2,400mm and intermediate posts to be 125mm x 75mm x 2,400mm spaced at 2,400mm centres;
- (b) corner posts to be strutted two ways with 100mm x 50mm x 450mm sole plates and 75mm x 50mm struts;
- (c) intermediate posts to be doubled yankee strutted with 150mm x 25mm x 450mm struts;
- (d) all posts to have tops with a 60mm weather cut and to be sunk at least 600mm into the ground;
- (e) rails to be 75mm x 50mm with each rail spanning 2 bays of fencing double railed or bolted to each post with joints staggered;
- (f) the fence to be covered with 75mm x 20mm sawn pickets, 1,800mm in height placed 75mm apart and affixed securely to each rail; and
- (g) the height of the fence to be 1,800mm except with respect to the front set back area for which there is no minimum height but which is subject to clause 2.2.

Corrugated fence

A fence constructed of corrugated fibre reinforced pressed cement or steel sheeting constructed to manufacturer's specifications or which satisfies the following specifications—

- (a) a minimum in-ground length of 25 per cent of the total length of the sheet, but in any case shall have a minimum in-ground depth of 600mm;
- (b) the total height and depth of the fence to consist of a single continuous fibre reinforced cement or steel sheet;
- (c) the sheets to be lapped and capped with extruded "snap-fit" type capping in accordance with the manufacturers written instructions; and
- (d) the height of the fence to be 1,800mm except with respect to the front set back area for which there is no minimum height but which is subject to clause 2.2.

Brick, stone or concrete fence

A fence constructed of brick, stone or concrete, which satisfies the following requirements and specifications—

- (a) a site classification is to be provided by a professional engineer and the footing is to be designed in accordance with AS 2870-2011 Residential slabs and footings as amended;

SCHEDULE 20

- (b) footings of minimum 225mm x 150mm concrete 15MPa or 300mm x 175mm brick laid in cement mortar;
- (c) fences to be offset a minimum of 200mm at maximum 3,000mm centres or 225mm x 100mm engaged piers to be provided at maximum 3,000mm centres;
- (d) expansion joints in accordance with the manufacturer's written instructions; and
- (e) the height of the fence to be 1,800mm except with respect to the front set back area for which there is no minimum height but which is subject to clause 2.2.

Composite fence

A composite fence which satisfies the following specifications for the brick construction—

- (1)
 - (a) brick piers of minimum 345mm x 345mm at 1,800mm centres bonded to a minimum height base wall of 514mm;
 - (b) each pier shall be reinforced with one R10 galvanised starting rod 1 500mm high with a 250mm horizontal leg bedded into a 500mm x 200mm concrete footing and set 65mm above the base of the footing. The top of the footing shall be 1 course (85mm) below ground level;
 - (c) the minimum ultimate strength of brickwork shall be 20MPa. Mortar shall be a mix of 1 part cement, 1 part lime and 6 parts sand;
 - (d) the ground under the footings is to be compacted to 6 blows per 300mm and checked with a standard falling weight penetrometer; and
 - (e) control joints in brickwork shall be provided with double piers at a maximum of 6,000mm centres;

or

- (2)
 - (a) brick piers of a minimum 345mm x 345mm x 2,700mm centres bonded to the base wall; and
 - (b) each pier shall be reinforced with two R10 galvanised starting rods as previously specified.
-

SCHEDULE 20

SCHEDULE 3

SPECIFICATIONS FOR A SUFFICIENT FENCE ON OR ABUTTING A LOT DEVELOPED FOR NON-RESIDENTIAL USES

[Clause 2.1(2)(b)]

Each of the identified categories in this Schedule, with minimum and maximum specifications where stated, is a sufficient fence on a Non-Residential Lot and the fence design being certified by a professional engineer.

Galvanised or PVC fence and gate

A fence constructed of galvanised or PVC coated non-rail link mesh, chain mesh or steel mesh which satisfies the following specifications—

- (a) corner posts to be minimum 50mm nominal bore x 3.5mm and with footings of a 225mm diameter x 900mm;
- (b) intermediate posts to be minimum 37mm nominal bore x 3.15mm at maximum 3,500mm centres and with footings of a 225mm diameter x 600mm;
- (c) struts to be minimum 30mm nominal bore x 3.15mm fitted at each gate and 2 at each corner post and with footings 225mm x 600mm;
- (d) cables to be affixed to the top, centre and bottom of all posts and to consist of 2 or more 3.15mm wires twisted together or single 4mm wire;
- (e) galvanised link mesh wire to be 2,000mm in height and constructed of 50mm mesh 2.5mm galvanised iron wire and to be strained, neatly secured and laced to the posts and affixed to cables. Vehicle entry gates shall provide an opening of not less than 3.6m and shall be constructed of 25mm tubular framework with 1 horizontal and 1 vertical stay constructed of 20mm piping and shall be covered with 50mm x 2.5mm galvanised link mesh strained to framework. Gates shall be fixed with a drop bolt and locking attachment.

Other fences

- (a) a fence of cement sheet or steel sheeting constructed to the minimum specifications referred to in Schedule 2;
 - (b) a fence constructed of aluminium sheeting when supported on posts and rails provided that it is used behind a building line and is of a minimum height of 1,800mm but no greater than 2,400mm; or
 - (c) a fence of timber, brick, stone or concrete constructed to the minimum specifications referred to in Schedule 2.
-

SCHEDULE 20

SCHEDULE 4 ELECTRIFIED FENCE PERMIT

[Clause 2.12(1)(a)]

This is to certify that:

[Name] of [Address]

is permitted, subject to the conditions set out below, to have and use an electrified fence on:

[Address]

from _____ 20 _____ and until this permit is transferred or cancelled.

Approved By:

Name: _____

Position _____

Date: ____/____/____

Conditions of Permit—

The holder of the permit must—

- (b) display the permit in a prominent position on the land or premises on which the electrified fence has been erected;
- (c) upon the request of a Building Surveyor produce to him or her the permit;
- (d) within 14 days of a change in the ownership or occupation of the land or premises in respect of which the permit has been granted, notify the CEO in writing of the details of that change or those changes;
- (e) obtain the written consent of the local government prior to the commencement of any alteration, addition or other work relating to or affecting the electrified fence; and
- (f) comply with AS/NZS 3016:2002 Electrical installations – Electric security fences.

Transfer by Endorsement

This permit is transferred to [Name] of [Address]

from and including the date of this endorsement.

Approved By:

Name: _____

Position _____

Date: ____/____/____

SCHEDULE 20

SCHEDULE 5 RAZOR WIRE FENCE PERMIT

[Clause 2.12(1)(b)]

This is to certify that

[Name] of [Address]

Is permitted, subject to the conditions set out below, to have a fence constructed wholly or partially of razor wire on:

[Address]

From _____ 20__ and until this permit is transferred or cancelled.

Approved By:

Name: _____

Position _____

Date: ____/____/____

Conditions of Permit—

- (a) display the permit in a prominent position on the land or premises on which the fence has been erected;
- (b) upon the request of a Building Surveyor produce to him or her the permit;
- (c) within 14 days of a change in the ownership or occupation of the land or premises in respect of which the permit has been granted, notify the CEO in writing of the details of that change or those changes; and
- (d) obtain the written consent of the local government prior to the commencement of any alteration, addition or other work relating to or affecting the fence.

Transfer by Endorsement

This permit is transferred to [Name] of [Address]

[Name] of [Address]

from and including the date of this endorsement.

Approved By

Name: _____

Position _____

Date: ____/____/____

TENDER 017-15/16 SUPPLY AND DELIVERY OF CONCRETE EXPOSED AGGREGATE SLABS

COMPARATIVE SCHEDULE OF RATES

	Bonita Stone			Freo Stone			Midland Brick			Urbanstone		
	0 - 10,000	10,001 - 30,000	30,001 +	0 - 10,000	10,001 - 30,000	30,001 +	0 - 10,000	10,001 - 30,000	30,001 +	0 - 10,000	10,001 - 30,000	30,001 +
YEAR 1												
400 x 400	\$12.90	\$12.40	\$12.40	\$8.15	\$8.15	\$8.15	\$8.05	\$8.05	\$8.05	\$7.87	\$7.87	\$7.87
400 x 200	\$7.40	\$6.90	\$6.90	\$4.90	\$4.90	\$4.90	\$4.53	\$4.53	\$4.53	\$4.55	\$4.55	\$4.55
YEAR 2												
400 x 400	\$13.20	\$12.70	\$12.70	\$8.15	\$8.15	\$8.15	\$8.29	\$8.29	\$8.29	\$8.07	\$8.07	\$8.07
400 x 200	\$7.60	\$7.10	\$7.10	\$4.90	\$4.90	\$4.90	\$4.66	\$4.66	\$4.66	\$4.78	\$4.78	\$4.78
YEAR 3												
400 x 400	\$13.50	\$13.00	\$13.00	\$8.65	\$8.65	\$8.65	\$8.53	\$8.53	\$8.53	\$8.27	\$8.27	\$8.27
400 x 200	\$7.80	\$7.30	\$7.30	\$5.20	\$5.20	\$5.20	\$4.80	\$4.80	\$4.80	\$4.78	\$4.78	\$4.78
YEAR 4												
400 x 400	\$13.80	\$13.30	\$13.30	\$8.65	\$8.65	\$8.65	\$8.78	\$8.78	\$8.78	\$8.48	\$8.48	\$8.48
400 x 200	\$8.00	\$7.50	\$7.50	\$5.20	\$5.20	\$5.20	\$4.95	\$4.95	\$4.95	\$4.90	\$4.90	\$4.90

CONFIDENTIAL SCHEDULE 22
ITEM 18 – TENDER 017-15/16 – CONCRETE EXPOSED
AGGREGATE SLABS

FOR THE COUNCIL MEETING

2 FEBRUARY 2016

DISTRIBUTED TO ELECTED MEMBERS UNDER
SEPARATE COVER

SCHEDULE 23

	MG Group			Access/Pave WA			HCC Australia			BCL Group			Civil & Pipeline		
	Parameters Evaluated	YES	NO	Comments	YES	NO	Comments	YES	NO	Comments	YES	NO	Comments	YES	NO
	Tender Value of Schedule of Rates Items (other than Provisional):	✓		\$770,447.00 Excluding GST			\$605,910.00 Excluding GST			\$348,264.00 Excluding GST			\$580,991.88 Excluding GST		\$854,610.00 Excluding GST
	From Schedule A The Tenderer shall provide its proposed methodology outlining clearly the total area to be lifted and relayed every night.	✓		Included clear methodology and scope of works.	✓		Included methodology and scope of works.	✓		Methodology included, but a concern raises as they have proposed only 5 people to do the works.	✓		Methodology included. A concern raises as they said that some working hours outside the COP established ones may be necessary, which is not acceptable.	✓	Brief details of methodology and scope provided.
	From Schedule A Provide a histogram (weekly view) showing the proposed manpower	✓		Histogram has been included.		X	No histogram.	✓		Histogram has been included.			No histogram provided.	X	No histogram provided
	* Proposed area of footpath pavers to be lifted and relayed every night/shift:	✓		100 m² per night/shift	✓		90 - 100 m² per night/shift	✓		72 - 141 m² per night/shift combined for both: footpath and road pavers	✓		From program of works we can assume 140.5 m² per night/shift combined for both: footpath and road pavers	✓	90 - 100 m² per night/shift combined for both: footpath and road pavers
	* Proposed area of <u>road</u> pavers to be lifted and relayed every night/shift:	✓		100 m² per night/shift	✓		130 - 150 m² per night/shift	✓		72 - 141 m² per night/shift combined for both: footpath and road pavers	✓		From program of works we can assume 140.5 m² per night/shift combined for both: footpath and road pavers	✓	90 - 100 m² per night/shift combined for both: footpath and road pavers
	* Proposed duration of works	✓		62.25 days	✓		55 days	✓		60 days	✓		8 weeks = 40 days for lift and relay plus 19 additional days extras	✓	56.2 - 62.4 days

SCHEDULE 24

- 2 -

LIFT AND RELAY OF GRANITE PAVING IN MURRAY STREET MALL - TENDER NO. 040 - 15/16

SCHEDULE A - LIFT AND RELAY RATES

ITEM	DESCRIPTION/ACTIVITY	UNIT	QTY	MENCHETTI CONSOLIDATED		ACCESS/PAVE WA		HCC AUSTRALIA		BCL GROUP		CIVIL & PIPELINE	
				RATE	TOTAL	RATE	TOTAL	RATE	TOTAL	RATE	TOTAL	RATE	TOTAL
1	Rectification of pit lids (450 x 450 mm) - Including: re-levelling with cement bed, and re-cutting of any 148 x 148 pavers to keep to bond the existing paving as per D&C notes 10.11	No	57	\$ 210.00	\$ 11,970.00	\$ 350.00	\$ 19,950.00	\$ 150.00	\$ 8,550.00	\$ 472.50	\$ 26,932.50	\$ 135.00	\$ 7,695.00
2	Rectification of pit lids (480 x 480 mm) - Including: re-levelling with cement bed, and re-cutting of any 148 x 148 pavers to keep to bond the existing paving as per D&C notes 10.11	No	3	\$ 215.00	\$ 645.00	\$ 350.00	\$ 1,050.00	\$ 150.00	\$ 450.00	\$ 472.50	\$ 1,417.50	\$ 144.00	\$ 432.00
3	Rectification of pit lids (515 x 290 mm) - Including: re-levelling with cement bed, and re-cutting of any 148 x 148 pavers to keep to bond the existing paving as per D&C notes 10.11	No	1	\$ 240.00	\$ 240.00	\$ 300.00	\$ 300.00	\$ 150.00	\$ 150.00	\$ 472.50	\$ 472.50	\$ 120.00	\$ 120.00
4	Rectification of pit lids (630 x 390 mm) - Including: re-levelling with cement bed, and re-cutting of any 148 x 148 pavers to keep to bond the existing paving as per D&C notes 10.11	No	1	\$ 245.00	\$ 245.00	\$ 400.00	\$ 400.00	\$ 150.00	\$ 150.00	\$ 472.50	\$ 472.50	\$ 150.00	\$ 150.00
5	Rectification of pit lids (675 x 420 mm) - Including: re-levelling with cement bed, and re-cutting of any 148 x 148 pavers to keep to bond the existing paving as per D&C notes 10.11	No	37	\$ 250.00	\$ 9,250.00	\$ 350.00	\$ 12,950.00	\$ 200.00	\$ 7,400.00	\$ 513.00	\$ 18,981.00	\$ 164.00	\$ 6,068.00
6	Rectification of pit lids (1175 x 785 mm) - Including: re-levelling with cement bed, and re-cutting of any 148 x 148 pavers to keep to bond the existing paving as per D&C notes 10.11	No	1	\$ 260.00	\$ 260.00	\$ 700.00	\$ 700.00	\$ 250.00	\$ 250.00	\$ 607.50	\$ 607.50	\$ 294.00	\$ 294.00
7	Rectification of pit lids (1330 x 525 mm) - Including: re-levelling with cement bed, and re-cutting of any 148 x 148 pavers to keep to bond the existing paving as per D&C notes 10.11	No	24	\$ 265.00	\$ 6,360.00	\$ 400.00	\$ 9,600.00	\$ 250.00	\$ 6,000.00	\$ 607.50	\$ 14,580.00	\$ 278.00	\$ 6,672.00
8	Rectification of pit lids (1300 x 1260 mm) - Including: re-levelling with cement bed, and re-cutting of any 148 x 148 pavers to keep to bond the existing paving as per D&C notes 10.11	No	2	\$ 270.00	\$ 540.00	\$ 900.00	\$ 1,800.00	\$ 350.00	\$ 700.00	\$ 648.00	\$ 1,296.00	\$ 388.00	\$ 776.00
9	Rectification of pit lids (1880 x 1300 mm) - Including: re-levelling with cement bed, and re-cutting of any 148 x 148 pavers to keep to bond the existing paving as per D&C notes 10.11	No	6	\$ 280.00	\$ 1,680.00	\$ 1,000.00	\$ 6,000.00	\$ 400.00	\$ 2,400.00	\$ 783.00	\$ 4,698.00	\$ 477.00	\$ 2,862.00
10	Rectification of pit lids (2000 x 520 mm) - Including: re-levelling with cement bed, and re-cutting of any 148 x 148 pavers to keep to bond the existing paving as per D&C notes 10.11	No	2	\$ 295.00	\$ 590.00	\$ 800.00	\$ 1,600.00	\$ 250.00	\$ 500.00	\$ 607.50	\$ 1,215.00	\$ 375.00	\$ 750.00
11	Rectification of pit lids (2090 x 600 mm) - Including: re-levelling with cement bed, and re-cutting of any 148 x 148 pavers to keep to bond the existing paving as per D&C notes 10.11. Please note this pit is not to City of Perth Design.	No	1	\$ 305.00	\$ 305.00	\$ 800.00	\$ 800.00	\$ 250.00	\$ 250.00	\$ 607.50	\$ 607.50	\$ 403.00	\$ 403.00
12	Lift and relay of existing <u>footpath</u> pavers (450 X 300 X 75 mm and 148 x 148 x 40 mm). Including supply of river bed sand up to 40mm depth for relaying works in the Mall as specified by City's Representative.	m²	2,453.00	\$ 128.00	\$ 313,984.00	\$ 98.00	\$ 240,394.00	\$ 57.20	\$ 140,311.60	\$ 90.11	\$ 221,039.83	\$ 147.40	\$ 361,572.20
13	Lift and relay of existing <u>road</u> pavers (300 x 150 x 75 mm). Including supply of river bed sand up to 40mm for relaying works in the Mall as specified by City's Representative.	m²	3,167.00	\$ 134.00	\$ 424,378.00	\$ 98.00	\$ 310,366.00	\$ 57.20	\$ 181,152.40	\$ 91.15	\$ 288,672.05	\$ 147.40	\$ 466,815.80
TOTAL SCHEDULE OF RATES ITEMS:					\$ 770,447.00		\$ 605,910.00		\$ 348,264.00		\$ 580,991.88		\$ 854,610.00

SCHEDULE 24

- 3 -

LIFT AND RELAY OF GRANITE PAVING IN MURRAY STREET MALL - TENDER NO. 040 - 15/16

SCHEDULE B - ROAD TRAFFIC MANAGEMENT SERVICES - STANDARD RATES

Item	Description	MENCHETTI CONSOLIDATED	ACCESS/PAVE WA	HCC AUSTRALIA	BCL GROUP	CIVIL & PIPELINE
		Price \$	Price \$	Price \$	Price \$	Price \$
	Sunday to Thursday 6:00pm to 4:00am	(Excluding GST)	(Excluding GST)	(Excluding GST)	(Excluding GST)	(Excluding GST)
1	1 Person	\$ 79.75	\$ 78.00	\$ 60.00	\$ 62.10	\$ 68.70
2	2 Person	\$ 136.15	\$ 156.00	\$ 100.00	\$ 106.95	\$ 130.54
3	3 Person	\$ 192.50	\$ 234.00	\$ 163.00	\$ 180.55	\$ 192.36
4	4 Person	\$ 248.85	\$ 312.00	\$ 207.00	\$ 213.90	\$ 261.08
5	Each Additional Person	\$ 63.25	\$ 78.00	\$ 45.00	\$ 62.10	\$ 63.77
	Overnight, Public Holidays and Weekends					
6	1 Person	\$ 102.10	\$ 78.00	\$ 80.00	\$ 92.00	\$ 70.23
7	2 Person	\$ 164.30	\$ 156.00	\$ 145.00	\$ 166.75	\$ 133.43
8	3 Person	\$ 223.30	\$ 234.00	\$ 225.00	\$ 258.75	\$ 196.64
9	4 Person	\$ 282.30	\$ 312.00	\$ 290.00	\$ 333.50	\$ 266.87
10	Each Additional Person	\$ 66.70	\$ 78.00	\$ 65.00	\$ 74.75	\$ 65.21
	Emergency Callout					
11	Three person crew, vehicle, signs, barriers, associated equipment.	\$ 600.00	\$ 440.00	\$ 175.00	\$ 258.75	\$ 196.64
12	Minimum number of hours	4 Hours	4 Hours	4 Hours	??	4 Hours
	Traffic Management Plans					
13	Minor Works	\$ 500.00	\$ 175.00	\$ 650.00	\$ 102.35	\$ 85.00
14	General Works	\$ 750.00	\$ 215.00	\$ 650.00	\$ 102.35	\$ 150.00
15	Major/Complex Works	\$ 1,200.00	\$ 300.00	\$ 2,000.00	\$ 102.35	\$ 230.00
	Additional Equipment					
16	Flashing Arrow	\$ 85.00	\$ 150.00	\$ 55.00	\$ 67.85	\$ 97.03
17	Variable Message Board - Single Colour LED	\$ 180.00	\$ 180.00	\$ 75.00	\$ 126.50	\$ 97.03
18	Variable Message Board - Multi Colour LED	\$ 200.00	\$ 200.00	\$ 110.00	\$ 126.50	\$ 97.03
19	Light Tower	\$ 175.00	\$ 400.00	\$ 80.00	\$ 161.50	\$ 184.00

LIFT AND RELAY OF GRANITE PAVING IN MURRAY STREET MALL - TENDER NO. 040 - 15/16

SCHEDULE C - ROAD TRAFFIC MANAGEMENT SERVICES - ADDITIONAL RATES

Item	Description	MENCHETTI CONSOLIDATED	ACCESS/PAVE WA	HCC AUSTRALIA	BCL GROUP	CIVIL & PIPELINE
		Price \$	Price \$	Price \$	Price \$	Price \$
		(Excluding GST)	(Excluding GST)	(Excluding GST)	(Excluding GST)	(Excluding GST)
	If lane closure required operational after 9pm:	No Additional Rates Submitted			No Additional Rates Submitted	No Additional Rates Submitted
1	Arrow board on William Street		\$ 2,200.00			
2	Arrow board on Barrack Street		\$ 2,200.00			
1	Supply and installation of pavelock					



Chipped paver – Trip Hazard



Chipped paver – Trip Hazard



Gaps



Chipped paver – Trip Hazard



Chipped paver – Trip Hazard



Gaps



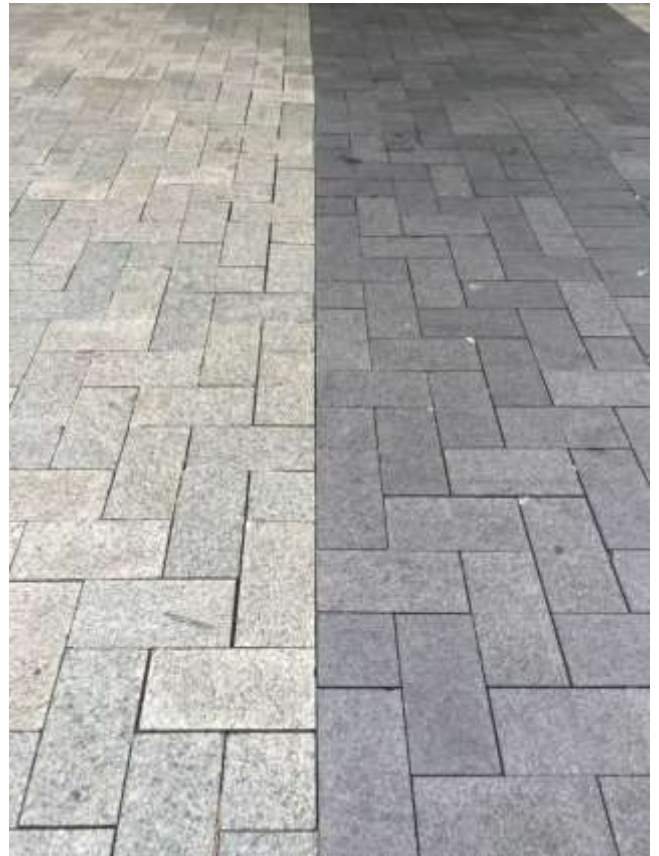
Dislodged paver to be replaced



Chipped paver



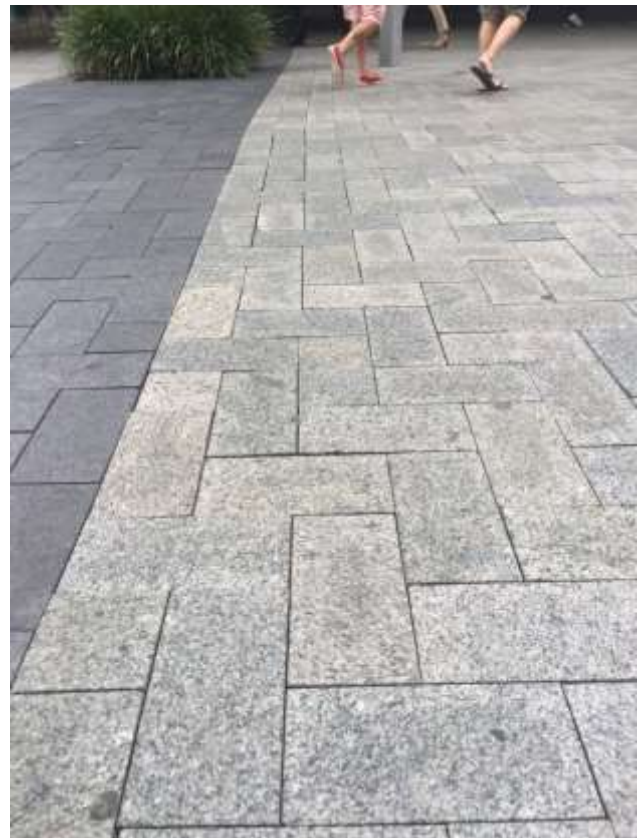
Missalignment



Missalignment



Missalignment



Missalignment



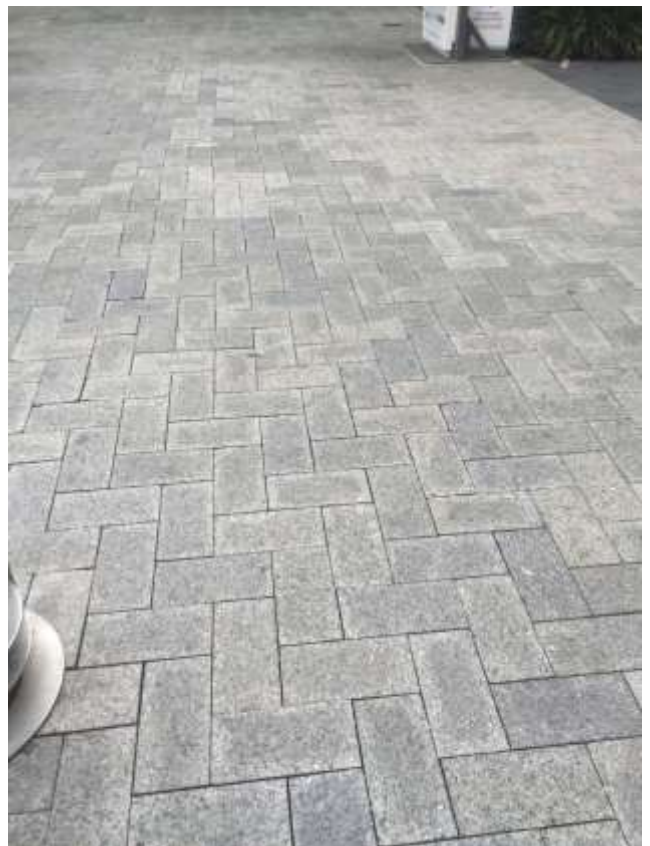
Missing paver



Chipped – Trip hazard



Missalignment - Trip hazard



Missalignment



Gaps – Missalignment



Trip hazard



Chipped – Gaps - Dislodged



Trip hazard - Chipped



Trip hazard – Dislodged



Trip hazard - Dislodged

CONFIDENTIAL SCHEDULE 26
ITEM 19 – TENDER 040-15/16 – LIFT AND RE-LAY OF
GRANITE PAVING IN MURRAY STREET MALL

FOR THE COUNCIL MEETING

2 FEBRUARY 2016

DISTRIBUTED TO ELECTED MEMBERS UNDER
SEPARATE COVER

ANNUAL GENERAL MEETING OF ELECTORS MINUTES

15 DECEMBER 2015

APPROVED FOR RELEASE

A handwritten signature in black ink, appearing to read 'Martin Mileham', is written over a horizontal line.

**MARTIN MILEHAM
ACTING CHIEF EXECUTIVE OFFICER**



CITY *of* PERTH

ANNUAL GENERAL MEETING OF ELECTORS MINUTES

15 DECEMBER 2015

**THESE MINUTES ARE HEREBY CERTIFIED AS
CONFIRMED**

**PRESIDING MEMBER'S
SIGNATURE**

DATE:-----

SCHEDULE 27



CITY of PERTH

The **Annual General Meeting of Electors** of the City of Perth was held in the Council Chamber, Level 9, Council House, 27 St Georges Terrace, Perth, on **Tuesday, 15 December 2015** commencing at **5.15pm**.

PRESENT	The Rt Hon, Lord Mayor, Ms Lisa-M. Scaffidi (Presiding)		
COUNCILLORS	Crs Adamos, Chen, Davidson, Harley, Limnios, McEvoy and Yong		
STAFF	Martin Mileham	-	Acting Chief Executive Officer
	Robert Mianich	-	Director Corporate Services
	Rebecca Moore	-	Director Community and Commercial Services
	Michael Carter	-	Director Economic Development and Activation
	Paul Crosetta	-	Director Construction and Maintenance
	Mark Ridgwell	-	Manager Governance
	Margaret Smith	-	Manager Development Approvals
	Paul Anastas	-	Personal Aide to the Lord Mayor
	Ashlee Rutigliano	-	Governance Administration Officer
OTHERS	Four members of the public were present Three members of Staff were present		
APOLOGIES	Cr Green Gary Stevenson – Chief Executive Officer PSM		
SCHEDULE:	Nil		

1. OPEN AND WELCOME

5.12pm The Lord Mayor declared the meeting open and welcomed ratepayers, electors, invited guests, Councillors and staff of the City of Perth.



2. LORD MAYOR'S REPORT

The Lord Mayor advised that copies of the Agenda had been distributed to those present and copies of the 2015 Annual Report were available just outside the Council Chambers.

The Lord Mayor provided the following highlights from the Annual report:

- The City of Perth has continued to mature and evolve over the past year. Major, game-changing projects and improvements in the City's unique precincts have made the City more vital, connected and accessible.
- Despite the State's economic conditions being at a 30-year low according to the State's own Treasurer, the Central Business District and City's precincts grew at an exciting pace during the past year.
- Major projects like Perth City Link and Elizabeth Quay are truly taking shape. While these projects will change the City's physical landscape forever, it is the community's sense of pride, ownership and participation in our capital City that lies at the heart of its transformation.
- Our vibrant, dynamic capital City has also proven a magnet for tourists, investors and other stakeholders from around the globe.
- Progressing the City of Perth Act was a key strategic focus for the last 12 months. You are no doubt aware that the legislation successfully passed through the Legislative Assembly in November this year.
- The Act's ascent through State Parliament is in no small way a direct result of the extraordinary effort and commitment of Council and the City's administration to progress it over the past year.
- This excellent outcome represents a once-in-a-hundred year opportunity to recognise and define the pivotal role of the capital City in our State's future.
- The Act helps achieve this by formalising the strong relationship the City has with the State Government, including the way we will work together to achieve the Western Australian community's aspirations, and firmly establish Perth's status on the world stage as a strong and progressive capital City.



- This formal governance structure, including official recognition of the Lord Mayor's leadership role, will provide a basis for the City of Perth to operate in a more commercial manner that better reflects the business environment in which it is based.
- The City of Perth embraces its fundamental role in furthering arts and culture opportunities for the community and our stakeholders. In the last year, the City's investment in a diverse range and scale of artistic endeavours and cultural activities achieved many successes.
- The *Incredible and Phenomenal Journey of the Giants to the Streets of Perth* captured the hearts and imaginations of hundreds of thousands of visitors to the City in February. The scale and success of this event was unprecedented.
- The Giants' momentous journey over three days provided a powerful metaphor for the City's own cultural journey and coming of age.
- The success of these events is also confirmation for the City of Perth's 700 staff that their dedication to delivering and refining the Council's many services to the community, workers and visitors will rise to meet the greatest challenges.
- 2014/15 has indeed brought many challenges for the City of Perth, along with significant opportunities for growth and diversity. Council reflects on its achievements with pride, and embraces the challenges of the coming year with a strong sense of purpose and commitment to serving the community.

3. FINANCIAL OVERVIEW

The Director Corporate Services provided an overview of the financial statements for the year ended 30 June 2015 and spoke on the following matters contained in the Annual Report:

- Revenue for the past financial year amounted to a record \$188 million including capital grants and contributions.
- Revenue diversification is well developed

Rates	-	40.1%
Parking	-	38.9%
Investment Income	-	3.0%
Other	-	18.0%



- Operating expenditure amounted to \$168 million.
- The operating surplus for the year including grants was a healthy \$18.1 million.
- Significant items during the year included the revaluation of Infrastructure Assets \$184.3 million and artworks \$4.6 million and the initial recognition of artworks to the extent of \$5.4 million.
- The balance sheet equity increased to \$1.26 billion in 2014/15 from to \$1.05 billion in the prior year, partly due to the impact of asset revaluations.
- The City of Perth's Long Term Financial Plan indicates that over the next 10 years, revenue will increase to \$314 million by 2024/25 with operating expenses of \$292 million. These numbers will change with the implementation of Council boundary changes proposed in the City of Perth Act and the handover to the City of the Elizabeth Quay development.
- The City of Perth envisages capital spending of in excess of \$600million over the next ten years.
- Strong operating surpluses are used as a major source of funding for the extensive capital works programs envisaged in future years.
- The City of Perth has kept a firm handle on rate increases relying mainly on growth in the ratebase to fund its cash requirements.

4. GENERAL BUSINESS

The Acting Chief Executive Officer provided an outline of the procedure for submitting questions to Council.

The Lord Mayor invited questions from the floor.

Questions asked at the meeting by Mr Vic Tana	
Question 1:	"Regarding parking in the city. I am a retailer and I've seen especially on weekends, less cars, less people, coming into the city especially Sundays and what we would like is free parking on the weekends say from 11am – 3pm so people that actually work in the city, that park that can pay, we want people to come and shop. I know you've got this thing people that you want

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CITY of PERTH

	<p>everyone to catch buses and trains, people who drive cars are the ones who are going to shop, pay your rates and taxes and that's going backwards."</p>
<p>Response 1 by the Acting Chief Executive Officer:</p>	<p>In respect to parking, obviously it is a balancing act within the City of Perth and also noting that the City of Perth contributes a significant fund towards the parking levy which then in turn funds public transport.</p> <p>In terms of free parking, the levy is charged so that would have to be a cost that the City of Perth would incur. Whilst I cannot answer you in specific detail here, I can certainly give you an overview of the whole parking strategy for the City of Perth, which we can perhaps discuss, I would be more than pleased to run you through the costs of a proposal like that. Obviously ratepayers and Councillors would be wanting to have a detailed report on the actual commercial impacts of such arrangements</p>
<p>Question 2:</p>	<p>"When you do road works, why don't you get the police to man the lights, like Saturday you had a car racing event then I think one of your trucks broke down and the clearance of the terrace wasn't till about 1.00pm. We have stores in Claremont and elsewhere and have a van and go to A and B all the time and it takes sometimes three quarters of an hour to go around the block so I can get past Milligan Street then I'm fine and I don't know who came up with having one lane in St George's Terrace, absolutely ridiculous, all the streets with one lane."</p>
<p>Response 2 by the Acting Chief Executive Officer:</p>	<p>With respect to the event you talked about, the events in the street are managed through road closures through various ways. The police have in the past noted that they are not traffic managers and therefore the City of Perth makes arrangements with traffic management companies and events managers to manage the traffic within the streets. The incident you referred to in the street was unfortunate in that one of the vehicles was moving the water filled barriers and ruptured its diesel fuel tank.</p> <p>In terms of St Georges Terrace being one lane, there is a strategy within the city right now to convert one way streets back to two-way to increase permeability. Likewise in St Georges Terrace, Council decided some time ago to enlarge the pedestrian real estate within all of our major streets and that was a decision taken in consult with a traffic plan and traffic strategy. We will be developing that strategy again in the new year but I think it is a given that the intent is not to widen or increase the traffic capacity of inner city streets</p> <p>What I will do though is take offline your comments, I'll compile an answer to your questions with more specific detail and I will</p>

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CITY of PERTH

	be happy to discuss them further should you wish to contact me.
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Questions asked at the meeting by Mr Trevor Hancock	
Question 3:	“It’s obvious that the Council regards parking as a source of revenue, I think last year someone came up with the ludicrous idea of increasing parking fees.”
Response 3 by the Lord Mayor, the Acting Chief Executive Officer, and Deputy Lord Mayor:	<p>The Lord Mayor responded that without an intimate understanding of all of the projects that the Council is currently doing – that is probably how it looks to a lot of stakeholders.</p> <p>We are very fortunate to have a parking revenue and I suppose the perception is that we put it into general reserves as we refer to it and use it across the whole of the city and of course some precincts on various occasions get more benefit from others in terms of the projects that might be being played out.</p> <p>A small concern to perhaps note on your part is that we will inherit Elizabeth Quay and we will not earning rates on Elizabeth Quay until the buildings are built. So probably until 2020 – 2025, we will be spending money on Elizabeth Quay but we won’t be earning money from it so of course the point you make about the competition of car parks, I suppose from a retailing perspective purely, is an understandable one.</p> <p>The city is different as in that it is a bigger catchment area for daily workers during the work week than a suburban shopping centre which is always solely retail. If you look back over the history of the city of the last 10 years, we have had deregulation of shopping across the metropolitan area which initially was not weekends, then it was weekend specific to the city only and of course now it is across the whole metropolitan area. There is an obvious competitive threat in terms of people choosing to park free and shop in a shopping centre versus what we try and market as the offering of the city which is more than just shopping; it’s museums, art galleries, and events which we focus on specifically to be an additional draw-in and I think we do a very good job of marketing the city and certainly the ‘Get to know you Perth’ campaign and the whole focus of the Council over the last two terms has been very much on city activation.</p> <p>The city population has gone from about 5,000 people in 1995 to about 23,000 people as it currently stands now and we have often always said until the city population is at probably around the 40,000 mark we won’t have the kind of impact of critical mass.</p>



	<p>The Acting Chief Executive Officer noted that there will be ongoing kerbside review of the available real estate in the streets and also obviously with the new City of Perth structure, you may have read about the approach to parking. We will be advising Elected Members continuously over the new year about the various requirements and pressures that are on the city.</p> <p>Twenty percent of the parking fee goes to fund a state levy for public transport so again as an administration we are not static, we are continuing to review the situation and provide advice and as I say a key part of that of the new year will be a transport strategy and curb side review.</p> <p>The Deputy Lord Mayor added that car parking adjustments to support retailers had been put in place for the remaining Sundays prior to Christmas so it is good to know that the City of Perth are doing something. We have reduced rates at Pier Street and Her Majesty's Car Parks on Sunday and we have had a reduction of 30% at Terrace Road for the car park on Sunday.</p> <p>The Deputy Lord Mayor commented that he thought it important to make it clear that we are not ignoring this issue and that we are doing the best we can.</p>
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5. CLOSE OF MEETING

There being no further business, the Lord Mayor thanked those present for their attendance and declared the meeting closed at 5.36pm.