

Ordinary Council Meeting

Notice of Meeting

26 September 2017

6.00pm

Council Chamber

Level 9

Council House

27 St Georges Terrace, Perth WA

6000



City of Perth

Agenda

ORDER OF BUSINESS AND INDEX

- 1 Prayer
- 2 Declaration of Opening
- 3 Apologies
- 4 Question Time for the Public
- 5 Members on Leave of Absence and Application for Leave of Absence
- 6 Confirmation of minutes – **29 August 2017**
- 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 attachments listed below, it is recommended that Council resolve to close the meeting to the public prior to discussion of the following:

Attachment No.	Item No. and Title	Reason
Confidential Attachments 13.11A and 13.11B	Item 13.11 – Tender 017-17/18 Camera Supply And install – CCTV Network	s5.23(2)(e)(ii)
Confidential Attachments 13.12A and 13.12B	Item 13.12 – Tender 010-17/18 – Manufacture and Delivery of Various Exposed Aggregate Slabs	s5.23(2)(e)(ii)
Confidential Attachments 13.13A, 13.13B and	Item 13.13 – Tender 173-16/17 Manufacturing and Delivery of Litter Bin Enclosures	s5.23(2)(e)(ii)

Attachment No.	Item No. and Title	Reason
13.13C		
Confidential Attachments 13.14A, 13.14B and 13.14C	Item 13.14 – Tender 003 17/18 – Security & Operational Support for Car Parks	s5.23(2)(e)(ii)
Confidential Attachments 13.15A and 13.15B	Item 13.15 – Tender 160–16/17 Supply of Irrigation Parts, Products and Equipment	s5.23(2)(e)(ii)

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Reports

- 13.1 180 (Lot 2) Bennett Street, East Perth – Proposed Demolition of Existing Single Storey Building and Construction of a Sixteen Level Hotel ('Special Residential') Development Comprising 85 Hotel Rooms With A Restaurant and Bar
- 13.2 Unit 5/33 (Lot 2) Royal Street, East Perth - Proposed Change of Use From Clothing Store ('Retail') to Dog Day Care and Grooming Salon ('Unlisted Use') Including Alterations/Additions and Signage
- 13.3 Initiation of Amendment No. 38 To City Planning Scheme No.2 to Introduce a Special Control Area over 560 Hay Street and 101 Murray Street, Perth
- 13.4 Initiation of Amendment No. 39 to City Planning Scheme No.2 to Introduce a Special Control Area Over 553 and 565-579a Hay Street, 38a St Georges Terrace and 28 Barrack Street, Perth
- 13.5 Annual Arts Sponsorship – Perth Institute of Contemporary Arts
- 13.6 Annual Event Sponsorship – IGA Carols by Candlelight for Variety
- 13.7 Annual Event Sponsorship – 2017 RAC Christmas Pageant
- 13.8 Sponsorship – 2017 West Tech Fest
- 13.9 Payments from Municipal and Trust Funds – August 2017
- 13.10 Financial Statements and Financial Activity Statement for the Period Ended 31 August 2017
- 13.11 Tender 017-17/18 Camera Supply And install – CCTV Network
- 13.12 Tender 010-17/18 – Manufacture and Delivery of Various Exposed Aggregate Slabs
- 13.13 Tender 173-16/17 Manufacturing and Delivery of Litter Bin Enclosures
- 13.14 Tender 003 17/18 – Security & Operational Support for Car Parks
- 13.15 Tender 160–16/17 Supply of Irrigation Parts, Products and Equipment

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

13.16 Streetscape Upgrade to Footpaths And Roadway of Irwin Street Footpath Upgrade to Murray and Hay Street Fronting The Westin Hotel Site – Rescheduling of Approved Expenditure

13.17 Annual Event Sponsorship – 2017/18 Rooftop Movies - This item will be circulated under separate cover

14 Motions of which Previous Notice has been given

15 Urgent Business

16 Closure



MARTIN MILEHAM
CHIEF EXECUTIVE OFFICER

21 September 2017

This meeting is open to members of the public



City of Perth

Council Chambers Seating Layout



Manager Governance
Mark Ridgwell



Deputy
Lord Mayor
Cr James Limnios



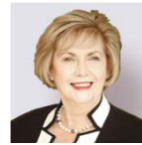
Chief
Executive Officer
Martin Mileham



Director Community and
Commercial Services
Rebecca Moore



Cr Judy McEvoy



Cr Janet Davidson
OAM JP



Personal Aide to
the Lord Mayor
Paul Anastas



Director Planning and
Development
Erica Barrenger



Cr Reece Harley



Cr Jemma Green



Director Construction
and Maintenance
Paul Crosetta



Manager
Development Approvals
Margaret Smith



Cr Keith Yong



Cr Lily Chen



Director
Corporate Services
Robert Mianich



Director Economic
Development and Activation
Annaliese Battista



Cr Jim Adamos



Governance and
Electoral Officer
Siobhan Rippington

Public Gallery

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



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.



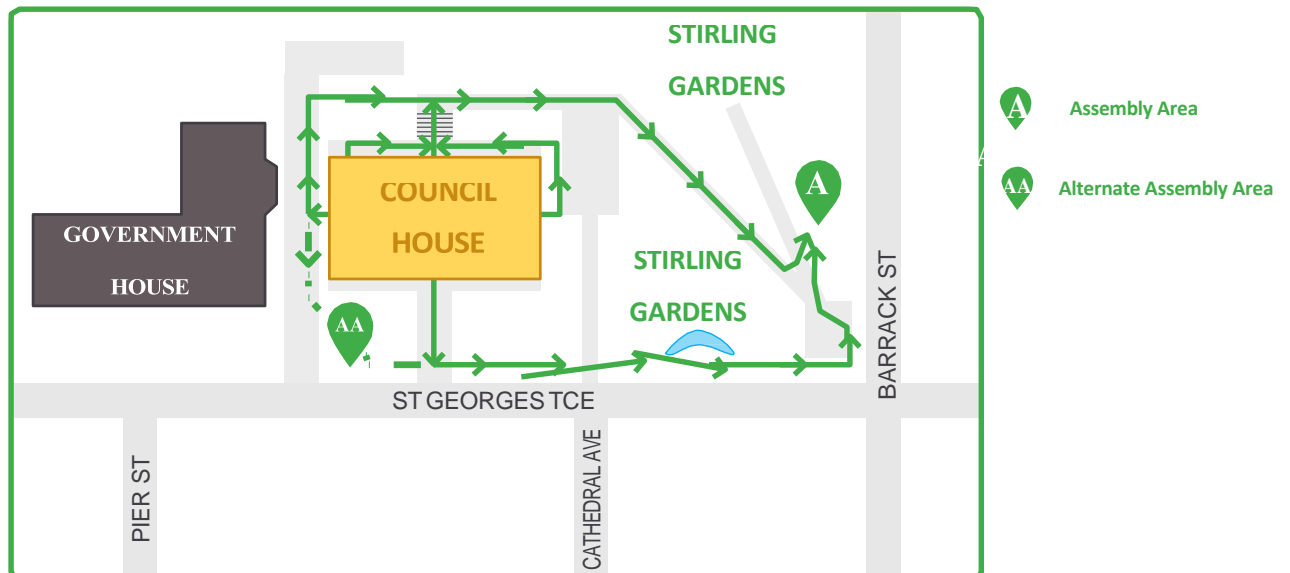
EVACUATION ALARM / PROCEDURES

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



Agenda Item 13.1	180 (Lot 2) Bennett Street, East Perth – Proposed Demolition of Existing Single Storey Building and Construction of a Sixteen Level Hotel ('Special Residential') Development Comprising 85 Hotel Rooms With A Restaurant and Bar
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Recommendation:

That, in accordance with the provisions of the City Planning Scheme No. 2, the Metropolitan Region Scheme and the Planning and Development (Local Planning Schemes) Regulations 2015 – Deemed Provisions for local planning schemes, Council APPROVES BY AN ABSOLUTE MAJORITY the application for the proposed demolition of the existing building and construction of a sixteen storey hotel ('Special Residential') development containing 85 hotel rooms, with a ground floor restaurant and bar, as indicated on the Metropolitan Region Scheme Form One dated 16 August 2016, and as shown on the plans received on 6 September 2017 subject to:

- 1. the proposed development being restricted to a maximum plot ratio of 3.6:1 (1,815m²) inclusive of 20% bonus plot ratio (or 297m² plot ratio floor area) for incorporating a new Special Residential use in accordance with clause 28(2)(c)(i) of City Planning Scheme No. 2 and the requirements of the Bonus Plot Ratio Policy 4.5.1;*
- 2. any subsequent change of use of the Special Residential portions of the development being prohibited within 10 years following the date on which those portions of the development are lawfully occupied, pursuant to Clause 35(1)(b) of City Planning Scheme No. 2;*
- 3. the exterior of the hotel building being constructed from high quality and durable materials, colours and finishes with the final details of the design and a sample board of the materials being submitted for approval by the City prior to applying for a building permit;*
- 4. any proposed external building plant, lift overruns, piping, ducting, water tanks, transformers, air condensers and fire booster cabinets being located so as to minimise any visual and noise impact on the adjacent developments and being screened from view, with details of the location and screening of such plant and services being submitted for approval by the City prior to applying for a building permit;*

(Cont'd)

5. *a final Vehicular, Service and Delivery Access Plan, outlining the management strategies to deal with the dropping off and picking up of hotel guests via taxi or other transport; strategies for advising guests upfront of limitations in parking in the locality; and including arrangements for on-site servicing of the building, being submitted for approval by the City prior to the occupation of the hotel with the plan being implemented by the hotel proprietor/manager thereafter to the satisfaction of the City;*
6. *a Hotel Management Plan addressing the operation of the hotel in accordance with the provisions of the City's 'Special Residential (Serviced and Short Term Accommodation) Policy', including but not being limited to the following:-*
 - a. *Company name and relevant experience of management/operator;*
 - b. *Opening hours for guest check-ins and check-out including the method of reservations/bookings;*
 - c. *Security of the guests and their visitors;*
 - d. *Control of noise, patron behaviour and other disturbances, particularly in relation to the use of the bar facilities;*
 - e. *Cleaning and laundry services, where applicable; and*
 - f. *A complaints management service.*

being submitted for approval by the City prior to the commencement of the hotel use, with the management plan being implemented by the proprietor/manager on an ongoing basis to the satisfaction of the City;

7. *the Waste Management Strategy dated August 2017 being implemented by the managers of the hotel, with any alternative waste management proposals that might impact on the design of the building being submitted for approval by the City prior to applying for a building permit;*
8. *details of on-site storm water disposal/management being to the City's specifications and being submitted for approval by the City prior to applying for a building permit;*
9. *the proposed floor levels of the pedestrian entrances to the building being designed to match the current levels of the adjacent footpaths, to the City's satisfaction, with details being submitted for approval by the City prior to applying for a building permit;*
10. *any external signage for the hotel, including the restaurant and bar, being integrated into the design of the building and any signs which are not exempt from approval under the City's Signs Policy 4.6 shall require a separate application for approval by the City;*

(Cont'd)

- 11. in the event that the approved development has not been substantially commenced within six months of the demolition of the existing buildings on site, the site is to be landscaped or aesthetically screened at the owner's cost, with details being submitted and approved by the City prior to installation, in order to preserve the amenity of the area, to prevent unauthorised car parking and to prevent dust and sand being blown from the site, with the site being maintained in a clean and tidy state to the City's satisfaction;**
- 12. the works referred to in Condition 11, shall be secured by a bond/deed of agreement between the applicant and the City, to the value of the proposed works, with the cost of the deed to be borne by the owner, prior to the demolition of the existing building on site;**
- 13. the design of the accommodation rooms within the development incorporating appropriate noise attenuation so that noise occurring between hotel rooms and from external noise sources and mechanical plant and equipment that could potentially affect future occupiers, can be successfully ameliorated. Details of such noise attenuation measures shall be prepared by a qualified acoustic consultant and be submitted for approval by the City prior to applying for the relevant building permit; and**
- 14. demolition and construction management plans for the proposal being prepared in accordance with the City's 'Construction and Demolition Management Plan Pro-Forma' and being submitted for approval by the City prior to applying for the relevant demolition or building permits.**

The Committee recommendation to the Council for this report was resolved by the Planning Committee at its meeting held on 19 September 2017.

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

FILE REFERENCE:	2016/5328
SUBURB/LOCATION:	180 (Lot 2) Bennett Street, East Perth
REPORTING UNIT:	Development Approvals
RESPONSIBLE DIRECTORATE:	Planning and Development
DATE:	7 September 2017
ATTACHMENT/S:	Attachment 13.1A – Map and Coloured perspectives Attachment 13.1B – Schedule of Submissions
3D MODEL PRESENTATION:	Yes
LANDOWNER:	M Cube Charles Properties Pty Ltd
APPLICANT:	Archiapps Pty Ltd
ZONING:	(MRS Zone) Central City Area Zone (City Planning Scheme Precinct) Goderich (P14) (City Planning Scheme Use Area) Residential / Commercial
APPROXIMATE COST:	\$13.8 million

Council Role:

- | | | |
|-------------------------------------|----------------|---|
| <input type="checkbox"/> | Advocacy | <i>When the Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.</i> |
| <input type="checkbox"/> | Executive | <i>The substantial direction setting and oversight role of the Council e.g. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.</i> |
| <input type="checkbox"/> | Legislative | <i>Includes adopting local laws, town planning schemes and policies</i> |
| <input checked="" type="checkbox"/> | Quasi-Judicial | <i>When the Council determines an application/matter that directly affects a person's right and interests. The judicial character arises from the obligation to abide by the principles of natural justice. Examples of Quasi-Judicial authority include town planning applications, building licences, applications for other permits/licences (eg under Health Act, Dog Act or Local Laws) and other decisions that may be appealable to the State Administrative Tribunal.</i> |
| <input type="checkbox"/> | Information | <i>For the Council/Committee to note.</i> |

Legislation / Strategic Plan / Policy:**Legislation**

Planning and Development Act 2005
Planning and Development (Local Planning Schemes) Regulations 2015
 City Planning Scheme No. 2

Policy

Policy No and Name:

- 3.9 Special Residential (Serviced and Short Term Accommodation) Policy
- 4.1 City Development Design Guidelines
- 5.1 Parking Policy
- 5.3 Bicycle Parking and End of Journey Facilities
- 6.3 Goderich Design Policy

Background:

The 506m² subject site is located on the eastern side of Bennett Street opposite Wellington Square in East Perth. The site adjoins a right of way to its eastern lot boundary and is currently occupied by a single storey commercial building.

Details:

The applicant seeks planning approval to demolish the existing building on the site and to construct a sixteen level hotel development consisting of 85 hotel rooms, a restaurant and bar on the subject site. Details of the proposed development are as follows:

Basement Level	This level includes two fire service water tanks, a storm-water storage tank, fire service pump room and a lift shaft pit.
Ground Floor Level	This level includes the hotel reception and lobby, lounge area, restaurant/bar area, staff office and staff bathroom facilities, outdoor deck area, a guest lift and service lift, transformer room, ten bicycle parking bays and bin storage area.
First Floor Level	This level includes a kitchen, common dining room, outdoor deck, a function room, staff rest room, lift foyer, store rooms and lift and stair access.
Second to Fourth Floor Levels	These levels each have ten, single bedroom hotel rooms ranging in size from 19m ² to 22m ² each with their own bathroom. These levels also include a sitting area and lift and stair access.
Fifth Floor Level	This level contains a 50m ² communal gym and large open deck area plus lift and stair access.
Sixth Floor Level	This level contains four single bedroom hotel rooms each with their own bathroom ranging in size from 19m ² to 37m ² , a sitting area and lift and stair access.
Seventh to Fourteenth Floor level	These levels each contain six, single bedroom hotel rooms each with their own bathroom. These levels also include a sitting area and lift and stair access.

Compliance with Planning Scheme:

Land Use

The subject site is located within the Residential/Commercial use area of the Goderich Precinct (P14) under the City Planning Scheme No. 2 (CPS2). This area will accommodate a greater portion of residential uses, strengthening the Precinct as a residential neighbourhood. Contemporary, innovative designs will be encouraged however, development is to be sympathetic to original inner city housing and commercial buildings.

A hotel incorporating restaurant and bar facilities is defined as a 'Special Residential' use, which is a preferred ('P') uses in the Residential / Commercial use area of the Goderich Precinct.

Development Requirements

All forms of new development in the Precinct must comply with the Goderich Design Policy that addresses built form, building design, impact on the surrounding environment, and access and parking issues. This defines major streets in the area, with a continuous built edge. Along Bennett Street development will have a nil street setback. Innovative, high quality building design which respects the existing streetscape will be encouraged.

The provision of car parking is to be approached in a manner that will avoid reduction in the amenity of the public and private environment. Car parking will preferably be located at the rear of buildings or beneath developments.

Twenty-five per cent of the site is to be developed as landscaped open space area; this landscaping requirement may predominantly comprise private open space.

The proposal's compliance with the CPS2 and Goderich Design Policy development requirements is summarised below:

Development Standard	Proposed	Required / Permitted
Maximum Plot Ratio:	3.6:1 (1,815m²) including 20% bonus plot ratio for provision of Special Residential use)	3.0:1.0 (1,518m ²) Special Residential Bonus Plot Ratio (20% maximum)
Maximum Street Building Height:	16 metres	21 metres
Maximum Building Height:	49 metres	No prescribed limit
Setbacks:		
Bennett Street	Nil	Nil
Side (south)		
- Lower building levels	Nil to 1.5 metres with openings	Nil where no openings, 4 metres where openings
- Upper building levels	Nil (No openings), 1.5 metres with openings	3 metres where no openings, 4 metres where openings
Side (north)		
- Lower building levels	Nil (no openings) 4.5 metres to opening	Nil where no openings, 3 metres where openings
- Upper building levels	3 metres (no openings) 4.6 metres to opening	3 metres where no openings, 4 metres where openings
Rear (east)		
- Lower building levels	1 metre (to opening on first floors)	Nil where no openings, 4 metres where openings
- Upper building level	2.1 metres	4 metres
Open Space	Nil	25% of the site
Car Parking: Commercial	Nil	12 bays (maximum)
Bicycle Parking:	10 bays	28 bays (minimum)

Variations to the provisions applicable to the development can be granted by an absolute majority decision of the Council, in accordance with Clause 36 of the CPS2 and provided the Council is satisfied that:-

'36(3)(c)(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'.*

In accordance with Clause 28 of the CPS2 the Council may permit a bonus plot ratio:-

"(2)(c)(i) up to a maximum of 20% per lot where the development incorporates a new special residential use and the development is located within the area shown on the Special Residential Bonus Plot Ratio Plan as being eligible for a maximum of 20% or 40% special residential bonus plot ratio; "

"(4)(b) Where bonus plot ratio is permitted for development which incorporates...a special residential use under subclause (2)(c)(i)...the floor area of the building derived from the bonus plot ratio shall be used solely for the special residential use"

Comments:

Consultation

Due to the proposed setback and open space variations to City Planning Scheme No. 2, the original application received on 31 August 2016 was advertised to the owners of the adjoining properties. A number of objections were received at this time. The application has since been modified in response to these comments and advice from the City's Design Advisory Committee. The amended plans were subsequently advertised for a further period of 14 days, closing on 25 August 2017. A total of 21 submissions were received during the advertising process. The submissions all objected to the proposal and raised the following concerns with the revised application:

- The proposed building height is excessive and double the height of adjacent buildings and all other buildings in the area;
- The building is not being consistent with the Goderich Design Policy objectives which states that 'a continuous edge of appropriately scaled peripheral buildings of relatively consistent height, abutting the front boundaries of the site';
- The lack of on-site car parking and the potential issues this will cause for not only residents but for clients of the hotel, their staff and delivery vehicles;
- The overshadowing impact on adjoining properties to the south of the subject site for extended periods of the days during both summer and winter months;
- The character and amenity of the proposed building on Bennett Street and its amenity on existing surrounding properties;

- The reduced rear setback to the laneway;
- The use of the laneway for service vehicles and the potential issues with vehicles manoeuvring in the laneway given its narrowness; and
- Potential noise created during the construction of the building and its potential impact on neighbouring properties as well as airborne debris as a result of the construction.

The concerns identified during the consultation period are addressed later in the report.

Design Advisory Committee

The original application for a twelve storey hotel development including a request for bonus plot ratio on the subject site was considered by the Design Advisory Committee (DAC) at meeting held on 17 November 2016. The Committee resolved to support the awarding of the 20% bonus plot ratio for the provision of a new Special Residential use, however raised concerns regarding the design quality of the proposed development identifying areas of the proposal which needed improving, including the following:-

- “2.1 the transition from the design of the lower podium levels to the upper portions of the building as it is considered that the design lacks a unified design response and displays too much complexity;*
- 2.2 additional detail and a simplification of the finishes and materials, window design and canopies to ensure a quality finish to the development;*
- 2.3 the amenity and comfort of the guest facilities on the podium terrace, including opportunities for planting and the provision of shade;*
- 3. considers that the proportions of the tower relative to the podium should be reviewed, with a view to lowering the height of the podium;”*

The applicant modified the building design in accordance with the recommendation of the DAC. The application was referred back to the Design Advisory Committee (DAC) at its meeting held on 24 August 2017. The DAC advised that it:-

- “1. reiterates support for the awarding of 20% bonus plot ratio for the provision of a new Special Residential use, noting the proposal’s compliance with the City’s Bonus Plot Ratio Policy 4.5.1 and Special Residential (Serviced and Short Term Accommodation) Policy 3.9;*
- 2. commends the applicant for having simplified the proposed finishes and materials, the window and canopy designs and for improving the proportions of the podium and tower elements, which has resulted in a more cohesive design;*
- 3. considers that the design of the southern elevation requires further development due to the extent of its exposure;*
- 4. suggests that the applicant consider extending the vertical expression of the front façade of the podium levels to the façade for the tower to provide a more unified façade design;*

5. *considers that the rotated geometry elements of the tower should be extended further down the tower to improve the vertical proportions of this aspect of the design;*
6. *suggests that the glazing within the ground level canopy should incorporate a frit pattern to address shading and maintenance issues;*
7. *considers that the design of the canopy on the podium rooftop should be reviewed to be more functional in terms of providing shading and weather protection on this level; and*
8. *considers that the overall form of the building is suitable for the narrow lot, including the proposed side and rear setback variations, noting the minimal impact the variations will have on the adjacent properties.”*

The applicant has further modified the building design in response to DAC’s comments with the final plans being submitted on 6 September 2017, making the following amendments to the building design:

- the southern elevation has been redesigned, adding vertical elements and patterning to provide additional interest to the façade;
- the rotated geometry elements of the tower have been extended further down the building in accordance with items 4 and 5 of the DAC’s comments;
- the podium canopy and tower canopy have been redesigned to complement each other with a frit pattern glazing incorporated to provide shading and weather protection for guests.

The design modifications are considered to address the recommendations of the DAC to provide an overall improved outcome for the development proposal and will be discussed in further detail later in this report.

Bonus Plot Ratio:

Developments which incorporate a Special Residential use may be awarded bonus plot ratio of up to 20% where it is located within the area indicated on the Special Residential Bonus Plot Ratio Plan contained within CPS2. The subject site is eligible for a maximum bonus plot ratio of 50% in accordance with the Bonus Plot Ratio Policy 4.5.1, however is seeking a 20% bonus plot ratio for the provision of Special Residential use.

Under Section 7.1 Design Criteria of the City’s Bonus Plot Ratio Policy 4.5.1 a special residential use must be designed in accordance with the provisions of the CPS2 Special Residential (Serviced and Short Term Accommodation) Policy 3.9. In addition, hotels seeking bonus plot ratio must provide the following basic facilities and amenities:

- a lobby/reception area;
- back of house/administration facilities, including housekeeping areas to enable a fully serviced hotel to function, staff ablution/locker facilities, office space and storage areas; and
- bathrooms within guest rooms which incorporate at a minimum a basin, shower and toilet. Laundry facilities shall not be provided within hotel guest rooms.

The proposed hotel development has a dedicated hotel lobby and reception desk at ground level as well as back of house facilities, office space, staff rooms and storage rooms to enable the efficient functioning of the hotel. Each room has been designed with a bathroom which incorporates a basin, shower and toilet facilities. The proposed hotel is consistent with the design criteria of the policy relating to Special Residential Development and is considered worthy of the 20% bonus plot ratio being sought.

Building Height:

In accordance with CPS2, the site has no prescribed maximum building height; however, a maximum street building height of 21 metres along Bennett Streets is prescribed. The subject development proposes a street building height of 16 metres and a total building height of 49 metres, therefore complying with the maximum street and building height required by the Goderich Design Policy. The proposed height is considered to be appropriate for the location noting the DAC originally suggested that the podium height be reduced to improve the proportions of the tower relative to the podium. While the current plot ratio and building height control measures in the locality encourage redevelopment of existing sites to provide for larger scale developments in contrast to the existing scale of development, the reduction in the podium height helps to reduce the contrast of scale between existing and new development.

Building Setbacks:

The application proposes variations to the rear setback requirements of CPS2 to the lower and upper building levels. A reduced setback of 987mm is proposed to the lower building level to the rear (east) of the site, in lieu of the required 4 metre setback where openings exist. The ground floor level has no openings, whilst the first floor level has four small vertical windows to the common dining area for the hotel. The hotel rooms located on the third level of the hotel to the rear of the site have been setback two metres from the rear property boundary. Given the subject site abuts a right of way to the rear of the site, which is 2.6 metres wide, the impact of the setback variations to the lower building levels is reduced with the abutting laneway providing a permanent separation to the adjoining property and reducing any potential overlooking or privacy issues. It is therefore recommended that the setback variation to the rear of the building be supported in accordance with Clause 36 of CPS2.

The application proposes setback variations to both the lower and upper levels of the southern elevation, with a 1.5 metre setback proposed to the lobby windows on the lower levels of the building. The windows to the southern elevation will provide natural light to the internal lobby space on each floor whilst providing potential views of the Swan River which is considered an improved design outcome. A nil setback is proposed to the upper level of the southern elevation of the hotel building. The subject site is 13.6 metres wide therefore making a three metre side setback difficult to achieve whilst still achieving a good design outcome. The adjoining residential property to the south is five storeys high with a parapet wall extending along most of the length of the common lot boundary. The proposed reduced setback to the lobby windows as well as a parapet wall for the upper levels poses no overlooking or privacy issues between the proposed and existing residential building. It is recommended that the proposed setback variations to the upper and lower building levels setbacks be supported in accordance with Clause 36 of CPS2.

Overshadowing

The Goderich Design Policy states that ‘all development should be designed to maximise sunlight penetration into streets, public spaces and buildings and provide for moderate to high levels of sunlight into key public spaces in the middle of the day (10.00am to 2.00pm) from August through to April.’

Shadow diagrams submitted by the applicant show that the existing residential building at 178 Bennett Street which is directly south of the subject site, will be affected by overshadowing in the morning from April to August and a portion of the building to the rear will also be affected in the afternoon. The overshadow diagrams show that 52 Wickham Street will also be affected by overshadowing from the proposed development however only in the afternoons between April and August, with solar access maintained in the mornings.

There are no prescribed maximum building height limits under the Goderich Design Policy for buildings along Bennett Street, therefore built form is controlled via plot ratio limits, street building heights and setback requirements. The proposed development complies with the maximum permitted street building height and seeks rear and side setback variations, however even with the building being fully compliant with the setback provisions, the development would still overshadow adjoining properties to a similar extent, given its location. Therefore, the overshadowing is considered to be acceptable in this instance and is not a consequence of the variations proposed.

Car Parking:

The proposed develop does not provide any on-site car parking for guests, staff or the daily servicing of the hotel. The applicant is proposing to service the hotel by utilising existing on-street car parking bays on Bennett and Goderich Streets. Should the applicant wish to pursue any changes to the existing parking restrictions in this area this will be subject to a separate assessment and approval by the City, taking into consideration the current parking provision and demands in the locality.

The City’s ‘Special Residential (Serviced and Short Term Accommodation) Policy’ requires all applications for Special Residential use to submit a Management Plan which includes a Parking Management Plan. The applicant has submitted a Parking Management Plan for the hotel which will direct hotel guests to paid parking in the area.

The Hotel Management Plan states that all cleaning and laundering services will be contracted out to local companies, with soiled linen being stored in the basement level and collected twice weekly. All servicing of the hotel will be from the rear laneway, with vehicles parking in the on street loading bay and all deliveries entering and exiting the hotel via the rear of the building. Further details regarding times and frequency of deliveries will need to be carefully managed to ensure nearby residents are not unduly affected. Further details relating to the management of the hotel will be required as a condition of any approval.

Open Space

The Precinct Plan for the Goderich Precinct requires twenty-five per cent of the site to be developed as landscaped open space area. This landscaping requirement may predominantly comprise private open space. Under the Goderich Design Guidelines, however, it is an objective to define and enclose Wellington Square and major streets within the area with a continuous edge of appropriately scaled peripheral buildings abutting the

front boundaries of their sites. Bennett Street is identified as a category 'A' street. Lower building levels in Category A Streets should generally be built to the street frontage to maximise interaction between the private and public realms. Nil side setbacks are also permitted where there are no openings. In such situations the intent of providing 25 per cent landscaping cannot reasonably be achieved. It is noted that the landscaping requirements under the Goderich Design Policy apply mainly to sites on category 'B' streets where front and side setbacks are provided. In this instance the proposed built form generally meets all other Policy requirements and the variation to on-site landscaping can be supported in accordance with clause 36 of CPS2.

Bicycle Parking and End of Trip Facilities:

A minimum total of 28 bicycle parking bays are required under the City's Bicycle Parking and End of Journey Facilities Policy 5.3, however only 10 bays are proposed. The minimum bicycle parking requirement is considered onerous for a hotel development given guests are unlikely to be arriving by bicycles or requiring these facilities. Given the anticipated low demand, a variation to the Policy can be supported in this case so as to address potential needs of staff only.

Amenity Impacts and Orderly and Proper Planning:

It is evident from the range of submissions received that there is concern from the local community that the proposed development, due to its bulk and scale, will have a detrimental impact on the character and amenity of the locality.

It is acknowledged that much of the concern has arisen as the proposal will be among the first few major scale redevelopments within the immediate locality under the revised plot ratio and building height provisions of CPS2, which were introduced in 2013 and 2014. The provisions were introduced to ensure development and redevelopment within the City is undertaken in a sustainable and integrated manner. Relevant increases in plot ratio and building heights were also seen as integral in order to achieve the relevant activity, vitality and population targets of the City's 'Urban Design Framework'.

Given the development's bulk and scale is generally consistent with the provisions of CPS2 it is considered that impacts relating to parking and traffic management, overshadowing, access to natural sunlight and ventilation have been adequately addressed by the proposal.

Conclusion

In response to the concerns of the adjacent neighbours, the City's Officers and the Design Advisory Committee, the applicant has provided revised plans and elevations to improve the overall presentation and quality of the design. Noting the concerns of adjacent landowners, the revised plans aim to integrate the development more sympathetically with surrounding development and minimise any negative impacts on existing development within the vicinity, noting the current plot ratio and built form provisions applicable to the site.

It is considered that the proposed development will add to the city's hotel offerings, being well located between the city and new stadium. The development generally complies with the requirements of CPS2, with the proposed setback variations being supported in accordance with Clause 36 of CPS2.

Given the above, it is recommended that the proposed development be supported subject to relevant conditions.



2016/5328 180 (LOT 2) BENNETT STREET, EAST PERTH



2016/5328 180 (LOT 2) BENNETT STREET, EAST PERTH



2016/5328 180 (LOT 2) BENNETT STREET, EAST PERTH



2016/5328 180 (LOT 2) BENNETT STREET, EAST PERTH



2016/5328 180 (LOT 2) BENNETT STREET, EAST PERTH

Proposed 16 Level Hotel Development – 180 Bennett Street, East Perth

Respondent	Respondent's Comment
<p>Address:</p> <p>The same objection was submitted by the owners/occupants from East Perth and Canning Vale</p>	<p>OBJECT</p> <p>I wish to oppose the proposed development at the above address – demolition of the existing single storey building and construction of a 14 storey hotel ('Special Residential') development comprising 85 hotel rooms and a restaurant ('dining') use – request for plot ratio.</p> <p>I believe that the proposed development does not conform to the Planning and Development (Local Planning Schemes) Regulations 2015, Minor Town Planning Scheme Area P14 – Goderich. Goderich Design Policy 2014, or the Perth City Planning Scheme No. 2 Precinct Plan No. 14 – Goderich (Amended December 2016), for the following reasons:</p> <p><i>A 14 storey building will be more than double the height of adjacent buildings and all other buildings in the area. This is in conflict with the following regulations, plans and policy:</i></p> <p>Schedule 1 Part 3 of the Regulations Clause 16 Special Residential:</p> <p>To ensure development is sited and designed to achieve an integrated and harmonious character;</p> <p>To maintain the compatibility with the general streetscape, for all new buildings in terms of scale, height, style, materials, street alignment and design of facades;</p> <p>To ensure that development is not detrimental to the amenity of adjoining owners or residential properties in the locality.</p> <p>Schedule 2 Deemed Provisions for Local Planning Schemes Part 9:</p> <p>...the local government is to have due regard to:</p> <p>Point m... the compatibility of the development with its setting including the relationship of the development to development on adjoining land or on other land in the locality including, but not limited to, the likely effect of the height,</p>

Respondent	Respondent's Comment
	<p>bulk, scale, orientation and appearance of the development.</p> <p>Perth City Planning Scheme No 2 Precinct Plan No 14 – Goderich (Amended December 2016):</p> <p>Residential/Commercial Development: This type of development should contain a mix of residential and commercial uses. Building design should be complementary to surrounding residential development in terms of scale and design.</p> <p>Minor Town Planning Scheme Area P14 – Goderich. Goderich Design Policy 2014:</p> <p>Bennett Street is a Category A street.;</p> <p>The street building heights of a development should generally be of a low scale in Category A streets and a medium scale in Category B streets; (and) generally be consistent with other street building heights within the street (4.3.2);</p> <p>Side and rear setbacks ...have regard to the side and rear setbacks of buildings on adjoining land. The lower and upper levels of buildings should be set back from the side and rear boundaries (4.3.5);</p> <p>Building Design (Context) Unsympathetic contrasts of scale and materials relative to adjoining buildings should be avoided (4.4).</p> <p><i>The proposed building is not consistent with Goderich Design Policy 2014 Objective 2:</i></p> <p>The above policy states that buildings around Wellington Square have 'a continuous edge of appropriately scaled peripheral buildings of relatively consistent height, abutting the front boundaries of their sites'.</p> <p><i>The proposed building does not provide any parking. This will cause issues not only for residents of other buildings in the locality, but also for clients of the 85 room hotel, employees of the hotel and delivery vehicles. The surrounding streets are already inadequate with regard to street parking:</i></p> <p>The Goderich Street Policy states...All forms of new development in the Policy Area must comply with the guidelines on</p>

Respondent	Respondent's Comment
	<p>Built form, building design, impact on the surrounding environment, and access and parking issues.</p> <p>The laneway at the rear of the building is a right of way for 65 Wittenoom Street and 52 Wickham Street, and cannot be exclusively used by the 180 Bennet Street building.</p> <p><i>The plans provided in the building application show that the height of the building would have a negative impact on solar access to 52 Wickham Street over extended periods of time during both summer and winter:</i></p> <p>Minor Town Planning Scheme Area P14 – Goderich. Goderich Design Policy 2014...</p> <p>Overshadowing:</p> <p>All development should be designed to maximise sunlight penetration into streets, public spaces and buildings...</p> <p>To sum up, at more than twice the height of all other buildings in the vicinity, the scale of the building is totally incompatible with the surrounding buildings and would be detrimental to the character of the locality and other buildings in the area.</p>
<p>Note that a “#” indicates the respondent provided an additional objection to the one above</p>	
<p>East Perth Resident</p>	<p>I object to the proposed development at 180 Bennett Street in East Perth.</p> <p>It appears that 180 Bennett Street falls within the Residential/Commercial zone of the Perth Planning Scheme No.2, however, the height proposed is more than twice the height of all adjacent buildings.</p> <p>The massive fourteen storey (up from twelve storeys) development would restrict natural cooling, propagation of light and the projection of sunlight onto our roof. The diminished projection of sunlight onto 52 Wickham Street is demonstrated by The Shadow Diagram. Sustainability concerns led the owners of 52 Wickham Street to undertake an energy audit with one of the outcomes being the installation of solar panels on the roof. A fourteen storey building will throw a shadow over our roof as can be seen from the Shadow Diagram, which in turn will greatly diminish or void the financial feasibility of installing</p>

Respondent	Respondent's Comment
	<p>solar panels.</p> <p>In addition, parking is already stretched on Bennett and all surrounding streets with existing apartment buildings, restaurants and a Motel lining those streets. There is no mention of undercover car parking in the development application and the additional traffic and parking requirements do not appear to have been appropriately considered. The increased demand of a 85 room hotel on existing infrastructure could result in congestion, thus diminishing the attraction and live ability of this inner city neighbourhood.</p> <p>I further believe a fourteen storey building is not in line with the surrounding area and would be detrimental to the character of East Perth in general and to the resale value of 52 Wickham Street apartments in particular.</p> <p>Moreover, the rear of 52 Wickham Street is facing the proposed development and the privacy and peaceful enjoyment would be severely affected. The high density of the development and the transient nature of hotel guests are potential causes for noise related complaints and decreased quality of life.</p> <p>In consideration of the above I strongly object to the proposed development.</p>
East Perth Resident	<p>We, ..., are owners of an apartment at 65 Wittenoom Street, East Perth. I am a member of the Council of Owners representing 24 units and we would like to express our total objection to the above proposal. The rear of the proposed construction at 180 Bennett Street faces our western boundary.</p> <p>The frontage of the block is around 13.5 metres and to construct a 14 storey building surrounded by 5 and 5 storey buildings seems grossly out of proportion. We have inspected the revised plans and find that:</p> <p>a. The ground floor at the back (i.e. facing the laneway) is only 977cm from an already narrow lane. There is no provision for parking and unloading of service vehicles and no provision for turning around. This will mean all vehicles will need to back out of the laneway, over a footpath with no clear view making it a considerable danger to pedestrians. It is highly likely there will be huge traffic and congestion problems in Wittenoom street and also the lane, which is meant to be accessible to other parties in the immediate vicinity.</p> <p>b. Because of the proposed 14 storeys the shadows cast will keep the sun and a large degree of natural light from our</p>

Respondent	Respondent's Comment
	<p>building.</p> <p>c. There is no provision for guest parking and this fact will contribute to a congestion problem in Wittenoom street, bearing in mind the vehicle access to our building is right next to the lane.</p> <p>We are very concerned with the front elevation which is quite ugly and seems as though it will be aiming for the lower end of the market.</p> <p>We realise that a commercial building of some sort will be erected on the site but consider this proposal to be one which would downgrade the area. With the City of Perth growing so rapidly, we would like to think the Council would continue to keep the standard high.</p>
East Perth Resident	<p>I refer to the planned development of 180 (Lot2) Bennett Street, East Perth Ref no. DA2016/5328 and wish to voice our strong opposition to the proposed development.</p> <p>My wife and I recently purchased an apartment ie Unit 3/65 Wittenoom street, East Perth which borders the planned construction. The main reason for purchasing this property was the relative quietness of the location and now you telling me that this quiet residential area will be becoming part of a warzone in terms of noise pollution.</p> <p>Had we had known about this proposal we certainly would not have purchased this apartment.</p> <p>Other reasons for objecting to the planned construction are:-</p> <p>My wife and I are both shiftworkers and therefore need to sleep during daylight hours which will be almost impossible with the noise of construction being performed daily adjacent to our apartment. Numerous studies have concluded that not having sufficient rest is akin to being drunk. (It's ironic that I have to provide a daily breath specimen for sobriety before commencing work) As a Train Controller for Roy Hill I am required to perform safe working duties and I can't bare to think of the consequences of a mistake I may make at work as a result of having insufficient rest. Will the council be accepting accountability for any mistake I may make due to insufficient sleep or inability to work due to being unable to present myself fit for work as a result of lack of sleep?</p>

Respondent	Respondent's Comment
	<p>the amount of airborne debris wafting into our apartment as a result of construction.</p> <p>the impact on the value of our property</p> <p>the impact on me as a sufferer from hay fever.</p> <p>the imposition of power and water services having to be turn off and on to facilitate construction work.</p>
Email only	<p>I own an apartment in an adjoining property to the above development that is 7 stories high with 35 units and I believe to construct a 12 story hotel with 84 rooms of increased density that is out of character with the area with have a detrimental impact of the amenity of the building and area that I intend to reside in and therefore object to the increase of plot density that is being sought. I have been away so for the reason of the late reply to your correspondence</p>
Canning Vale Resident	<p>Thank you for allowing owners/residences within the City of East Perth the opportunity of addressing any concerns in relation to the above proposal.</p> <p>As owners of Unit 19, 52 Wickham Street, EAST PERTH, both my husband and I strongly object to the construction of a 12 storey Hotel at 180 (Lot 2) Bennett Street (Tyrepower).</p> <p>The impact of this proposal will no doubt be more negative than positive.</p> <p>The height of the building will affect adjoining buildings by reducing the sunlight that they already receive.</p> <p>The 12 Storey Hotel is also not in fitting with all the other building previously construction within the vicinity of Bennett, Wittenoom and Wickham Streets.</p> <p>With parking already a problem in the area, the proposed Hotel consisting of 84 Hotel rooms and a Restaurant will only cause more congestion. (Note: not being a resident at 52 Wickham Street, night access is always very limited after 6.00pm.)</p> <p>These are only few negative impacts of the proposal and while we appreciate the positive changes that the City Of Perth have done with the Claisebrook Village development we believe that changing the bonus 20% plot ratio will adversely affect</p>

Respondent	Respondent's Comment
	the areas beauty.
# email only	<p>Re the above proposed Hotel we would like to submit our comments and concerns.</p> <p>Firstly in relation the height, we feel it is too high for the surrounding buildings and landscape and will not enhance the street scape sticking out like a sore thumb. We also have concerns about the no parking with 83 rooms plus staff there will be a lot of cars looking for parking and the area is already short of parking for the people who live there and their visitors will find it a nightmare to park. The deliveries have no excess only parking on Wittenoom and have to take down a laneway which will become very busy. We will also have concerns of any damage to our building and excess heavy vehicles and cranes in a very confined area.</p>
East Perth Resident	<p>In regards to the proposed property 180 Bennett Street East Perth (2016/5328 hotel), my wife and I would like to state that we do not feel that a twelve storey structure is suitable.</p> <p>From a general point of view after viewing the plans, we feel the height compared to surrounding buildings and the design of said property are not in keeping with the area.</p> <p>On a personal level, this structure would block our evening sunlight as the only opening that allows light on to our balcony directly faces the plot where said structure would be erected.</p> <p>We had a choice of many apartments in our building (52 Wickham street) as we bought before completion and opted for our one as it had the most evening light instead of the views out to the hills.</p> <p>We also spent a considerable amount more for a higher level apartment in the block as to avoid the "people looking in" scenario synonymous with apartment living.</p> <p>The proposed structure will also block all evening sunlight to our communal area, which is used regularly by all occupants and on many occasions for birthday parties and wedding receptions.</p> <p>We have no grievance with a hotel being built here however would prefer to see a boutique hotel more in keeping with the</p>

Respondent	Respondent's Comment
	area both in height and aesthetics. A twelve storey structure has the air of over-development in our opinion.
East Perth Resident	<p>This letter is to lodge an objection to the proposed demolition and development of a twelve storey hotel on 180 (Lot 2) Bennett Street. The development and request for bonus plot ratio was outlined in your letter - reference 2016/5328.</p> <p>We object to the development on the following grounds:</p> <ol style="list-style-type: none"> 1. We are informed that the development is without plans for parking at the premises. This will place a significant burden on street parking. 2. We are informed that no provision has been made for surrounding building damage from the demolition of existing buildings. 3. The roofing of the existing building comprises asbestos. Provision must be made to remove the asbestos safely. We are concerned that the safety record of previous building contractors that have operated in the area is poor. Particularly, two deaths occurred recently at a similar construction site along Bennett Street. Due to this poor safety record, our expectation is that asbestos is also unlikely to be managed correctly by relevant contractors. This is of significant concern given the close proximity of our residence to the proposed demolition. 4. We are informed that set backs are not to council rating. 5. We are informed that the building will be 45 metres high and will therefore detract from our existing views of the city and park. 6. We are informed that no provision has been made for commercial deliveries to the site.
East Perth Resident	<p>I am alarmed at the prospect of the proposed development at 180 (Lot 2) Bennett Street, East Perth, as this proposal contravenes various parts of the City Planning Scheme No.2, 'Section 6.3 - Goderich Design Policy, e.g.:</p> <ul style="list-style-type: none"> · Paragraph 4.3 Built Form, i.e.:

Respondent	Respondent's Comment
	<p>> "To create an attractive skyline and outlook from the public realm".</p> <p>Comment/: The proposed 12-storey, 45 m high building is at least twice the height of any building in the area and would provide anything but an attractive skyline when viewed from e.g. Wellington Square.</p> <p>· Paragraph 4.3.2 Street Building Heights - Principles, i.e.:</p> <p>> "The street building height of a development should ... generally be of a low scale in Category A Streets. ..".</p> <p>> "The street building height of a development should ... generally be consistent with other street building heights within the street...".</p> <p>> "The street building height of a development should ... "maximise sunlight penetration to streets, public spaces and buildings..".</p> <p>> "The street building height of a development should ... "respect the street building heights of places of cultural heritage significance within the street".</p> <p>('Comment: The proposed 12-storey, 45 m high building is at least twice the height of any building in the area and would contravene all of the above guidelines.</p> <p>· Paragraph 4.3.2 Street Building Heights - Figure 2, i.e.:</p> <p>> "Maximum Street Building Height = 21 m".</p> <p>('Comment/: The proposed 12-storey building would be 45 m high, i.e. more than double the height of the above maximum building height standard.</p> <p>Considering the above, I object to the proposed development of 180 (Lot 2) Bennett Street, East Perth:</p> <p>· The scale of the proposed development would be detrimental to the character and amenity of the street and the area in general.</p>

Respondent	Respondent's Comment
	<p>· The proposed building would be obtrusive and incompatible with adjacent buildings.</p> <p>Your consideration of my concerns would be very much appreciated.</p>
# Email only	<p>Thank you for showing me the plan for 180 Bennett St. I would like to submit my objections to the proposal based on the following two points.</p> <p>First, we are concerned about the excessive height of the proposed building. Our apartment is in the rear of 52 Wickham St and the windows of the main bedroom, the sitting room, dining room and kitchen are all facing north. The proposed building is 12 levels high and as such will essentially block most of the natural light we currently enjoy. We are afraid that we will be continuously living in the shadow with no access to direct sun light.</p> <p>Second, even though the height limit for Bennett St maybe higher, the established neighbouring building of 180 Bennett St are all around 5-6 levels. Consequently, the proposed building that is 12 levels high is likely to create an unpleasant visual appearance and will not be to the benefit of the current neighbourhood.</p> <p>We hope the council will carefully consider a likely long-term adverse effect the proposal could have and reject it.</p>
Email only	<p>Hi... Following viewing of the proposed plans for the twelve story Hotel on Lot 2.. 180 Bennett Street. East Perth.. I personally object to the varied bonus allowance being given for the rear and side lot boundaries as the shadow line from this close constructed building gives a large shade area to the two open areas of the Apartment block of 178 Bennett Street.. being the Sapphire Apartment Block.</p>
East Perth Resident	<p>I object to the construction of a twelve story building at 180 Bennett Street East Perth and the use of a bonus 20% plot ratio.</p> <p>I own and reside in an apartment at Unit 35/ 52 Wickham St, East Perth. The balcony faces west and directly onto the rear of 180 Bennett Street. Twelve story building is over twice the height of the adjacent neighbouring three buildings. A twelve story building is not in fitting with all the other buildings in the vicinity of this part of Wittenoom Street, Bennett Street and</p>

Respondent	Respondent's Comment
	<p>Wickham Street. Most other buildings in the immediate vicinity are up to five levels above ground level.</p> <p>For Example:</p> <p>178 Bennett St, adjacent and on the south side of the proposed construction is ground floor and four levels above,</p> <p>65 Wittenoom St , adjacent and on the east side of the proposed construction is ground floor and four levels above and</p> <p>52 Wickham St, adjacent on the south east boundary of the proposed construction is ground floor and five levels above.</p> <p>At 52 Wickham Street an audit of electrical power usage has been conducted with the feasibility of having solar energy panels installed on the north facing roof structure to collect uninterrupted energy from the sun in order to supply the electricity requirements for the Strata. A twelve story building at 180 Bennett Street may interrupt the supply of direct sunlight to solar panels that in future may be fitted to each of the buildings at the above mentioned addresses. A twelve story building will affect the future ability of these other buildings to have the possibility uninterrupted access to direct solar energy.</p>
East Perth Resident	<p>We oppose the development due to the impact it will have on several important aspects of our lives and those in our building, also those in the immediate area.</p> <p>Noise is already a major factor due to 24 hour road! truck and bus traffic this will increase substantially if this development goes ahead.</p> <p>Additional loss of privacy due to increase in people accessing Bennett street at the front of our building, litter, graffiti and anti social behaviour already being major issues for us on a daily basis.</p> <p>The proposed building will over shadow the rear of our building blocking light and the noise from loading bay, car parking areas will impact all residents.</p> <p>The proposal is an unacceptable overdevelopment of the site and I would question the validity of any argument that supports yet another hotel in this area</p>

Respondent	Respondent's Comment
	<p>The violent impact of the construction itself will damage our home and our building, Western Australian building standards are poor when measured against other states, our building is already full of cracks and damage after 11 years of movement and the impact of the east Perth stadium and pedestrian bridge have damaged the building so a large construction next door will have serious consequences. A structural engineer would need to be commissioned to assess our building both before and after any construction of this large nature to measure the impact. The actual execution of the building works will cause us stress with noise, pollution for up to 2 years based on other constructions in the east perth area, also the quality of the build in line with the rest of the suburb</p> <p>The visual impact of the building is to be considered I am sure given time and allowing for research there will be other important concerns</p>
East Perth Resident	<p>I write to you as a concerned owner of Unit 5, 52 Wickham Street, East Perth (the Pavilion). As you will be aware the Pavilion is a small boutique complex of only 35 Apartments and is one of several smaller size complexes in the pleasant residential amenity of the East Perth – Royal Street Claisebrook Cove central village area bounded by Wellington Square Park, Bennett Street, Wellington Street, the Cove/Royal Street and along the waterfront to Trafalgar Road and Plain Street; known for its leafy residential streets and great relaxed waterside lifestyle close to the city... as some would say - "Tucked out of sight but in the heart of the city".</p> <p>Thank you for providing this opportunity to consider the impact this Hotel development will have on both our complex and that of the general residential area surrounding it.</p> <p>o I believe the only impact a 12 storey Hotel will bring to this area is a negative one.</p> <p>o Of enormous concern is the restriction of sunlight into the courtyard area at the Pavilion that will be caused should a twelve storey building be erected at Lot 2 Bennett Street. This will cause a severe impact on all inhabitants at the Pavilion and cause the lower levels to suffer in near darkness for most of the day and especially in winter months. This needs to be seriously considered by Council as an obvious negative impact on the health and wellbeing of all inhabitants of the Pavilion.</p> <p>o This proposed Hotel will stand out like a sore on the landscape and will not fit into the surrounding area's community profile at all. This area of East Perth has a lower height profile than the other side of Wellington Street, the farther side of</p>

Respondent	Respondent's Comment
	<p>Plain Street and further to the West into the city. This is a precious patch of lifestyle dwellings on the doorstep of the CBD.</p> <p>o I do not think it wise to alter the height profile nor do I think that the area can support the extra noise, disruption of short stay visitors, parking requirements and other impacts that a Hotel development is bound to bring with it.</p> <p>I doubt there would be anyone at the Pavilion who would welcome this development. So, in short, I strongly object to the development of a 12 storey Hotel in the precinct and in particular so close to Pavilion or any other small residential complex in this part of East Perth.</p> <p>o It will bring no good and cause only negative impact and will destroy the amenity of the area and ruin a precious lifestyle for many ratepayers who have invested considerable funds to be able to enjoy the low height profile surroundings and the village atmosphere of the precinct.</p> <p>o Keep the high-rise to the other side of Wellington Street and the other side of Plain Street away from the village area please.</p> <p>o Looking to the future I believe the City of Perth will be glad it has maintained such a pleasant leafy precinct in amongst the greed and madness of inner city development by resisting the urge to get more rates from high-rise developments such as this 'sore-thumb' proposal.</p> <p>If there is any further detail you can supply i.e.: concept drawings, concept description...anything at all; it would be welcome. Certainly a map showing the shadow the building will throw across the Pavilion building should be available by email.</p> <p>Please address any correspondence to me using email or mailing address stated below. This</p> <p>objection is on behalf of myself and my husband ... who is also an owner of</p> <p>Apartment 5/52 Wickham Street, East Perth.</p>

Agenda Item 13.2	Unit 5/33 (Lot 2) Royal Street, East Perth - Proposed Change of Use From Clothing Store ('Retail') to Dog Day Care and Grooming Salon ('Unlisted Use') Including Alterations/Additions and Signage
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Recommendation:

That, in accordance with the provisions of the Local Planning Scheme No. 26, the City Planning Scheme No. 2, the Metropolitan Region Scheme and the Planning and Development (Local Planning Schemes) Regulations 2015 – Deemed provisions for local planning schemes, the Council APPROVES BY AN ABSOLUTE MAJORITY, the application for the change of use from clothing store ('Retail') to dog day care and grooming salon ('Unlisted Use') including alterations/additions and signage at Unit 5/33 (Lot 2) Royal Street, East Perth as indicated on the Metropolitan Region Scheme Form One dated 18 July 2017 and as shown on the plans received on 24 July and 16 August 2017 subject to:-

- 1. an acoustic report prepared by a qualified acoustic consultant detailing the noise attenuation measures to be undertaken for the development to preserve the amenity of the on-site residents and the locality being submitted for approval by the City prior to the submission of an occupancy permit, with all approved management measures being implemented by the operator thereafter to the satisfaction of the City;*
- 2. the hours of operation of the tenancy being limited to 7:30am to 6.00pm Monday to Friday and 8.00am to 12.00pm Saturday with no animals being kept on the premises overnight;*
- 3. a management plan addressing matters related to scheduling of bookings, dog drop-off and pick up arrangements, control of odours and complaint procedures being submitted for approval by the City prior to the submission of an occupancy permit, with all management measures being implemented by the operator thereafter to the satisfaction of the City;*
- 4. a maximum of 14 dogs (10 day care/four grooming) being permitted on site at any one time;*
- 5. the waste management measures outlined in the associated waste management document submitted by the applicant on 9 August 2017 being implemented by the operator/s on an ongoing basis to the satisfaction of the City; and*
- 6. the tenancy facades maintaining a high level of visual permeability at all times to the satisfaction of the City.*

The Committee recommendation to the Council for this report was resolved by the Planning Committee at its meeting held on 19 September 2017.

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

FILE REFERENCE:	DA-2017/5288
SUBURB/LOCATION:	Unit 5/33 Royal Street, East Perth
REPORTING UNIT:	Development Approvals
RESPONSIBLE DIRECTORATE:	Planning and Development
DATE:	8 September 2017
ATTACHMENT/S:	Attachment 13.2A – Location Plan and Development Plans Attachment 13.2B – Schedule of Submissions
3D MODEL PRESENTATION:	N/A
LANDOWNER:	Calligaro Nominees Pty Ltd
APPLICANT:	Calligaro Nominees Pty Ltd
ZONING:	(MRS Zone) Urban (Local Planning Scheme No. 26 Precinct) Claisebrook Inlet (EP1)
APPROXIMATE COST:	\$12,000

Council Role:

- | | | |
|-------------------------------------|----------------|---|
| <input type="checkbox"/> | Advocacy | <i>When the Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.</i> |
| <input type="checkbox"/> | Executive | <i>The substantial direction setting and oversight role of the Council e.g. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.</i> |
| <input type="checkbox"/> | Legislative | <i>Includes adopting local laws, town planning schemes and policies</i> |
| <input checked="" type="checkbox"/> | Quasi-Judicial | <i>When the Council determines an application/matter that directly affects a person's right and interests. The judicial character arises from the obligation to abide by the principles of natural justice. Examples of Quasi-Judicial authority include town planning applications, building licences, applications for other permits/licences (eg under Health Act, Dog Act or Local Laws) and other decisions that may be appealable to the State Administrative Tribunal.</i> |
| <input type="checkbox"/> | Information | <i>For the Council/Committee to note.</i> |

Legislation / Strategic Plan / Policy:

Legislation	<i>Planning and Development Act 2005 Planning and Development (Local Planning Scheme) Regulations 2015 City Planning Scheme No. 2</i>
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Policy

Policy No and Name: 4.6 - Signs

Details:

Approval is sought to change the use of a ground level tenancy within the existing three storey mixed-use building on the subject site from a clothing store ('Retail') to a dog day care and grooming salon ('Unlisted Use') including alterations/additions and signage.

The applicant advises the proposed business will provide dog day care, grooming and minor retail sales services. One to three staff members will be on site with business hours proposed to be 7.30am until 6.00pm Monday to Friday and Saturday mornings for grooming purposes only. A maximum of 14 dogs will be on the premises within any one day (10 day care dogs and four grooming dogs) with bookings for grooming being based on a three hour rotation schedule. Day care dogs will be separated from grooming dogs with the business primarily catering for 'small' dogs only (notionally under 11 kilograms) for day care and small to medium sized dogs for grooming.

The proposed alterations and additions to the tenancy includes:

- existing boutique fitments such as clothing shelves, change rooms and carpet being removed;
- installation of a new internal 1300mm high PVC fence and gates including two dog rest areas;
- addition of a propriety mobile dog wash unit connected to a trapped waste system;
- addition of a mobile dog grooming table;
- repainting of the interior walls; and
- removal of existing signage and replacement with new vinyl signs along the shopfront windows.

Compliance with Planning Scheme:

Land Use

The subject site is located within the Claisebrook Inlet Precinct (EP1) and South Cove Design Guideline Area 20 under Local Planning Scheme No. 26 – Normalised Redevelopment Areas (LPS26).

The Statement of Intent for the Claisebrook Inlet Precinct is for the area to be the principal visual and social focus of the Claisebrook Village Project Area. It is a vibrant mixed land use precinct, providing opportunities for dining, leisure and social interaction and an active public realm.

The proposed development does not readily fall within any of the Land Use Categories contained within LPS26. As such, the proposal is required to be considered as an 'unlisted use' in the context of the current and future amenity of the locality, the Precinct Statement of Intent, and Clause 34 of CPS2. Specifically, Clause 34 of CPS2 outlines the process of determination of an application for an unlisted use as follows:

- “(1) The local government cannot grant development approval for a development which involves an unlisted use unless -*
- (a) the advertising procedure set out in clause 64 of the Deemed Provisions has been followed; and*
 - (b) it is satisfied, by an absolute majority, that the proposed development is consistent with the matters listed in clause 67 of the Deemed Provisions.”*

With regards to the proposal, it is considered that the following matters outlined within Clause 67 of the Deemed Provisions are appropriate noting the existing site conditions and context:

- “(a) the aims and provisions of this Scheme and any other local planning scheme operating within the Scheme area;*
- (g) any local planning policy for the Scheme area;*
- (n) the amenity of the locality including the following —*
 - (i) environmental impacts of the development;*
 - (ii) the character of the locality;*
 - (iii) social impacts of the development;*
- (t) the amount of traffic likely to be generated by the development, particularly in relation to the capacity of the road system in the locality and the probable effect on traffic flow and safety;*
- (x) the impact of the development on the community as a whole notwithstanding the impact of the development on particular individuals;*
- (y) any submissions received on the application.”*

Development Requirements

The Claisebrook Inlet Precinct (EP1) does not contain any specific criteria or requirements in relation to development of day care or grooming salons. All development is required to be generally consistent with the Statement of Intent for the Precinct (as outlined in the previous section) in which it takes place.

The City’s Signs Policy (4.6) includes the following provisions in relation to window signs:

“7.13 Window Signs

- a) Window signs should only occupy:*
 - i) a maximum of 10m²; or*
 - ii) a maximum of 25%**of the combined area of a tenancy’s ground and first floor level windows which are visible from a street or a public area, whichever is the lesser.*
- b) Window signs at ground and first floor levels of a building which are visible from a street or a public area should be designed and located to allow views into and out of and daylight into the window.”*

Comments:

Consultation

In accordance with clause 34 of CPS2 and clause 64 of the Deemed Provisions, the proposal was advertised to the owners of the adjacent properties for a period of 14 days, closing on 23 August 2017. These included the owners at 33, 41-49 and 50-60 Royal Street, East Perth.

Five submissions in total were received during the advertising period, with two advising of support subject to conditions and three raising objections to the proposal. Full details of the submissions are included as Attachment 13.2B. The main issues raised during the advertising period are summarised below, including responses from the applicant and City officer's comments:-

Noise

'Dogs barking is likely to have a significant impact on the ambience of the adjacent beauty salon for clients and sound management (and enforcement of that) needs to be considered.'

'There is high probability of impingement of my expectations to quiet occupancy.'

The applicant has advised that the two existing concrete stair cases either side of the tenancy provide some level of noise abatement and the tenancy will also be fitted out with rubber flooring to further reduce potential noise emissions. In addition the existing windows are comprised of 6mm toughened glass which provides a high level of noise dampening. The applicant advises that the internal picket fence and low height window signage will mean the dogs won't be able to readily view people who walk past the tenancy which will limit distractions and barking.

City officers are generally satisfied in relation to the potential for the use to be accommodated within the existing tenancy in compliance with the relevant noise legislation. This is based in preliminary considerations however it is recommended that any approval be conditioned to require the submission of an appropriate acoustic report to confirm mitigation measures and noise compliance.

Parking

'Limited accessibility for owners with animals arriving by motor vehicles with an existing lack of short term drop off facilities'

'On -going issues relating to development of Lot 70 carpark and the ongoing challenge to retain the carpark, any reduction in the current parking facilities will further reduce accessibility'

'The drop off and pick up of dogs on the already congested Royal Street will further compound the traffic and parking issues'

The applicant has advised that pickups and drop offs will be staggered throughout the day noting the varying type of services offered by the business. In addition there are four '5 minute' parking bays within close proximity to the tenancy which will be available for customers on an ongoing basis.

City officers consider that the likely demand for parking for the proposed use will be similar to the existing approved use of the tenancy for retail purposes which is dependent on frequent customer attendances. In addition to the existing provision of short term parking bays in the vicinity of the tenancy will provide suitable parking options for visitors. The potential development of the existing car park located on Lot 70 is not expected to add additional pressure to current parking levels due to the availability of on street parking bays in the area and the Victoria Gardens car parking area.

Appropriateness of tenancy location and size

'We know of similar 'day care' establishments in neighbourhood strips and can state that tenants and residents generally are not fans of the proximity of barking dogs, defecation to footpaths, doggy odours permeating the air all day every day (perhaps excluding Sundays).'

'The premises are not suitable for the proposed use due to:

- *I's location (busy and congested intersection)*
- *Limited size of premises*
- *No yard area – dogs will need to be kept indoors'*

'The premises in question are totally inappropriate for a business as described in terms of layout and location. Facilities to house a dog day care should incorporate an appropriate outdoor area for the animals.'

'Whilst the current application states 'small' dogs, what in fact is the size limit of the cliental? I am further concerned that this will lead to larger dogs being accepted in this small facility'

The applicant has advised that within the Perth metropolitan area there are at least three dog day care businesses which are indoor only and have been operating successfully for a number of years. In addition the tenancy will be climate controlled and offer an internal fitout and activities which will maintain the interest of the dogs to facilitate good behaviour. In additional, only a limited number of dogs will be admitted to the dog day care and any dogs that do not fit criteria related to size and behaviour will not be admitted.

Noting the level of detail and information provided as part of the application in relation to the management and operation of the business, City officers consider that the location and design of the tenancy can accommodate the proposed use. However it is recommended that any approval include the requirement for the submission of an appropriate management plan which will be implemented on an ongoing basis by the operator.

Waste

'Having consideration to the management plan proposed, I do have a concern as to the enforcing of the pre attendance toileting. This is an admirable statement but the application is more difficult, if they have not abided by the rule they will just go round the corner to Haig Park.'

'Hygiene issues due to the number of animals being accommodated on a daily basis.'

The applicant has advised that:

- *all dog waste and grooming hair will be put into plastic bags then into green bins with all surfaces being disinfected daily;*
- *a removable lint containment system will ensure no dog hair will enter the existing drainage system;*
- *a specific 'dog toilet system' will be in operation; and*
- *dogs will not defecate on the footpath as they will be managed internally.*

City officers have reviewed the waste management document submitted in support of the application which outlines the above measures and are satisfied that the proposed business can be accommodated within the existing tenancy without compromising local amenity. It is

recommended that the waste management measures outlined in the document be implemented by the operator on an ongoing basis via an appropriate condition of approval.

Land Use and Development Requirements

As outlined previously, there is no specific guidance within LPS26 or CPS2 in relation to the appropriateness of the subject development in general. The proposed land use is considered to be compatible with the mixed use nature of the precinct, as it will be in an existing building and locality which consists of a mix of ground floor retail and commercial tenancies along Royal Street. It is considered that the proposal will also add to the diversity of commercial business activity within the area. The appearance and streetscape of the area will remain the same as the proposed use will be located in an existing commercial tenancy with signage being the only visible external modification to the premises.

The proposed window signage is generally consistent with the requirements of the City's Signs Policy (4.6). It is noted that the text and images occupy less than 25% of the tenancy frontage and are of an appropriate design, quality and scale. The applicant has confirmed that the window areas not occupied by signage will remain clear and the obscuring as shown in the signage plan was for illustration purposes only. It is recommended that any approval include the requirement to maintain a high level of permeability across the tenancy frontage.

It is noted that surrounding landowners have raised valid concerns in relation to potential impacts associated with noise, odour and parking management. It is therefore recommended that any approval incorporate conditions requiring further details to address:

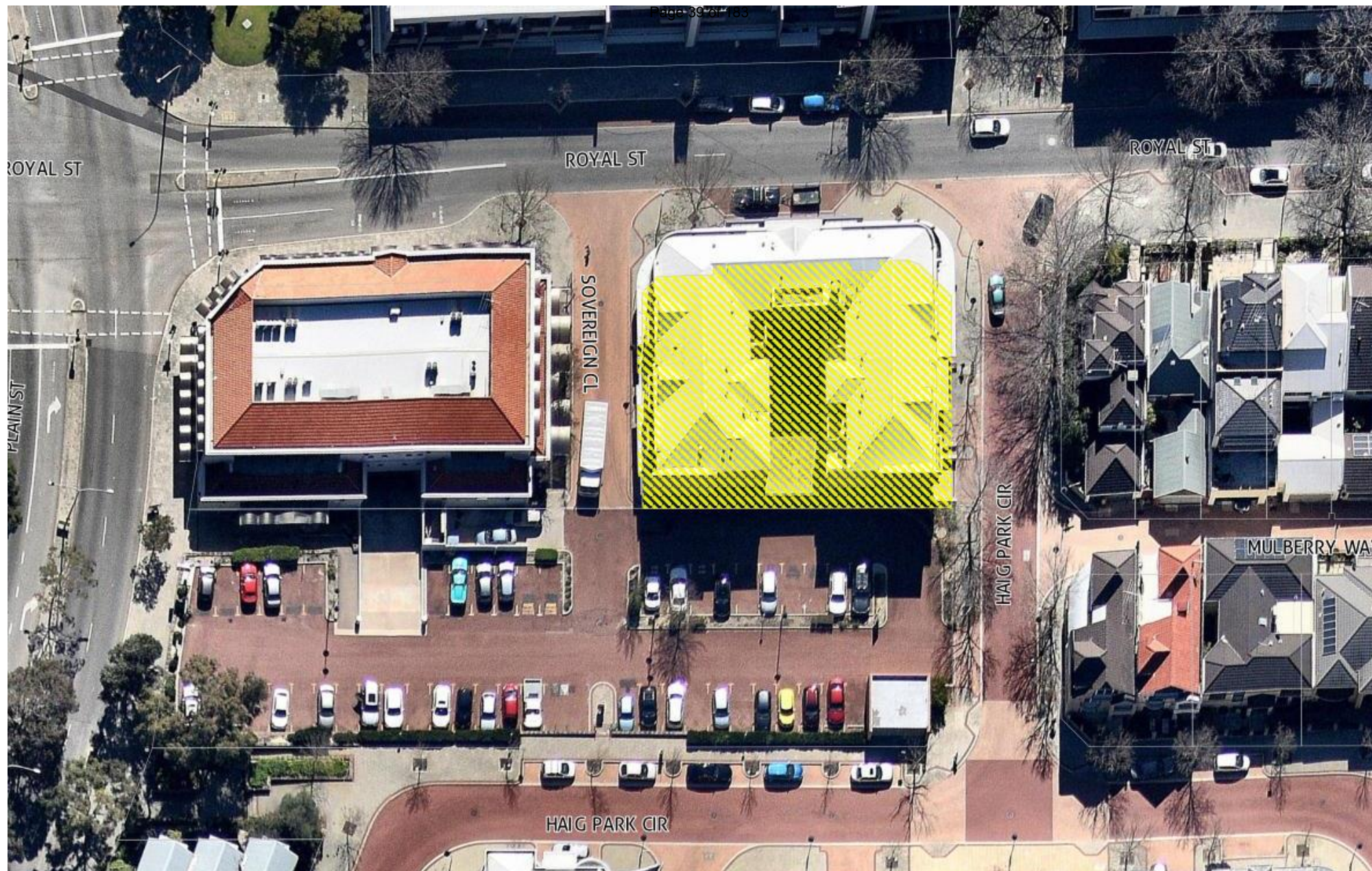
- noise attenuation and management;
- odour mitigation and management; and
- drop-off and pick up arrangements;

to be submitted and approved by the City prior to the commencement of the proposed use.

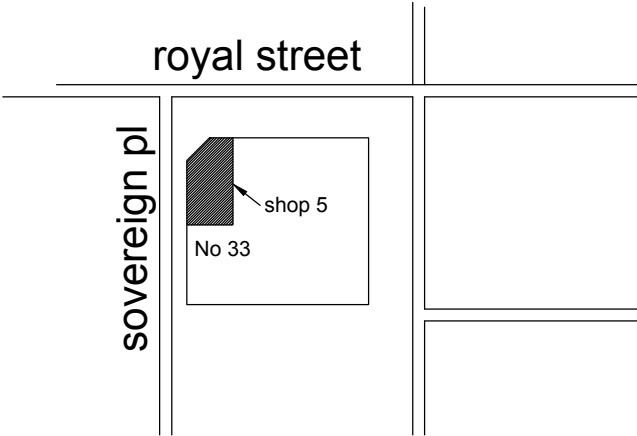
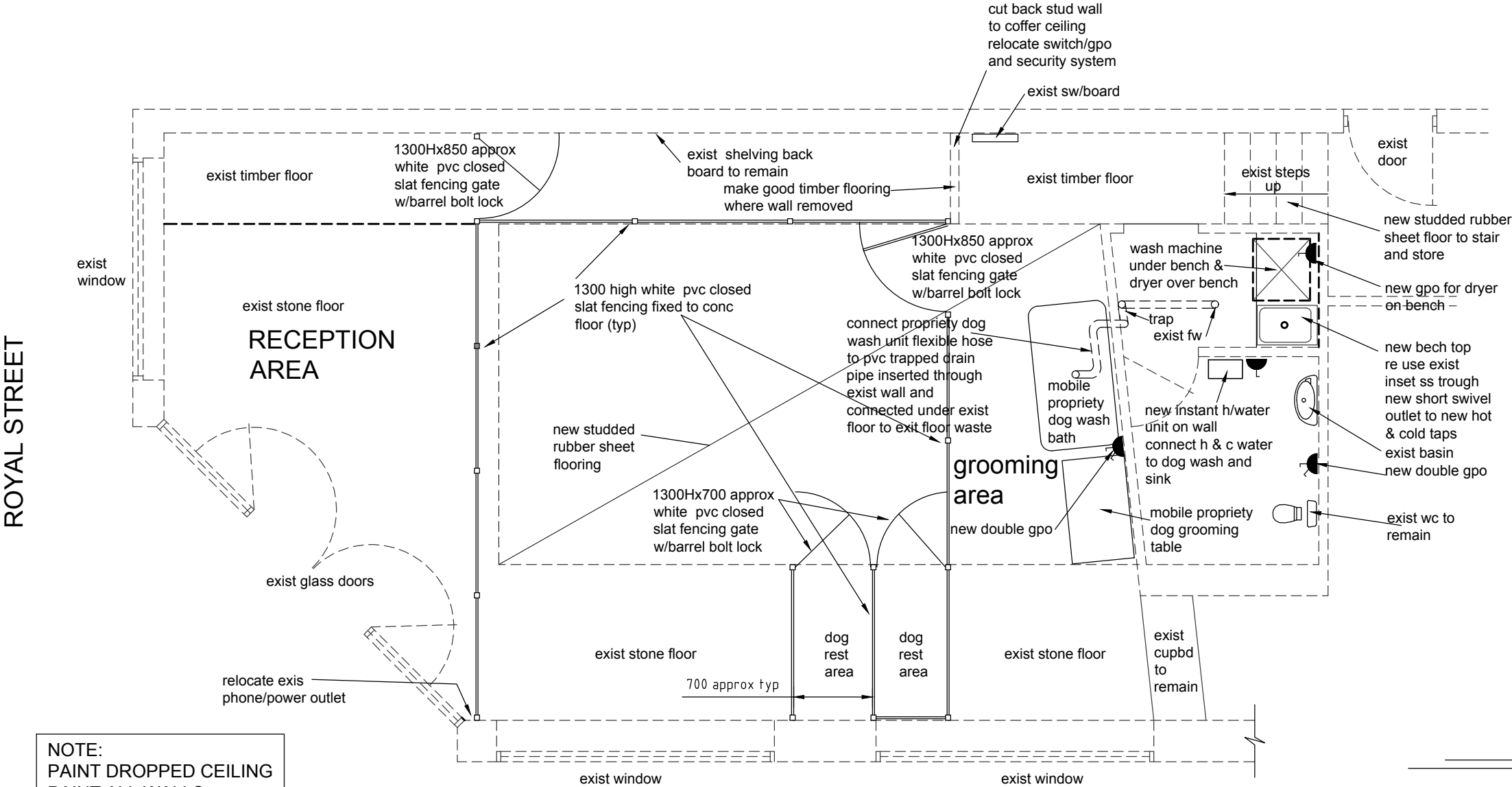
In addition, it is considered that any approval should include conditions related to maximum accommodation numbers, hours of operation and waste management in order to ensure the ongoing preservation of the existing levels of local amenity.

Conclusion

The proposed change of use is generally consistent with the relevant planning framework and considerations for the subject area. It is therefore recommended that the application be approved subject to appropriate conditions as identified within this report in accordance with clause 34 of CPS2 and clause 67 of the Deemed Provisions.



2017/5288 – UNIT 5/33 (LOT 2) ROYAL STREET, EAST PERTH



LOCATION PLAN
NTS

PROPOSED DOG GROOMING PARLOUR for Ms J CALLIGARO
SHOP 5, 33 ROYAL STREET, EAST PERTH
FLOOR PLAN

SCALE 1:50
DATE JULY 2017

DRAWING No.

A1



 SOVEREIGN CLOSE

Paws & Play
DAYCARE | GROOMING | ACCESSORIES | FOR DOGS

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TEL: 9221 2373
EMAIL: Info@pawsandplay.net.au

Proposed Signage for Dog Day Care and Grooming Salon
5/33 Royal Street, East Perth

Schedule of Submissions Received

Page 42 of 183

Proposed Changes of Use from Clothing Store ('Retail') To Dog Day Care and Grooming Salon ('Unlisted Use')
Unit 5/33 (Lot 2) Royal Street, East Perth

Respondent		Respondent's Comment
1.	Address: East Perth Commercial Tenant	SUPPORT (CONDITIONAL) 1. Should approval be given, it should be on the proviso that sound-proofing is increased. I don't want to hear barking dogs through the walls and I hope they sound-proof to prevent the sound travelling through, as we are next door. It would change the environment of my quiet/peaceful salon. Dogs barking is likely to have a significant impact on the ambience of the beauty salon for clients and sound management (and enforcement of that) needs to be considered.
2.	Address: East Perth Resident	OBJECT 1. I am an owner/resident that is likely to be impacted by noise and odour from the subject property. 2. We know of similar 'day care' establishments in neighbourhood strips and can state that tenants and residents generally are not fans of the proximity of barking dogs, defecation to footpaths, doggy odours permeating the air all day every day (perhaps excluding Sundays). 3. I object to the proposed use on the grounds that there is high probability of impingement of my expectations to quiet occupancy. 4. I believe the premises will require noise abating surfaces, significant changes to sanitation, automate closing doors to prevent transmission outdoors of the barking and baying dogs.
3.	Address: East Perth Resident	SUPPORT (CONDITIONAL) 1. Whilst in principal, having consideration to the management plan proposed, I support the operation of this business, I do have a concern as to the enforcing of the pre attendance toileting. This is an admirable statement but the application is more difficult, if

		they have not abided by the rule they will just go round the corner to Haig Park. Probably best that this not be enforced and that the business allows the animals to enter and toilet in their premises.
4.	Address: East Perth Resident	OBJECT 1. Whilst we support increased retail activity in the area we don't believe an animal parlour is a suitable business for the area. 2. The premises are not suitable for the proposed use due to: <ol style="list-style-type: none"> Its location (busy and congested intersection) Limited size of premises No yard area – dogs will need to be restrained indoors Limited accessibility for owners with animals arriving by M/Vehicle - Lack of short term drop off facilities Hygiene issues due to the number of animals being accommodated on a daily basis Noise from animals On -going issues relating to development of Lot 70 carpark and the ongoing challenge to retain the carpark, any reduction in the current parking facilities will further reduce accessibility
5.	Address: East Perth Resident	OBJECT As a nearby resident I believe that this application should be refused on a number of grounds namely: <ol style="list-style-type: none"> The premises in question are totally inappropriate for a business as described in terms of layout and location. Facilities to house a dog day care should incorporate an appropriate outdoor area for the animals. There are limits on the number of dogs residents are permitted to own and in a built up area such as East Perth and I am concerned about the potential for noise and constant yapping of the dogs housed within the shop confines. As you are aware there are ongoing issues with the car parking at 75 (Lot 70) Haig Park Circle. I am very concerned without this car parking issue being satisfactorily resolved the drop off and pick up of dogs on the already congested Royal Street will be further compounded. Whilst the current application states 'small' dogs, what in fact is the size limit of the cliental? I am further concerned that this will lead to larger dogs being accepted in this small facility. <p>Whilst we want to encourage small business into the area, for the reasons stated I firmly object to the current application as described proceeding.</p>

Agenda Item 13.3	Initiation of Amendment No. 38 To City Planning Scheme No.2 to Introduce a Special Control Area over 560 Hay Street and 101 Murray Street, Perth
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Recommendation:

That Council:

- 1. pursuant to section 75 of the Planning and Development Act 2005 (the Act), resolves to initiate Amendment No. 38 to the City Planning Scheme No. 2, as detailed in Attachment 13.3B – Proposed Scheme Amendment No. 38;***
- 2. pursuant to regulation 35(2) of the Planning and Development (Local Planning Schemes) Regulations 2015 (the Regulations), resolves that Amendment No. 38 to the City Planning Scheme No. 2 is a standard amendment pursuant to regulation 34 of the Regulations for the following reasons:***
 - 2.1 the amendment would have minimal impact on land in the scheme area that is not the subject of the amendment; and***
 - 2.2 the amendment does not result in any significant environmental, social, economic or governance impacts on land in the scheme area,***
- 3. pursuant to section 81 of the Act, resolves to refer Amendment No. 38 to the City Planning Scheme No. 2 to the Environmental Protection Authority; and***
- 4. pursuant to section 84 of the Act, resolves to advertise Amendment No. 38 to the City Planning Scheme No. 2 for public inspection in accordance with regulation 47 of the Regulations.***

The Committee recommendation to the Council for this report was resolved by the Planning Committee at its meeting held on 19 September 2017.

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

FILE REFERENCE:	P1033723
REPORTING UNIT:	City Planning
RESPONSIBLE DIRECTORATE:	Planning and Development
DATE:	18 August 2017
ATTACHMENT/S:	Attachment 13.3A – Location Plan Attachment 13.3B – Scheme Amendment Report

Council Role:

- | | | |
|-------------------------------------|----------------|---|
| <input type="checkbox"/> | Advocacy | <i>When the Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.</i> |
| <input type="checkbox"/> | Executive | <i>The substantial direction setting and oversight role of the Council e.g. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.</i> |
| <input checked="" type="checkbox"/> | Legislative | <i>Includes adopting local laws, town planning schemes and policies</i> |
| <input type="checkbox"/> | Quasi-Judicial | <i>When the Council determines an application/matter that directly affects a person's right and interests. The judicial character arises from the obligation to abide by the principles of natural justice. Examples of Quasi-Judicial authority include town planning applications, building licences, applications for other permits/licences (e.g. under Health Act, Dog Act or Local Laws) and other decisions that may be appealable to the State Administrative Tribunal.</i> |
| <input type="checkbox"/> | Information | <i>For the Council/Committee to note.</i> |

Legislation / Strategic Plan / Policy:**Legislation**

Clauses 75, 81 and 84 of the *Planning and Development Act 2005*

Clause 39 of the *City Planning Scheme No. 2*

Clause 34, 35 and 47 of the *Planning and Development (Local Planning Schemes) Regulations*

Heritage of Western Australia Act 1990

Integrated Reporting Implications	Planning and Framework	Strategic Community Plan
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Goal 2: An exceptionally well designed, functional and accessible city.

Goal 6: A city that celebrates its diverse cultural identity.

Policy

Policy No and Name:

Citiplace Precinct Plan (P5)

City of Perth Heritage List

Purpose and Background:

A request has been received from Rowe Group on behalf of the owner of Lot 1 (Criterion Hotel) on Strata Plan 55731 to amend City Planning Scheme No. 2 (CPS2) to introduce a Special Control Area (SCA) over land situated at Lot 9 known as 560 Hay Street and 101 Murray Street, Perth.

The site currently has dual frontage to Hay and Murray Streets and accommodates the Zenith Apartments and the Criterion Hotel. It is subject to a Strata Plan comprising of 137 separate built strata titles, inclusive of Strata Lot 1 (Criterion Hotel).

The proposed SCA will facilitate the subdivision of the subject land into two freehold lots

while maintaining the provisions of the CPS2, specifically plot ratio and tenant car parking allowance over the site.

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

The site has an area of 2,268m² and is bound by Murray Street to the north, Hay Street to the south and existing commercial developments to the west and east. It comprises two distinct development areas. The Criterion Hotel (1937) is listed on the *State Register of Heritage Places* and is also listed on the City's *Heritage List*. It comprises a four storey Art Deco building accommodating 69 hotel rooms and a café/bar and concierge area at ground level with frontage to Hay Street.

The balance of the site accommodates the Zenith Apartments comprising of a 24 storey building accommodating 134 multiple dwellings, two commercial tenancies and 141 vehicle parking spaces (accommodated within a 14 level car stacking facility), fronting Murray Street. Of these 141 car parking spaces a maximum of 15 car parking spaces is allocated for guests of the Criterion Hotel and a maximum of three car parking spaces is provided for the commercial tenancies within the mixed use development (Zenith Apartments) on site. The remaining spaces are allocated to the multiple dwellings. The Zenith Apartments building was approved by the City of Perth in December 2005 and has been subject to subsequent development approvals, with the most recent taking place in February 2011.

A three dimensional subdivision proposal is currently being assessed by the Western Australian Planning Commission (WAPC). This subdivision will result in the site being divided into two freehold lots, one southern lot occupied by the Criterion Hotel and one northern lot occupied by Zenith Apartments.

The City has received correspondence from the chairperson of the Owners of Zenith City Centro to advise that the Council of Owners is aware of the proposed Scheme Amendment to introduce a SCA for the land occupied by the Zenith Apartments and the Criterion Hotel. It is understood that this process is required to allow the plot ratio and tenant car parking provisions to continue to be shared across the site and for the subdivision application to the WAPC to proceed to a final decision.

Refer to Attachment 13.3A– Location Plan

Details:

A SCA over the subject area is proposed to facilitate the subdivision of the site into two freehold lots while maintaining the provisions of CPS2, specifically plot ratio and tenant car parking allowance over the site.

The development on the site currently complies with the Plot Ratio Plan of the CPS2 (being under the 5.0:1.0 maximum plot ratio), however should the site be subdivided the development on the proposed northern lot accommodating the Zenith Apartments will exceed the maximum plot ratio specified in the Plot Ratio Plan. Additionally, the car parking for the Criterion Hotel will be accommodated on the proposed northern lot occupied by Zenith Apartments.

A SCA will provide for plot ratio and tenant car parking to be distributed over the site.

The applicant has advised that the removal of Lot 1 (occupied by the Criterion Hotel) from the balance of the Strata Scheme will accommodate the necessary maintenance and upgrading/repairs of the Criterion Hotel, which is required in the immediate future. Any maintenance of the external walls, roof or façade of the Criterion Hotel currently requires funding from the Strata Body Corporate and an approving resolution of the owners of the Strata Scheme. The removal of Lot 1 from the Strata Scheme will permit the required maintenance to precede more smoothly, without the need for contributions or approval from the strata owners of Zenith Apartments.

Refer to Attachment 13.3B - Scheme Amendment Report.

Financial Implications:

Staff costs to progress and finalise the proposed Scheme Amendment have been calculated at \$4,847 based on Schedule 3 of the *Town Planning and Development Regulations 2009*. This fee is expected to be received shortly from the applicant.

The advertising and gazettal fees have been estimated at \$2,000 based on previous amendment fees and will be invoiced to the applicant in due course.

Comments:

The proposed SCA will allow for the subdivision of the subject land into two freehold lots while maintaining the intent of the latest Development Approval dated 11 February 2011 and the provisions of CPS2, specifically plot ratio and tenant car parking allowance over the site.

i) Setbacks

Development approval for the Zenith Apartments was granted prior to significant amendments to the CPS2 Building Heights and Setbacks Policy (18 July 2014) which introduced additional side/rear setback controls across the majority of the city. It is noted that if the subdivision of the site proceeds, the Zenith Apartments and the Criterion Hotel will be non-compliant with this policy in relation to rear setbacks. At ground level through to level 4 (approximately), the Criterion Hotel and Zenith Apartment buildings are within 50 mm of one another, with the proposed subdivision boundary to generally follow the southern façade of the Zenith Apartments building. Accordingly a provision is proposed stipulating that any future development of the proposed southern lot will need to provide a minimum setback from the façade of the existing building (Zenith Apartments) on the proposed northern lot. Please refer to Attachment 13.3B. This will assist to ensure a number of the objectives of the Building Heights and Setback Policy are achieved including ensuring a high level of amenity within buildings and assisting to conserve places of cultural heritage significance.

ii) Plot Ratio and Bonus Plot Ratio

For the purpose of determining plot ratio within the SCA, the SCA shall be treated as one site and in accordance with the Maximum Plot Ratio Plan. This will ensure compliance with CPS2 should the subdivision proceed. Any bonus plot ratio granted within the SCA however shall be distributed as per the Maximum Bonus Plot Ratio Plan. It is important that this is maintained to ensure built form outcomes prescribed by CPS2 are achieved.

iii) Car Parking

The Criterion Hotel currently has access to 15 car parking spaces provided in the car stacking facility situated on the proposed northern lot accommodating the Zenith Apartments.

For the purpose of determining the tenant car parking allowance for the SCA under the provisions of the Perth Parking Policy (PPP), the SCA shall be treated as one lot. This will ensure compliance with the PPP should the subdivision proceed. Additionally, the tenant car parking facilities located on one lot within the SCA may be leased or used by the tenants of another lot within the SCA. This will enable the current car parking arrangements to be maintained.

iv) Heritage

The proposed SCA will facilitate the subdivision which in turn will remove the current cumbersome administrative approval process associated with the Strata Management Plan and will enable the necessary maintenance and upgrading/repairs of the state heritage listed building (Criterion Hotel) to occur. This will ensure that the state heritage listed building is maintained in good condition.

Any proposed works to the state heritage listed building will require an Application for Development Approval in addition to a current Conservation Plan for major works or a Heritage Impact Statement for minor repair/upgrade works.

v) Planning and Development (Local Planning Schemes) Regulations 2015

The *Planning and Development (Local Planning Schemes) Regulations 2015 (Regulations 2015)* were gazetted on 25 August 2015 and came into effect on 19 October 2015.

The Regulations introduce a risk based approach to amending Local Planning Schemes including three new categories of amendments; Basic, Standard and Complex. It is considered that the proposed amendment would be a Standard amendment because:

- The amendment would have minimal impact on land in the Scheme area that is not the subject of the amendment; and
- The amendment does not result in any significant environmental, social, economic or governance impacts on land in the scheme area.

CONCLUSION

Overall, it is considered that the proposed SCA to apply to 560 Hay Street and 101 Murray Street, Perth will assist the City to meet its objectives in that it will:

- allow for the subdivision of the subject land into two freehold title lots whilst maintaining compliance with the provisions of the CPS2, specifically plot ratio and tenant car parking;
- ensure a high level of amenity within buildings; and
- assist to ensure the retention, restoration and maintenance of a significant heritage building.



ATTACHMENT A - 560 HAY STREET & 101 MURRAY STREET, PERTH.

City of Perth
City Planning Scheme
No. 2



Amendment No. 38



CITY of PERTH

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

CITY OF PERTH

CITY PLANNING SCHEME NO. 2

AMENDMENT NO. 38

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

1. Inserting after clause 39(1):
 - (y) 560 Hay Street and 101 Murray Street Special Control Area.
2. Inserting the following in Schedule 8 Special Control Areas:

25. 560 Hay Street and 101 Murray Street Special Control Area

25.1 Special Control Area

The following provisions apply to the land marked as Figure 25 being the 560 Hay Street and 101 Murray Street Special Control Area.

25.2 Objectives

- (a) To facilitate the subdivision of the 560 Hay Street and 101 Murray Street Special Control Area, whilst ensuring compliance with the Scheme and associated planning policies in relation to plot ratio and tenant car parking;
- (b) To facilitate the ongoing maintenance of the state heritage listed building (Criterion Hotel) in a good condition.

25.3 Plot Ratio

- (a) For the purpose of determining plot ratio within the Special Control Area, the Special Control Area shall be treated as one site in accordance with the Maximum Plot Ratio Plan.
- (b) Any bonus plot ratio granted within the Special Control Area shall be distributed as per the Maximum Bonus Plot Ratio Plan.

25.4 Heritage

- (a) The state heritage listed building (Criterion Hotel) situated on the southern lot shall be maintained in good condition in a manner guided by a current Conservation Management Plan prepared in accordance with State Heritage Office guidelines.

- (b) Subject to clause 25.4(c), an Application for Development Approval for the southern lot accommodating the state heritage listed building (Criterion Hotel) shall be guided by a current Conservation Management Plan prepared in accordance with State Heritage Office guidelines.
- (c) Clause 25.4(b) does not apply to an Application for Development Approval which is limited to:
- (i) a change of use which involves no physical development of the state heritage listed building (Criterion Hotel); or
 - (ii) physical development of a minor nature which does not increase plot ratio, however a Heritage Impact Statement shall be submitted.

25.5 Built Form

- (a) Any future development on the southern lot shall be setback from the south facing façade of the existing building on the northern lot as follows:

(i) *Residential and Special Residential Use Groups*

Building Elevation Condition	Minimum Setback	
	<i>Lower Building Levels</i>	<i>Upper Building Levels</i>
No Openings or Balconies	4 metres	7 metres (up to 65 metres in building height). 14 metres (over 65 metres in building height).
Openings and/or Balconies	8 metres	8 metres (up to 65 metres in building height). 16 metres (over 65 metres in building height).

(ii) *Other Use Groups*

Building Elevation Condition	Minimum Setback	
	<i>Lower Building Levels</i>	<i>Upper Building Levels</i>
No Openings or Balconies	4 metres	7 metres (up to 65 metres in building height). 14 metres (over 65 metres in building height).
Openings and/or Balconies	7 metres	7 metres (up to 65 metres in building height). 14 metres (over 65 metres in building height).

Refer to the City's *Building Height and Setback Policy* regarding the definitions of 'upper' and 'lower' building levels.

25.6 Car Parking

- (a) For the purpose of determining the tenant car parking allowance for the Special Control Area under the provisions of the Perth Parking Policy, the Special Control Area shall be treated as one lot.
 - (b) The tenant car parking facilities located on one site/lot within the Special Control Area may be leased or used by the tenants of another site/lot within the Special Control Area.
- 3. Amending the City Centre (CC) Precinct Plan Map (P1 to 8) accordingly.
- 4. Inserting Figure 25 – 560 Hay Street and 101 Murray Street Special Control Area into Schedule 8 – Special Control Areas of the Scheme.

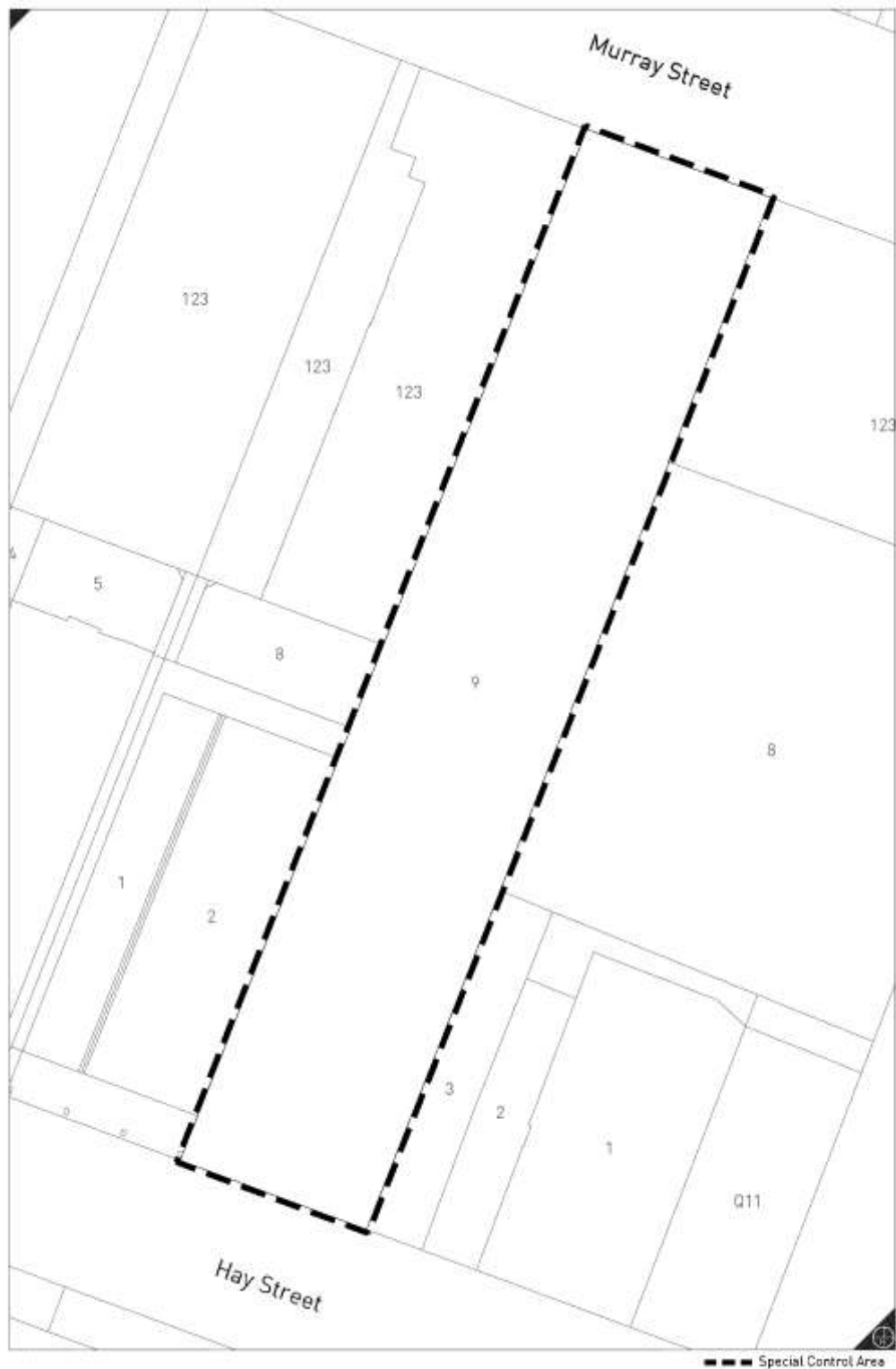


Figure 25 – 560 Hay Street and 101 Murray Street Special Control Area

Dated this xxth day of xxxx 2017

CHIEF EXECUTIVE OFFICER

SCHEME AMENDMENT REPORT

1.0 INTRODUCTION

The purpose of this amendment to City Planning Scheme No. 2 (CPS2) is to introduce a Special Control Area (SCA) over the land situated at Lot 9 known as 560 Hay Street and 101 Murray Street, Perth.

The SCA over the subject area is proposed to facilitate the subdivision of the site into two freehold lots while maintaining the provisions of the CPS2, specifically plot ratio and tenant car parking allowance over the site.

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

2.0 BACKGROUND

The site has an area of 2,268m² and is bound by Murray Street to the north, Hay Street to the south and existing commercial developments to the west and east. It comprises two distinct development areas.

The Criterion Hotel (1937) is listed on the *State Register of Heritage Places* and is also listed on the City's *Heritage List*. It comprises a four storey Art Deco building with frontage to Hay Street. The Hotel includes 69 short stay accommodation rooms with associated amenities over the four floors. A cafe / bar and concierge area is provided at ground level. Back of house services are provided at ground level at the rear of the cafe / bar and at the basement level.

The balance of the site accommodates the Zenith Apartments comprises of a 24 storey mixed use development fronting Murray Street. The building incorporates 134 multiple dwellings, two (2) commercial tenancies and 141 vehicle parking spaces accommodated within a 14 level car stacking facility. Of the total number of vehicle parking spaces provided, a maximum of 15 car parking spaces is allocated for guests of the Criterion Hotel and a maximum of three tenant car parking spaces is provided for the commercial tenancies within the mixed use development on site. The remaining spaces are allocated to the multiple dwellings. Residential amenities are provided at the 17th level of the development toward the northern boundary of the site. The development generally has nil setbacks to the northern, eastern and western boundaries.

The Zenith Apartments building was approved by the City of Perth in December 2005 and has been subject to subsequent development approvals, with the most recent taking place in February 2011.

3.0 SUBJECT SITE

The site is subject to Strata Plan 55731 comprising of 137 separate built strata titles, inclusive of Strata Lot 1 (Criterion Hotel), held on an freehold title. The subject site is depicted on Figure 1.



Figure 1 – Aerial Photograph of Subject Site

3.1 Subdivision

A three dimensional subdivision proposal is currently being assessed by the Western Australian Planning Commission (WAPC). This subdivision will result in the site being divided into two freehold lots, one southern lot occupied by the Criterion Hotel and one northern lot occupied by Zenith Apartments. Through the subdivision process, it is proposed to excise appropriately 254m² of common property at ground level from the Strata Scheme to incorporate into the proposed southern lot to accommodate a fire escape route.

The City has received correspondence from the chairperson of the Owners of Zenith City Centro Strata Plan 55731 to advise that the Council of Owners is aware of the proposed

Scheme Amendment to introduce a SCA for the land occupied by the Zenith Apartments and the Criterion Hotel. It is understood that this process is required to allow the plot ratio and tenant car parking provisions to continue to be shared across the site and for the subdivision application to the WAPC to proceed to a final decision.

4.0 PLANNING FRAMEWORK

4.1 Metropolitan Region Scheme

The subject site is zoned 'Central City Area' under the Metropolitan Region Scheme.

4.2 City Planning Scheme No. 2

4.2.1 Use Area and Precinct

The land is located in the 'City Centre Scheme Use Area' and the 'Citiplace Precinct' (P5) as provided by CPS2. The intent of the 'Citiplace Precinct' is to:

"The Citiplace Precinct will be enhanced as the retail focus of the State providing a range of retail and related services more extensive than elsewhere in the metropolitan region. It will provide for a metropolitan and state wide market as well as for the convenience of the city's residents, as well as the city centre work force. 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 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."

"New development shall also have regard to the height and scale of buildings within the street. The restoration and maintenance of buildings, groups of buildings and other places which have substantial historical or other significance will be encouraged."

An extract of the CPS2 Scheme Use Area map is provided below.

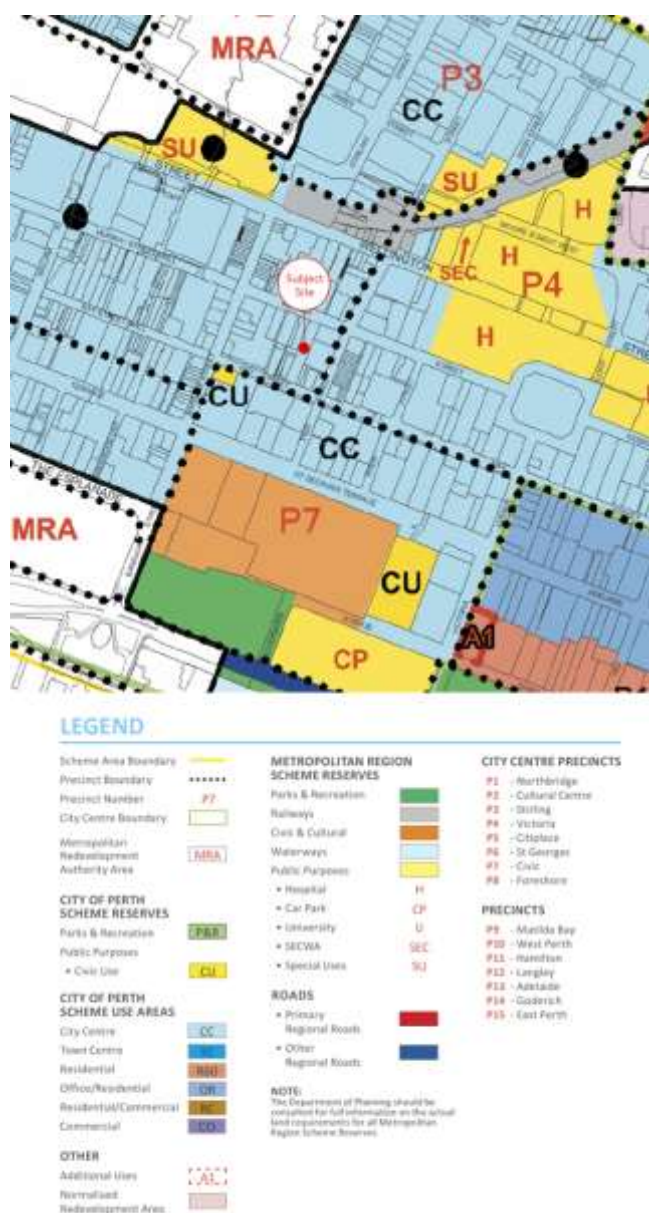


Figure 2 – Extract from City Planning Scheme No.2 Scheme Map

4.2.2 Preferred and Contemplated Uses

The Preferred Uses for the site are 'Business Services', 'Dining', 'Entertainment', 'Retail (Central)', 'Retail (General)', 'Retail (Local)' and 'Special Residential' (where it does not front the street at pedestrian level unless it provides pedestrian interest and activity).

The Contemplated Uses for the site are 'Civic', 'Community and Cultural', 'Education 1', 'Education 2', 'Healthcare 1', 'Healthcare 2', Home Occupation, 'Industry – Light', 'Industry –

Service', 'Industry – Cottage', 'Mixed Commercial', 'Office', 'Recreation and Leisure', 'Residential' (where it does not front the street at pedestrian level) and 'Storage'.

4.2.3 Plot Ratio

A plot ratio of 5.0:1 applies to the site. With a land area of 2,268m², the site is capable of being developed with a plot ratio floor area of 11,340m², prior to the application of Bonus Plot Ratio.

Pursuant to clauses 28 and 30 of CPS2, Bonus Plot Ratio can be awarded for any combination of the following Eligible Facilities, up to the maximum shown:

Public Facilities and / or Heritage	20%
Residential	20%
Special Residential – Standard	20%
Special Residential – High Quality Hotel	40%

The City's Maximum Bonus Plot Ratio Plan, divides the subject site into two (2) 'halves'. The half fronting Murray Street is eligible for a maximum Bonus Plot Ratio of 50% and the half fronting Hay Street is eligible for a maximum Bonus Plot Ratio of 20%.

For the purpose of determining plot ratio within the SCA, the SCA shall be treated as one site and in accordance with the Maximum Plot Ratio Plan. This will ensure compliance with CPS2 should the subdivision proceed. Any bonus plot ratio granted within the SCA however shall be distributed as per the Maximum Bonus Plot Ratio Plan. It is important that this is maintained to ensure built form outcomes prescribed by CPS2 are achieved.

4.2.4 Car parking

The Criterion Hotel currently has access to 15 car parking spaces provided in the car stacking facility situated on the proposed northern lot accommodating the Zenith Apartments.

For the purpose of determining the tenant car parking allowance for the SCA under the provisions of the Perth Parking Policy (PPP), the SCA shall be treated as one lot. This will ensure compliance with the PPP should the subdivision proceed. Additionally, the tenant car parking facilities located on one lot within the SCA may be leased or used by the tenants of another lot within the SCA. This will enable the current car parking arrangements to be maintained.

5.0 THE PROPOSAL

The purpose of this Scheme Amendment is to introduce a SCA into CPS2, over the land being 560 Hay Street and 101 Murray Street, Perth.

The proposed SCA will allow for the subdivision of the subject land into two freehold lots while maintaining the provisions of the CPS2, specifically plot ratio and tenant car parking allowance over the site. The subdivision will allow for a less cumbersome administrative process relating to any decisions on proposed maintenance works required for the Criterion Hotel.

6.0 PLANNING CONSIDERATIONS

The SCA will facilitate the subdivision of the site into two freehold title lots whilst maintaining compliance with the provisions of the CPS2, specifically plot ratio and tenant car parking.

6.1 Proposed Subdivision

The applicant has advised that the removal of Lot 1 from the balance of the Strata Scheme will accommodate the necessary maintenance and upgrading/repairs of the Criterion Hotel, which is required in the immediate future. Any maintenance of the external walls, roof or façade of the Criterion Hotel currently requires funding from the Strata Body Corporate and an approving resolution of the owners of the Strata Scheme. The removal of Lot 1 from the Strata Scheme will permit the required maintenance to precede more smoothly, without the need for contributions or approval from the strata owners of Zenith Apartments.

The proposed boundary alignment ensures all existing structures can be retained on site, however, a portion of the balconies at various levels, in addition to the upper level architectural features of the Zenith Apartments are proposed to extend into the new southern lot accommodating the Criterion Hotel. The proposed encroachments are to be accommodated by way of a three dimensional subdivision.

Preliminary discussions between the applicant and the City of Perth indicate that any potential Building Code of Australia (BCA) and setback issues can be resolved and will be addressed through a condition of subdivision approval.

6.2 Setbacks

Development approval for the Zenith Apartments was granted prior to significant amendments to the CPS2 Building Heights and Setbacks Policy (18 July 2014) which introduced additional side/rear setback controls across the majority of the city. It is noted that if the subdivision of the site proceeds, the Zenith Apartments and the Criterion Hotel will be non-compliant with this policy in relation to rear setbacks. At ground level through to level 4 (approximately), the Criterion Hotel and Zenith Apartment buildings are within 50 mm of one another, with the proposed subdivision boundary to generally follow the southern façade of the Zenith Apartments building. Accordingly a provision is proposed stipulating that any future development of the proposed southern lot will need to provide a minimum setback (outlined above) from the façade of the existing building (Zenith Apartments) on the proposed northern lot. This will assist to ensure a number of the objectives of the Building Heights and Setback Policy are achieved including ensuring a high level of amenity within buildings and assisting to conserve places of cultural heritage significance.

6.3 Heritage

The proposed SCA will facilitate the subdivision which in turn will remove the current cumbersome administrative approval process associated with the Strata Management Plan and will enable the necessary maintenance and upgrading/repairs of the state heritage listed building (Criterion Hotel) to occur. This will ensure that the state heritage listed building is maintained in good condition.

Any proposed works to the state heritage listed building will require an Application for Development Approval in addition to a current Conservation Plan for major works or a Heritage Impact Statement for minor repair/upgrade works.

7.0 PLANNING AND DEVELOPMENT (LOCAL PLANNING SCHEMES) REGULATIONS 2015

The Planning and Development (Local Planning Schemes) Regulations 2015 (Regulations 2015) were gazetted on 25 August 2015 and came into effect on 19 October 2015.

Under the *Regulations 2015* it is considered that the proposed amendment would represent a Standard amendment for the following reasons:

- The amendment would have minimal impact on land in the scheme area that is not the subject of the amendment; and
- The amendment does not result in any significant environmental, social, economic or governance impacts on land in the scheme area.

8.0 CONCLUSION

A SCA is proposed to apply to 560 Hay Street and 101 Murray Street, Perth to assist in facilitating the subdivision of the site. Overall, it is considered that the SCA will assist the City to meet its objectives in that it will:

- allow for the subdivision of the subject land into two freehold lots whilst maintaining compliance with the provisions of the CPS2, specifically plot ratio and tenant car parking;
- ensure a high level of amenity within buildings; and
- assist to ensure the retention, restoration and maintenance of a significant heritage building.

**PLANNING AND DEVELOPMENT ACT 2005
CITY OF PERTH**

CITY PLANNING SCHEME NO. 2

AMENDMENT NO. 38

The City of Perth under and by virtue of the power conferred upon it in that behalf by the Planning and Development Act 2005 hereby amend City Planning Scheme No. 2 by:

1. Inserting after clause 39(1):

(y) 560 Hay Street and 101 Murray Street Special Control Area.

2. Inserting the following in Schedule 8 Special Control Areas:

25. 560 Hay Street and 101 Murray Street Special Control Area

25.1 Special Control Area

The following provisions apply to the land marked as Figure 25 being the 560 Hay Street and 101 Murray Street Special Control Area.

25.2 Objectives

- (a) To facilitate the subdivision of the 560 Hay Street and 101 Murray Street Special Control Area, whilst ensuring compliance with the Scheme and associated planning policies in relation to plot ratio and tenant car parking;
- (b) To facilitate the ongoing maintenance of the state heritage listed building (Criterion Hotel) in a good condition.

25.3 Plot Ratio

- (a) For the purpose of determining plot ratio within the Special Control Area, the Special Control Area shall be treated as one site and in accordance with the Maximum Plot Ratio Plan.
- (b) Any bonus plot ratio granted within the Special Control Area shall be distributed as per the Maximum Bonus Plot Ratio Plan.

25.4 Heritage

- (a) The state heritage listed building (Criterion Hotel) situated on the southern lot shall be maintained in good condition in a manner guided by a current Conservation Management Plan prepared in accordance with State Heritage Office guidelines.

- (b) Subject to clause 25.4(c), an Application for Development Approval for the southern lot accommodating the state heritage listed building (Criterion Hotel) shall be guided by a current Conservation Management Plan prepared in accordance with State Heritage Office guidelines.
- (c) Clause 25.4(b) does not apply to an Application for Development Approval which is limited to:
- (i) a change of use which involves no physical development of the state heritage listed building (Criterion Hotel); or
 - (ii) physical development of a minor nature which does not increase plot ratio, however a Heritage Impact Statement shall be submitted.

25.5 Built Form

- (a) Any future development on the southern lot shall be setback from the south facing façade of the existing building on the northern lot as follows:

(i) *Residential and Special Residential Use Groups*

Building Elevation Condition	Minimum Setback	
	<i>Lower Building Levels</i>	<i>Upper Building Levels</i>
No Openings or Balconies	4 metres	7 metres (up to 65 metres in building height). 14 metres (over 65 metres in building height).
Openings and/or Balconies	8 metres	8 metres (up to 65 metres in building height). 16 metres (over 65 metres in building height).

(ii) *Other Use Groups*

Building Elevation Condition	Minimum Setback	
	<i>Lower Building Levels</i>	<i>Upper Building Levels</i>
No Openings or Balconies	4 metres	7 metres (up to 65 metres in building height). 14 metres (over 65 metres in building height).
Openings and/or Balconies	7 metres	7 metres (up to 65 metres in building height). 14 metres (over 65 metres in building height).

Refer to the City's *Building Height and Setback Policy* regarding the definitions of 'upper' and 'lower' building levels.

25.6 Car Parking

- (a) For the purpose of determining the tenant car parking allowance for the Special Control Area under the provisions of the Perth Parking Policy, the Special Control Area shall be treated as one lot.
 - (b) The tenant car parking facilities located on one site/lot within the Special Control Area may be leased or used by the tenants of another site/lot within the Special Control Area.
- 3. Amending the City Centre (CC) Precinct Plan Map (P1 to 8) accordingly.
- 4. Inserting Figure 25 – 560 Hay Street and 101 Murray Street Special Control Area into Schedule 8 – Special Control Areas of the Scheme.

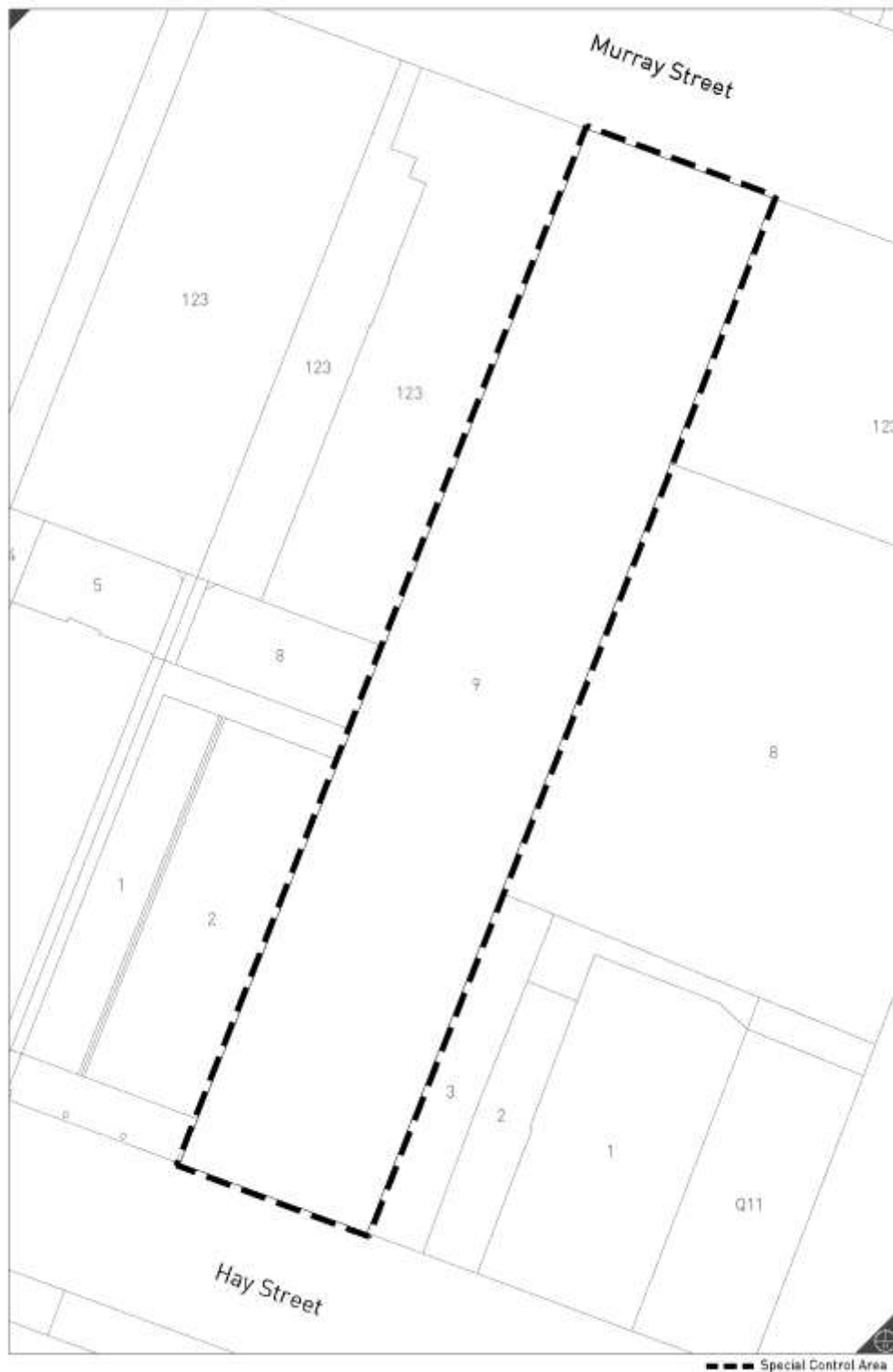


Figure 25 – 560 Hay Street and 101 Murray Street Special Control Area

ADOPTION

Adopted by resolution of the City of Perth at the Ordinary Meeting of the Council held on the xxth day of xxxx 2017.

LORD MAYOR

CHIEF EXECUTIVE OFFICER

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 _____ 2017, 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

SCHEDULE 1 EXISTING CITY CENTRE PRECINCTS PLAN (P1 TO 8)



SCHEDULE 2

PROPOSED CITY CENTRE PRECINCTS PLAN (P1 TO 8)



Report to the Planning Committee

Agenda Item 13.4	Initiation of Amendment No. 39 to City Planning Scheme No.2 to Introduce a Special Control Area Over 553 and 565-579a Hay Street, 38a St Georges Terrace and 28 Barrack Street, Perth
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Recommendation:***That Council:***

- 1. pursuant to section 75 of the Planning and Development Act 2005 (the Act), resolved to initiate Amendment No. 39 to the City Planning Scheme No. 2, as detailed in Attachment 13.4B – Proposed Scheme Amendment No. 39;***
- 2. pursuant to regulation 35(2) of the Planning and Development (Local Planning Schemes) Regulations 2015 (the Regulations), resolves that Amendment No. 39 to the City Planning Scheme No. 2 is a standard amendment pursuant to regulation 34 of the Regulations for the following reasons:***
 - 2.1 the amendment would have minimal impact on land in the scheme area that is not the subject of the amendment; and***
 - 2.2 the amendment does not reflect in any significant environmental, social, economic or governance impacts on land in the scheme area.***
- 3. pursuant to section 81 of the Act, resolves to refer Amendment No. 39 to the City Planning Scheme No. 2 to the Environmental Protection Authority; and***
- 4. pursuant to section 84 of the Act, resolves to advertise Amendment No. 39 to the City Planning scheme No.2 for public inspection in accordance with regulation 47 of the Regulations.***

The Committee recommendation to the Council for this report was resolved by the Planning Committee at its meeting held on 19 September 2017.

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

FILE REFERENCE:	P1034515
REPORTING UNIT:	City Planning
RESPONSIBLE DIRECTORATE:	Planning and Development
DATE:	28 August 2017
ATTACHMENT/S:	Attachment 13.4A – Location Plan Attachment 13.4B – Scheme Amendment Report

Council Role:

- | | | |
|-------------------------------------|----------------|---|
| <input type="checkbox"/> | Advocacy | <i>When the Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.</i> |
| <input type="checkbox"/> | Executive | <i>The substantial direction setting and oversight role of the Council e.g. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.</i> |
| <input checked="" type="checkbox"/> | Legislative | <i>Includes adopting local laws, town planning schemes and policies</i> |
| <input type="checkbox"/> | Quasi-Judicial | <i>When the Council determines an application/matter that directly affects a person's right and interests. The judicial character arises from the obligation to abide by the principles of natural justice. Examples of Quasi-Judicial authority include town planning applications, building licences, applications for other permits/licences (eg under Health Act, Dog Act or Local Laws) and other decisions that may be appealable to the State Administrative Tribunal.</i> |
| <input type="checkbox"/> | Information | <i>For the Council/Committee to note.</i> |

Legislation / Strategic Plan / Policy:**Legislation**

Clauses 75, 81 and 84 of the *Planning and Development Act 2005*
 Clause 39 of the *City Planning Scheme No.2*
 Clause 34, 35 and 47 of the *Planning and Development (Local Planning Schemes) Regulations 2015*

**Integrated Planning and Strategic Community Plan
 Reporting Framework Implications**

Goal 2: An exceptionally well designed, functional and accessible city.
 Goal 6: A city that celebrates its diverse cultural identity.

Policy

Policy No and Name: Civic Precinct Plan (P7)
 Perth Parking Policy

Purpose and Background:

A request has been received from Rowe Group on behalf of the owners of 553 (231) and 567-579A (Lot 21) Hay Street, 38A (Lot 251) St Georges Terrace and 28 (Lot 555) Barrack Street, Perth to amend City Planning Scheme No. 2 (CPS2) to introduce a Special Control Area (SCA) over those lots (commonly known as the Cathedral Square area). SCAs provide a mechanism to prescribe development standards for specific sites or areas within the Scheme Area.

Cathedral Square has an area of 19,078m² and is bound by Hay Street to the north, Pier Street to the east, St Georges Terrace to the south and Barrack Street to the west. Refer to Attachment 13.4A – Location Plan. The SCA comprises of four separate lots. Situated on these lots are:

- The State Buildings;
- The David Malcom Justice Centre;
- The City of Perth Library and History Centre;
- The State Administrative Tribunal Building;
- The Public Trustees Building;
- Church House;
- St Georges Cathedral;
- Burt House; and
- Burt Memorial Hall.

Development Approvals

Various tenant and special purpose car parking has been approved on the lots within the Cathedral Square area for either:

- The exclusive use of the tenants (and their customers) of the development and not being leased or otherwise reserved for use by tenants or occupants of other buildings or sites; or
- Off-site tenant parking for the use of the tenants (and their customers) of a development on another lot within the precinct and not being leased or otherwise reserved for use by tenants or occupants of other buildings or sites.

No reciprocal (shared) parking has been approved.

Details:

A SCA over the subject area is proposed to facilitate the sharing of existing car parking bays within the SCA amongst tenants and their guests as the different uses within the area generate parking demand at different times. The sharing of car parking bays is intended to occur at the discretion of the tenants within the SCA through a private agreement.

No changes are proposed to the number or use of the existing car parking bays.

Refer to Attachment 13.4B – Scheme Amendment Report.

Financial Implications:

Staff costs to progress and finalise the proposed Scheme Amendment have been calculated at \$6,249.37 based on Schedule 3 of the *Town Planning and Development Regulations 2009*. This fee has been received from the applicant.

The advertising and gazettal fees have been estimated at \$2,000 based on previous amendment fees and will be invoiced to the applicant in due course.

Comments:

The proposed SCA will facilitate the sharing of existing car parking bays by tenants of the developments and their guests within the Cathedral Square area. It should be noted however that the SCA does not provide approval for the sharing of car parking bays to occur. The applicants will also need to:

- lodge a development application with the City to allow for the sharing of bays as the existing development approvals do not allow for sharing of bays across the lots to occur; and
- Confirm with the Department of Transport if their existing parking bay licences need to be amended to allow for the sharing of car parking bays across the lots to occur.

The *Perth Parking Policy* also requires owners of sites which contain combined, reciprocal or off-site tenant parking arrangements to develop and maintain an up to date Parking Management Plan, as outlined in Clause 13. This will need to be submitted as part of the above development applications. The City will also need to be assured that the shared access and use of the car parking bays across the lots within the SCA is, as outlined in Clause 7.3 of the City's Parking Policy.

Planning and Development (Local Planning Schemes) Regulations 2015

The *Planning and Development (Local Planning Schemes) Regulations 2015 (The Regulations)* were gazetted on 25 August 2015 and came into effect on 19 October 2015.

The Regulations introduce a risk based approach to amending Local Planning Schemes including three new categories of amendments; Basic, Standard and Complex. It is considered that the proposed amendment would be a Standard amendment because:

- The amendment would have minimal impact on land in the Scheme area that is not the subject of the amendment; and
- The amendment does not result in any significant environmental, social, economic or governance impacts on land in the scheme area.

It is considered that the proposed SCA will facilitate improved utilisation of existing car parking bays within the Cathedral Square area and therefore should be supported.



Location Plan



City of Perth
City Planning Scheme
No. 2

Amendment No. 39



CITY of PERTH

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

CITY OF PERTH

CITY PLANNING SCHEME NO. 2

AMENDMENT NO. 39

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

1. Inserting after clause 39(1):
 - (z) 553 and 565–579A Hay Street, 38A St Georges Terrace and 28 Barrack Street Special Control Area.
2. Inserting the following in Schedule 8 Special Control Areas:

26. 553 and 565–579A Hay Street, 38A St Georges Terrace and 28 Barrack Street Special Control Area.

26.1 Special Control Area

The following provisions apply to the land marked as Figure 26 being the 553 and 565–579A Hay Street, 38A St Georges Terrace and 28 Barrack Street Special Control Area.

26.2 Objectives

To facilitate the sharing of existing car parking bays within the Special Control Area amongst the tenants and their guests.

26.3 Car Parking

- (a) For the purpose of determining the car parking allowance for the Special Control Area under the provisions of the Perth Parking Policy, the Special Control Area shall be treated as one lot.
 - (b) The tenant car parking facilities located on one site/lot within the Special Control Area may be leased or used by the tenants of another site/lot within the Special Control Area.
3. Amending the City Centre (CC) Precinct Plan Map (P1 to 8) accordingly.
4. Inserting Figure 26 – 553 and 565–579A Hay Street, 38A St Georges Terrace and 28 Barrack Street Special Control Area into Schedule 8 – Special Control Areas of the Scheme.

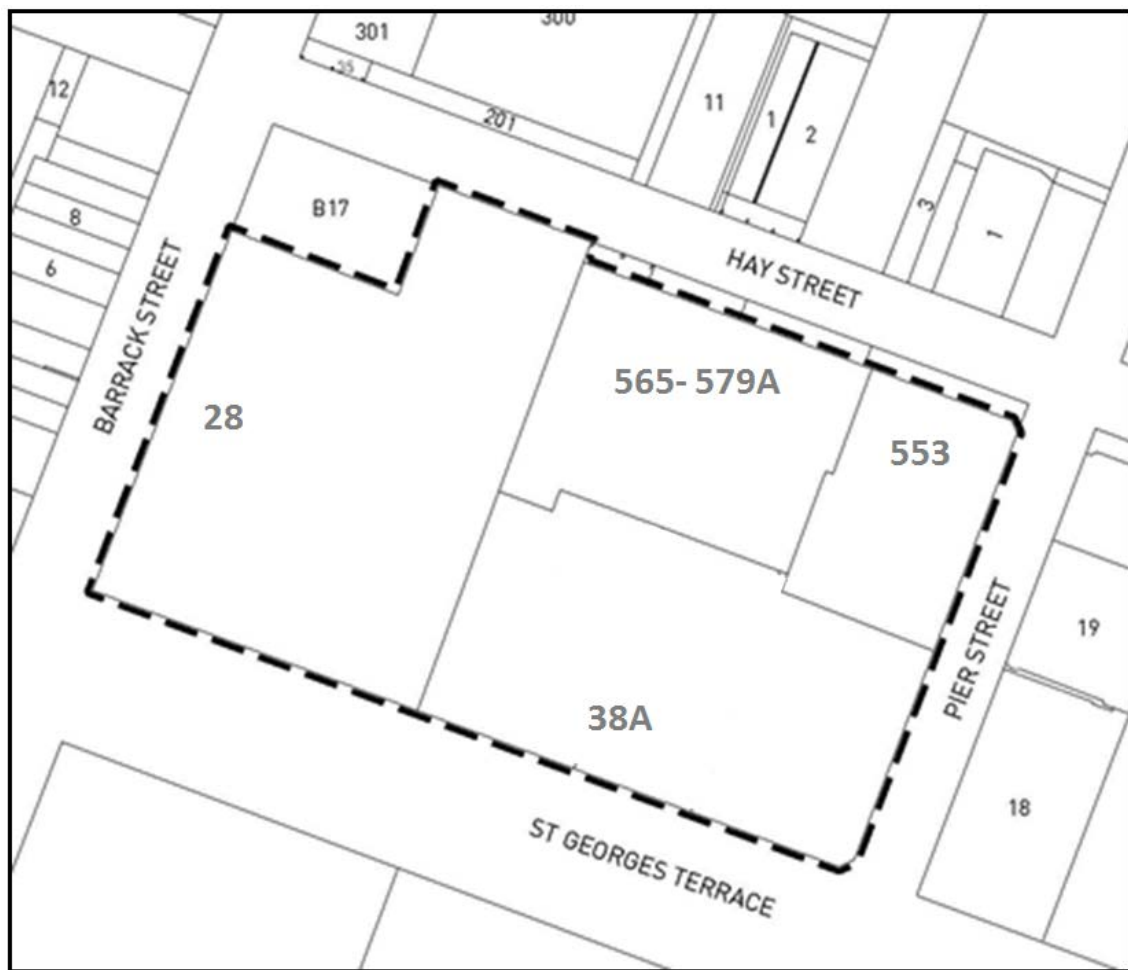


Figure 26 - 553 and 565-579A Hay Street, 38A St Georges Terrace and 28 Barrack Street Special Control Area.

Dated this ___th day of ____ 2017

CHIEF EXECUTIVE OFFICER

SCHEME AMENDMENT REPORT

1.0 INTRODUCTION

The purpose of this amendment to City Planning Scheme No. 2 (CPS2) is to introduce a Special Control Area (SCA) over the land situated at 553 and 565–579A Hay Street, 38A St Georges Terrace and 28 Barrack Street, Perth.

The SCA over the subject area is proposed to facilitate the sharing of existing car parking bays within the SCA amongst tenants and their guests as the different uses within the area generate parking demand at different times. The sharing of car parking bays is intended to occur at the discretion of the tenants within the SCA through a private agreement.

No changes are proposed to the number or use of the existing car parking bays.

2.0 BACKGROUND

The site has an area of 19,078m² and is bound by Hay Street to the north, Pier Street to the east, St Georges Terrace to the south and Barrack Street to the west. Refer to Attachment A – Location Plan. The SCA comprises of four separate lots. Situated on these lots are:

- The State Buildings;
- The David Malcom Justice Centre;
- The City of Perth Library and History Centre;
- The State Administrative Tribunal Building;
- The Public Trustees Building;
- Church House;
- St Georges Cathedral;
- Burt House; and
- Burt Memorial Hall.

3.0 SUBJECT SITE

The SCA is depicted in Figure 1 below.

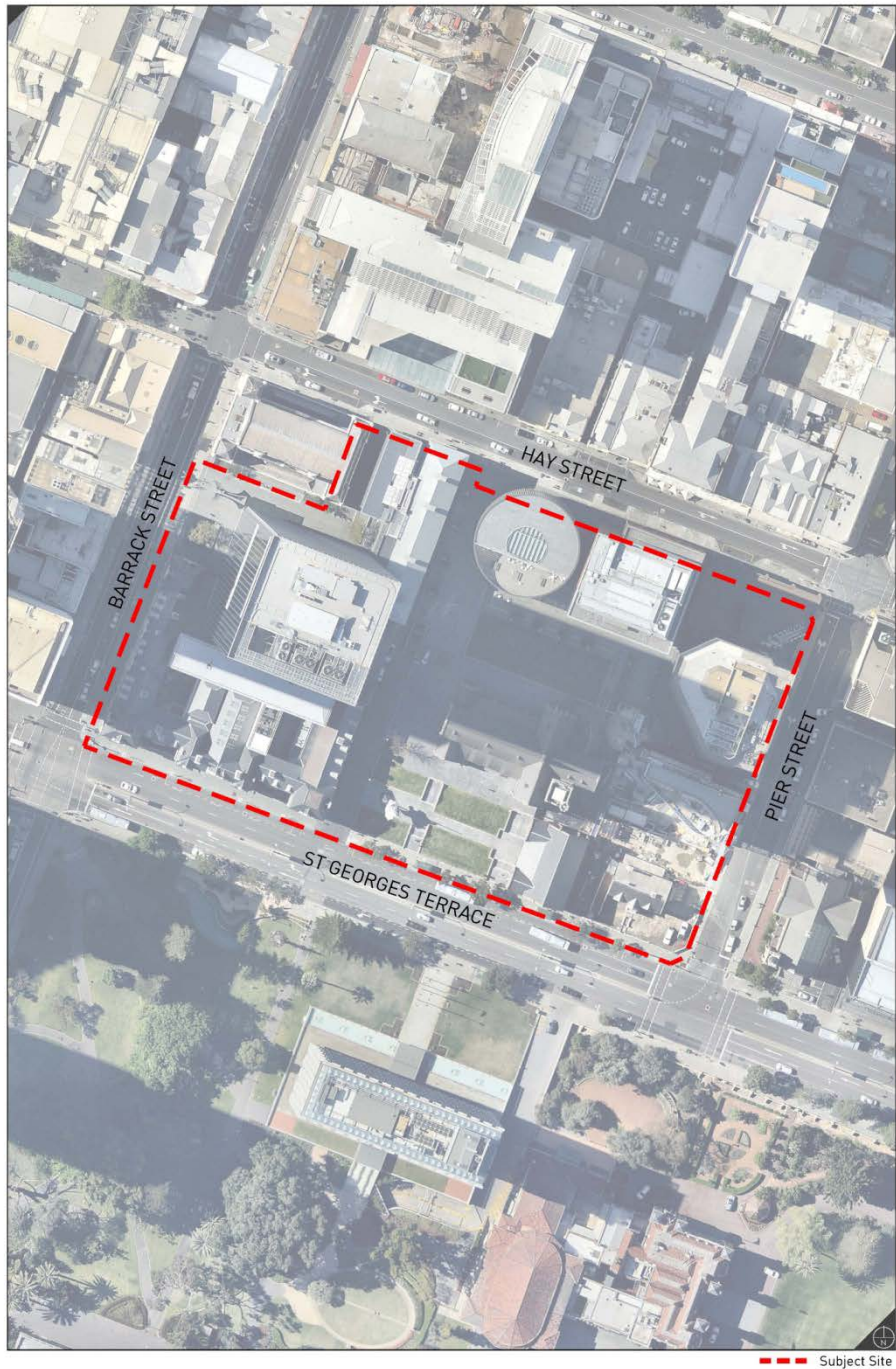


Figure 1 – Aerial Photograph of Subject Site

4.0 PLANNING FRAMEWORK

4.1 Metropolitan Region Scheme

The subject site is zoned 'Central City Area' under the Metropolitan Region Scheme (MRS).

4.2 City Planning Scheme No. 2

4.2.1 Use Area and Precinct

The land is located in the 'City Centre Scheme Use Area' and the 'Civic Precinct' (P7) as provided by CPS2. The intent of the 'Civic Precinct' is to:

"maintain its present functions as the focal point of the city's open space and parkland system, an area of heritage interest and the principal centre for civic and judicial activities. Office development will be permitted in the north eastern section of the Precinct, however, use of office buildings at street level should stimulate pedestrian interest and activity. Residential and visitor accommodation is also encouraged within the northern and eastern portions of the Precinct. Further development of this Precinct is to fully acknowledge and enhance the links between Perth Water, the foreshore and the city centre, thereby promoting the Precinct as one of central Perth's major assets."

An extract of the CPS2 Scheme Use Area map is provided below.

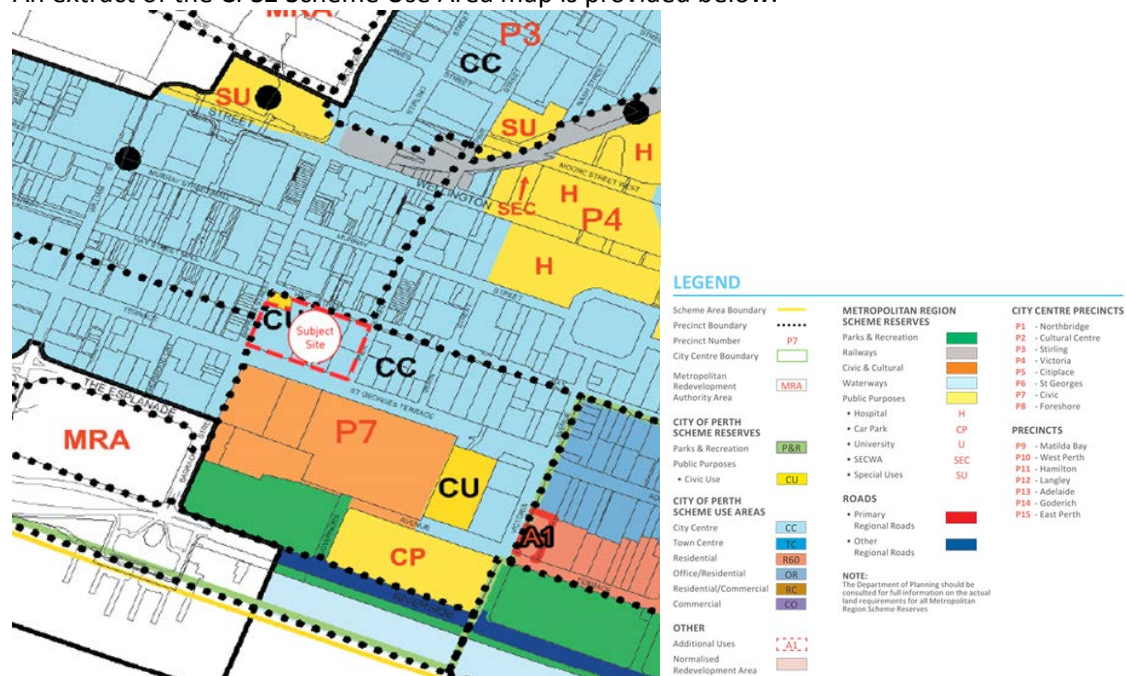


Figure 2 – Extract from City Planning Scheme No.2 Scheme Map

4.2.2 Preferred and Contemplated Uses

Preferred Uses within Precinct 7 are 'Business Services', 'Civic', 'Community and Cultural', 'Dining', 'Entertainment', 'Healthcare 1', 'Office', 'Retail (General)', 'Retail (Local)' and 'Special Residential' (prohibited where it fronts the street at pedestrian level unless it provides interest and activity).

Contemplated Uses include 'Dining' (where a property fronts St Georges Terrace), 'Education 1' (prohibited where it fronts the street at pedestrian level), 'Education 2', 'Entertainment' (where a property fronts St Georges Terrace), 'Healthcare 2', 'Home Occupation', 'Industry – Cottage' (prohibited where a property fronts St Georges Terrace), 'Mixed Commercial', 'Recreation and Leisure', 'Residential' (prohibited where it fronts the street at pedestrian level), 'Retail (Central)', 'Retail (General)' (where a property fronts St Georges Terrace) and 'Retail (Local)' (where a property fronts St Georges Terrace).

5.0 THE PROPOSAL

The purpose of this Scheme Amendment is to introduce a SCA into CPS2, for 553 and 565–579A Hay Street, 38A St Georges Terrace and 28 Barrack Street Special Control Area to facilitate shared access to existing parking bays.

6.0 PLANNING CONSIDERATIONS

The SCA will facilitate the sharing of existing car parking bays within the SCA whilst maintaining the provisions of CPS2 and tenant car parking allowance over the site. The overall quantum of parking bays within the Cathedral Square area will not be affected.

7.0 PLANNING AND DEVELOPMENT (LOCAL PLANNING SCHEMES) REGULATIONS 2015

The Planning and Development (Local Planning Schemes) Regulations 2015 (Regulations 2015) were gazetted on 25 August 2015 and came into effect on 19 October 2015.

Under the *Regulations 2015* it is considered that the proposed amendment would represent a Standard amendment for the following reasons:

- The amendment would have minimal impact on land in the scheme area that is not the subject of the amendment; and
- The amendment does not result in any significant environmental, social, economic or governance impacts on land in the scheme area.

8.0 CONCLUSION

The SCA is proposed to apply to 553 and 565–579A Hay Street, St Georges Terrace and 28 Barrack Street, Perth to facilitate the sharing of existing car parking bays within the SCA amongst tenants and their guests as the different uses within the area generate parking demand at different times.

The sharing of car parking bays is intended to occur at the discretion of the tenants within the SCA through a private agreement and will require a development application to be lodged with the City.

The proposed SCA is consistent with the relevant statutory planning framework provided by CPS2 and the intent of the City's strategic planning policies.

**PLANNING AND DEVELOPMENT ACT 2005
CITY OF PERTH**

CITY PLANNING SCHEME NO. 2

AMENDMENT NO. 39

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

2. Inserting after clause 39(1):

(z) 553 and 565–579A Hay Street, 38A St Georges Terrace and 28 Barrack Street Special Control Area.

2. Inserting the following in Schedule 8 Special Control Areas:

26. 553 and 565–579A Hay Street, 38A St Georges Terrace and 28 Barrack Street Special Control Area.

26.1 Special Control Area

The following provisions apply to the land marked as Figure 26 being the 553 and 565–579A Hay Street, 38A St Georges Terrace and 28 Barrack Street Special Control Area.

26.2 Objectives

To facilitate the sharing of existing car parking bays within the Special Control Area amongst the tenants and their guests.

26.3 Car Parking

(c) For the purpose of determining the car parking allowance for the Special Control Area under the provisions of the Perth Parking Policy, the Special Control Area shall be treated as one lot.

(d) The tenant car parking facilities located on one site/lot within the Special Control Area may be leased or used by the tenants of another site/lot within the Special Control Area.

3. Amending the City Centre (CC) Precinct Plan Map (P1 to 8) accordingly.
4. Inserting Figure 26 – 553 and 565–579A Hay Street, 38A St Georges Terrace and 28 Barrack Street Special Control Area into Schedule 8 – Special Control Areas of the Scheme.

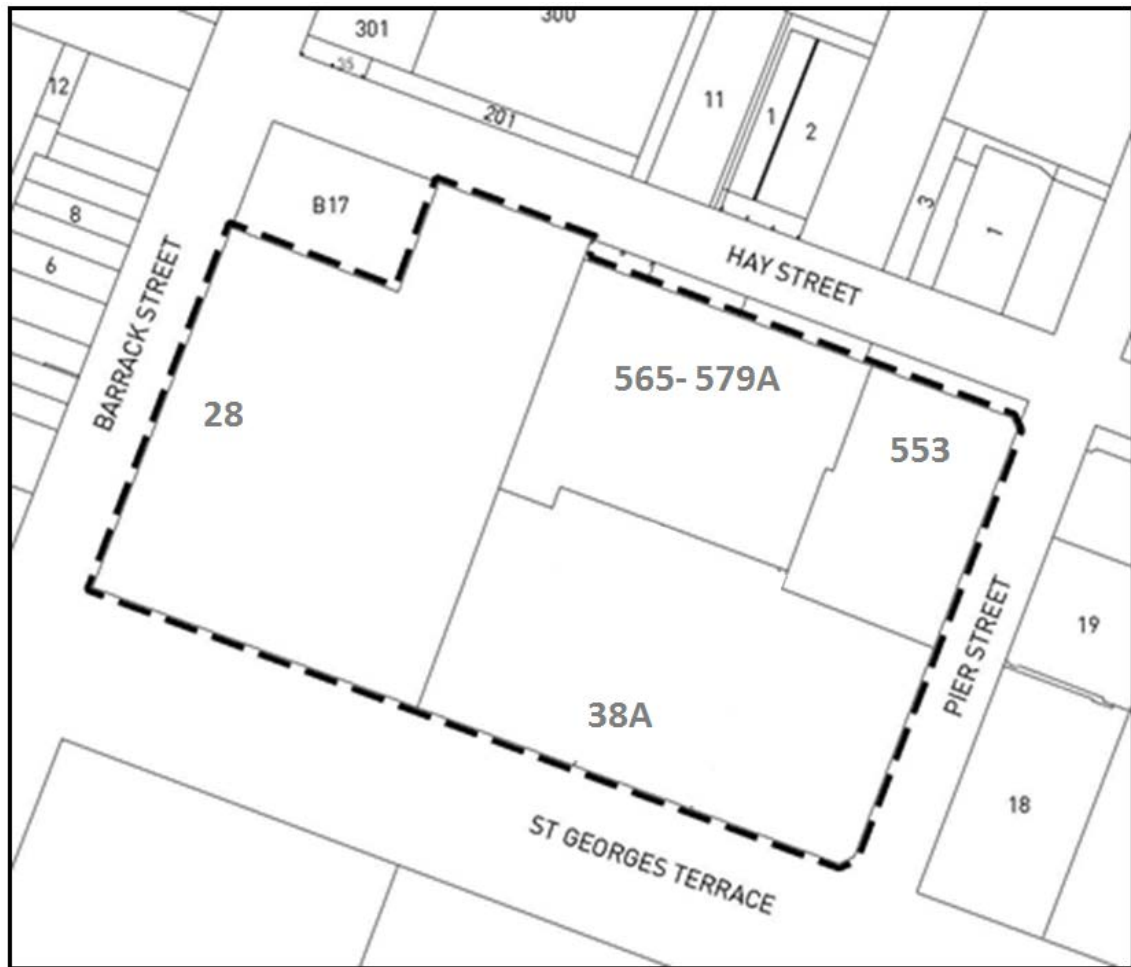


Figure 26 - 553 and 565-579A Hay Street, 38A St Georges Terrace and 28 Barrack Street Special Control Area.

ADOPTION

Adopted by resolution of the City of Perth at the Ordinary Meeting of the Council held on the ___th day of ____ 2017.

LORD MAYOR

CHIEF EXECUTIVE OFFICER

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 _____ 201_, 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

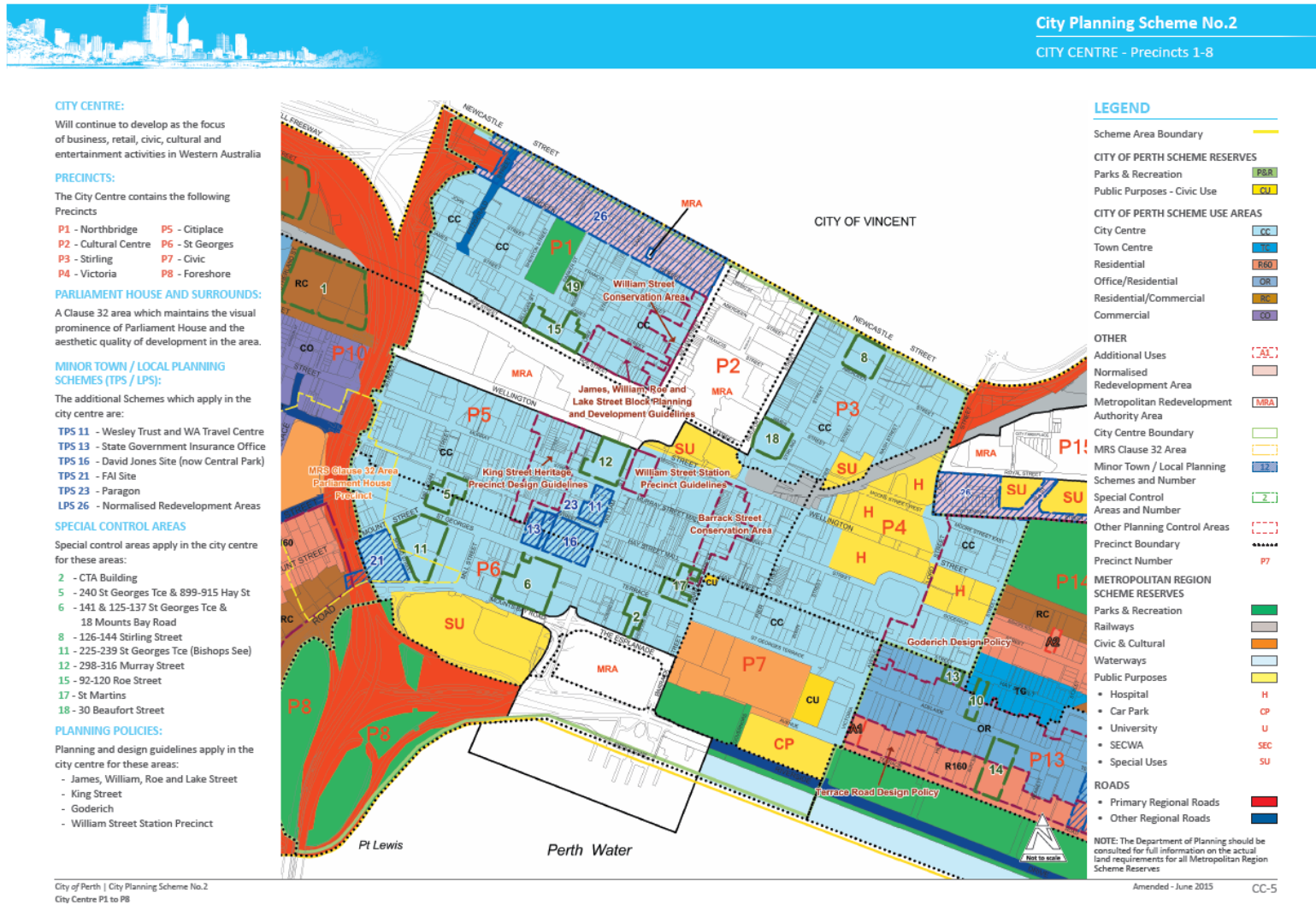
FINAL APPROVAL GRANTED

MINISTER FOR PLANNING

DATE

SCHEDULE 1

EXISTING CITY CENTRE PRECINCTS PLAN (P1 TO 8)



SCHEDULE 2

PROPOSED CITY CENTRE PRECINCTS PLAN (P1 TO 8)

City Planning Scheme No.2

CITY CENTRE - Precincts 1-8

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 | P5 - Citipace |
| P2 - Cultural Centre | P6 - St Georges |
| P3 - Stirling | P7 - Civic |
| P4 - Victoria | 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:

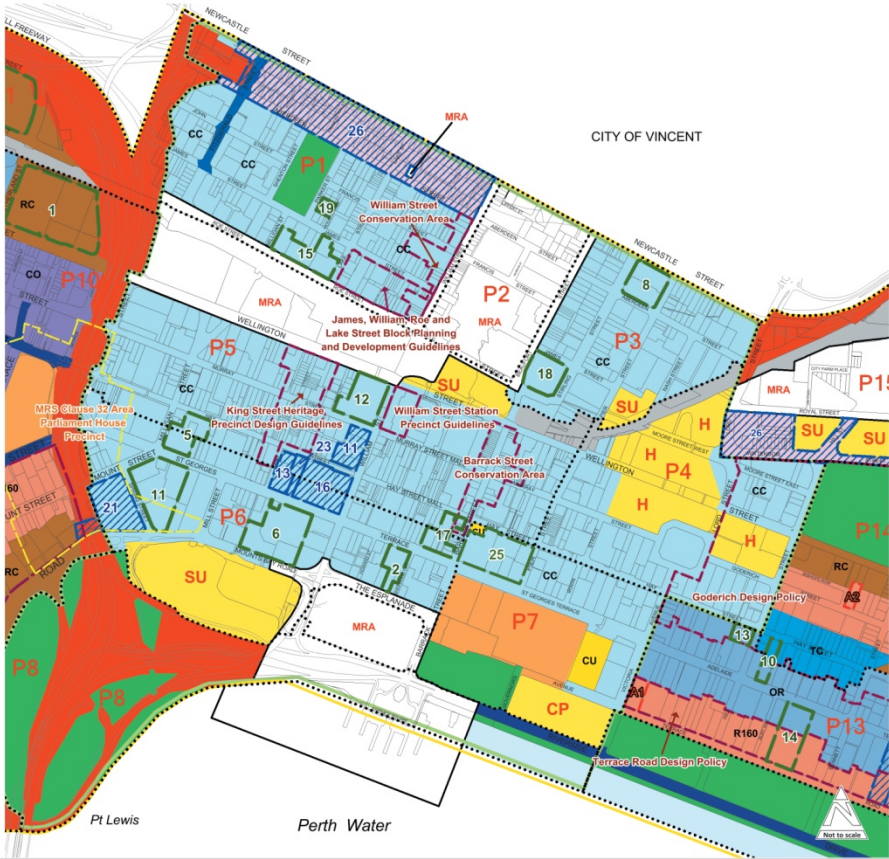
- 2 - CTA Building
- 5 - 240 St Georges Tce & 899-915 Hay St
- 6 - 141 & 125-137 St Georges Tce & 18 Mounts Bay Road
- 8 - 126-144 Stirling Street
- 11 - 225-239 St Georges Tce (Bishops See)
- 12 - 298-316 Murray Street
- 15 - 92-120 Roe Street
- 17 - St Martins
- 18 - 30 Beaufort Street
- 25 - All the land comprised in Lot 557 on Deposited Plan 73153, inclusive of all Subsidiary Titles, 553 (Lot 231) and 565 - 579 (Lot 221) Hay Street, 3 (Lot 24) Pier Street, 38A (Lot 25) St Georges Terrace and 2 (Lot 26) Cathedral Avenue

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

City of Perth | City Planning Scheme No.2
City Centre P1 to P8



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

ROADS

- Primary Regional Roads
- Other Regional Roads

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

Amended - June 2015 CC-5

Agenda
Item 13.5

Annual Arts Sponsorship – Perth Institute of Contemporary Arts

Recommendation:

That Council:

1. ***APPROVES cash sponsorship of \$20,000 (excluding GST) to Perth Institute of Contemporary Arts Ltd (PICA) for sponsorship of two exhibitions in the 2017 PICA program;***
2. ***NOTES the provisional list of sponsorship benefits contained in the Detailed Officer Assessment in Attachment 13.5A;***
3. ***AUTHORISES the Chief Executive Officer (or an appointed delegate) to negotiate with the applicant the final list of sponsorship benefits and key performance indicators for inclusion in the agreement according to the Council approved funding amount; and***
4. ***NOTES that a detailed annual acquittal report, including any supporting material, will be submitted to the City of Perth by 31 March 2018.***

The Committee recommendation to the Council for this report was resolved by the Marketing, Sponsorship and International Engagement Committee at its meeting held on 12 September 2017.

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

FILE REFERENCE:	P1034140#05#04#02
REPORTING UNIT:	Business Support and Sponsorship
RESPONSIBLE DIRECTORATE:	Economic Development and Activation
DATE:	29 August 2017
ATTACHMENT/S:	Attachment 13.5A - Detailed Officer Assessment

Council Role:

- | | | |
|-------------------------------------|-------------|--|
| <input type="checkbox"/> | Advocacy | <i>When the Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.</i> |
| <input checked="" type="checkbox"/> | Executive | <i>The substantial direction setting and oversight role of the Council e.g. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.</i> |
| <input type="checkbox"/> | Legislative | <i>Includes adopting local laws, town planning schemes and policies</i> |

- ☐ Quasi-Judicial *When the Council determines an application/matter that directly affects a person's right and interests. The judicial character arises from the obligation to abide by the principles of natural justice. Examples of Quasi-Judicial authority include town planning applications, building licences, applications for other permits/licences (eg under Health Act, Dog Act or Local Laws) and other decisions that may be appealable to the State Administrative Tribunal.*
- ☐ Information *For the Council/Committee to note.*

Legislation / Strategic Plan / Policy:

Legislation

Section 8 of the *City of Perth Act 2016*

Integrated Planning and Reporting Framework Implications

Strategic Community Plan

Goal 6 A city that celebrates its diverse cultural identity

Policy

Policy No and Name: 18.13 - Sponsorship

Purpose and Background:

The City of Perth has received a request for Annual Arts Sponsorship of \$45,000 (excluding GST) from the Perth Institute of Contemporary Arts Ltd to support two exhibitions between 10 November and 24 December 2017.

Details:

The Perth Institute of Contemporary Arts (PICA) was established in 1989 and is located in an iconic building in the Perth Cultural Centre precinct. PICA is one of Australia's leading centres for the development and presentation of contemporary art and provides a platform for Australian and international visual, performance and interdisciplinary art.

PICA will close its 2017 program with two exhibitions of contemporary art, presented at its home in the Perth Cultural Centre in November and December 2017. The exhibitions will include '*I don't want to be there when it happens*,' featuring artists from Pakistan and India, and '*Remedial Works*,' curated by emerging WA curator Andrew Varano.

The exhibitions will be complemented by a range of education, audience development and public programs. Further activities are planned for City of Perth public spaces and on the Perth Cultural Centre screen to increase the reach and engagement of the exhibitions.

Financial Implications:

ACCOUNT NO:	93E190007901
BUDGET ITEM:	Donation and Sponsorships – Arts Annual Sponsorship
BUDGETED AMOUNT:	\$1,145,000
AMOUNT SPENT TO DATE:	\$1,125,000
PROPOSED COST:	\$ 20,000
BALANCE REMAINING:	\$ 0
ANNUAL MAINTENANCE:	N/A
ESTIMATED WHOLE OF LIFE COST:	N/A

All figures quoted in this report are exclusive of GST.

Comments:

The application was assessed by a three person assessment panel against the criteria outlined in the City of Perth Arts Sponsorship Guidelines.

The panel noted that PICA is a significant institution and integral to multi-disciplinary contemporary arts practice and engagement in Western Australia. The themes explored in the exhibition are deemed important and relevant to the community, requiring space for critical discourse and public interfacing.

The panel has revised the overall attendance to 19,310, which excludes the 90,000 Perth Cultural Centre screen viewers who are considered to be incidental passers-by.

The panel noted the inclusion of a wide range of audience development initiatives and public programs is positive and that PICA had made time to consider the outcomes detailed in the City of Perth Arts Sponsorship Guidelines.

An Annual Arts Sponsorship of \$20,000 excl. GST is recommended. This is a reduction of \$10,000 from 2016 approved funding and the recommendation is consistent with the reduced funding awarded to other applicants across the overall Arts Sponsorship program.

ATTACHMENT 13.5A

Annual Arts Sponsorship – Perth Institute of Contemporary Arts (PICA)

Project Title	Two exhibitions in the 2017 PICA Annual Exhibition Program: <ul style="list-style-type: none"> • <i>I don't want to be there when it happens</i> • <i>Remedial Works</i> 		
Project Start Date	10/11/2017		
Project End Date	24/12/2017		
Venues	PICA Galleries and Performance Space Perth Cultural Centre Screen Under-utilised spaces within the City of Perth selected in collaboration with the City.		
Expected attendance numbers	Total expected attendance: 109,310 (PICA estimated) <ul style="list-style-type: none"> • 18,000: attendance at PICA Gallery space • 1,310: attendance at the Public Programs • 90,000: visitation through the Cultural Centre screen and activations in City of Perth public spaces 		
Total Project Cost	\$178,146		
Total Amount Requested	\$45,000 (25% of the total project budget)		
REMPPLAN Impact (Direct)	\$0.898M	REMPPLAN Total	\$3.029M
Recommendation	Approval for Annual Arts Sponsorship		
Recommended amount	\$20,000 (11% of the total project budget)		
Assessment Score	58 out of 84 (69%)		

Applicant Details*Information from the Australian Business Register*

ABN	49 009 372 927
Entity Name	Perth Institute of Contemporary Arts Ltd
Entity Type	Australian Public Company
ABN Status	Active
ATO Endorsed Charity Type	Charity
Goods & Services (GST)	Yes
Endorsed as DGR	Yes
Tax Concessions	FBT Rebate, GST Concession, Income Tax
Main Business Location Postcode	6003 WA
Main Business Location State	WA
ACNC Registration	Registered

Associate details

<u>Perth Institute of Contemporary Arts Ltd</u> <i>Information from the Australian Business Register</i>	
Name	Relationship Type
MR TIMOTHY DAVID CARTER	Public Officer
MS AMY BARRETT-LENNARD	Director

<u>PICA Board</u> <i>Information from http://pica.org.au/about/pica-board</i>	
Name	Relationship Type
MS ROBYN GLINDEMANN	Chair
Mr MARCO D'ORSOGNA	Deputy Chairperson
MR BEN OPIE	Treasurer
MS JOANNE FARRELL	Board Member
MS JOSEPHINE WILSON	Board Member
MR NEIL FERNANDES	Board Member
MS SUSANNA CASTLEDEN	Board Member
MS AMY BARRETT-LENNARD	Ex-Officio

Program Summary

The Perth Institute of Contemporary Arts (PICA) was established in 1989 and is located in an iconic building in the Perth Cultural Centre precinct. PICA is one of Australia's leading centres for the development and presentation of contemporary art and provides a platform for Australian and international visual, performance and interdisciplinary art.

PICA's mission, as stated in the their 2016 Annual Report, is to "create career defining moments for artists, life changing experiences for audiences of all ages and critical turning points in the advancement of all artforms".

Program Description

PICA will close its 2017 program with two exhibitions of contemporary art, presented at its home in the Perth Cultural Centre in November and December 2017.

The exhibitions will be complemented by a range of education, audience development and public programs. Further activities in City of Perth's public spaces and on the Perth Cultural Centre screen will further increase the reach and engagement of the exhibitions.

Exhibition Program

Date:	10 November – 24 December 2017
Venue:	PICA, Perth Cultural Centre
Anticipated attendance:	18,000 attendees
Ticket price:	Free-to-the-public

The program will include two exhibitions:

Exhibition One: 'I don't want to be there when it happens'

Showcasing artists from Pakistan and India, *'I don't want to be there when it happens'* will feature a range of mediums including sculpture, video, printmaking, poetry and photography. The exhibition will examine the fragile and complex socio-political relationship between these two countries in the era of contemporary warfare. The exhibition will explore the relationship between art and trauma, loss and grief, and how art can offer healing, produce meaning and open up discussion in the aftermath of traumatic experiences.

Exhibition Two: 'Remedial Works'

Curated by emerging WA curator Andrew Varano, *'Remedial Works'* will feature artists from Melbourne, Sydney, New York, Lithuania and Perth, and looks at how contemporary human bodies exist within a unique environment of surfaces and substances, the material make up of which have the capacity to both repair and pollute both bodies and land. *'Remedial Works'* asks 'what role can art play in remediation and healing?'

Public and Education Programs

Date:	10 November – 24 December 2017
Venue:	PICA, Perth Cultural Centre
Anticipated attendance:	1,090 attendees
Ticket price:	Free to the public and ticketed (Adult \$15; Concession \$10)

PICA has programmed a range of public and education programs to complement and enhance the exhibitions, with aim of increasing audience engagement.

PICA will work with the local Indian and Pakistani community in the development of the exhibition's public and education programs for *'I don't want to be there when it happens'*.

Associated activities for both exhibitions will include:

- a public opening with guest speakers and Indian and Pakistani food and music;
- an afternoon of talks by the exhibitions' curators Eugenio Viola and Andrew Varano and artists;
- workshops by acclaimed local Pakistani paper cutting artist Tusif Ahmad;
- poetry readings by local Indian and Pakistani writers;
- a forum for young and emerging Culturally and Linguistically Diverse (CALD) artists; and
- a one-day Symposium examining the causes and effects of trauma, with invited speakers (artists, psychologists, sociologists, historians, philosophers) discussing a diverse range of relevant topics.

Proposed free education activities will include:

- guided exhibition tours for secondary school students;
- Education Notes for teachers provided to all schools;
- EDfutures Design Workshop for Teachers, where PICA will partner with the Fogarty Foundation's EDfutures program to present a free workshop for science, art and technology teachers or teaching teams from WA high schools; and
- all ages activities, including free "hands on" family activities in PICA's Reading Room, inspired by the themes and art works within the exhibitions.

The PICA exhibition art works will also be presented on the Perth Cultural Centre Screen for 60 hours from 11 November to 24 December 2017. PICA will also explore opportunities for the presentation of artworks within other City of Perth public spaces, ensuring that PICA engages even more with the broader community and increases opportunities to access cultural experiences.

Previous City of Perth Support

Sponsorship for the last five years is as follows:

Year	Amount
2012	\$35,000
2013	\$40,000
2014	\$50,000
2015	\$30,000
2016	\$30,000
TOTAL	\$185,000

Sponsorship Benefits

Organisers will provide the below benefits for the requested sponsorship.

Sponsorship Category

- City of Perth acknowledged as a Major Exhibition Partner of the two exhibitions.

Verbal recognition

- The City of Perth will receive verbal recognition at all associated public events.

Logo inclusion

- The City of Perth will receive logo inclusion on associated collateral including:
 - All exhibition related print advertising;
 - PICA Entrance Foyer Screen: Includes opportunities for Lord Mayor's Welcome Message and advertising to be screened;
 - Perth Cultural Centre screen;
 - 6-metre high Building Banners from 30 October – 27 December on the front of the PICA building (viewed by 22,000 people daily);
 - Light box posters (A0 size) for each exhibition, displayed outside the PICA entrance for the duration of the exhibitions;

- PICA Exhibitions Guide: 3,500 published and distributed throughout the city;
- Exhibition Room Sheets (500 printed for each exhibition);
- Electronic collateral including e-invitations, PICA website, PICA e-newsletter, Spark_Lab Schools Learning e-newsletter; and
- Exhibition Education Notes, distributed to schools, teachers and education professionals.

Marketing and Public Relations

- PICA will collaborate with City of Perth on a Partnership Plan, including a Social Media Content Plan across shared social media platforms;
- The City of Perth will be acknowledged on all media releases and in all interviews relating to the two exhibitions and their associated programs;
- Four posts on PICA's social media accounts (including LinkedIn), celebrating the City's involvement in PICA's artistic and public programs;
- City of Perth spaces and places highlighted via PICA Instagram takeovers by the exhibition's artists and curators;
- Access to venue, curator and artists (where possible) as well as photos, videos and Q&As for new, exclusive content for City of Perth's digital marketing channels;
- Display City of Perth and City of Perth Parking publications in the PICA foyer (materials to be supplied by City of Perth); and
- Display City of Perth pull-up banner in the PICA foyer during selected public events. Signage to be supplied by City of Perth.

Additional Benefits

- Acknowledgement on wall text inside the PICA building during the exhibition period;
- Recognition in the PICA Annual Report;
- City of Perth naming rights or presenting sponsorship for one or more of the public programs and public art presentations associated with the program;
- Opportunity for City of Perth to include one question in PICA's audience surveys for the duration of the exhibition period;
- City of Perth will be given access to research data on PICA's audience for insights into arts and culture audiences living in and visiting Perth; and
- Opportunity for the Lord Mayor, or nominated Representative, to officiate at the exhibition opening

Additional Leveraging Opportunities

- Encourage visitors to PICA to use City of Perth Parking facilities;
- Ability to use PICA logo and agreed images for City of Perth promotion or advertising;
- City of Perth can take advantage of opt-in database marketing opportunities to leverage PICA's engaged audience; and
- PICA will engage in meaningful collaboration with City of Perth to identify and amplify suitable opportunities for joint promotion.

Annual Arts Sponsorship Assessment Score Card

The application was assessed by a three person assessment panel and the scoring has been averaged for each outcome, with a maximum possible score of four.

The following outcomes are based on the schema of measurable outcomes for cultural engagement, developed by the Cultural Development Network:
<http://www.culturaldevelopment.net.au>

CULTURAL OUTCOMES		SCORE
Is the arts activity of international calibre, with suitably experienced personnel?		3.34
Does the project contribute to building and sustaining a local arts economy?		2.67
Does the project provide professional development opportunities for local artists and/or cultural workers?		2.34
Does the project reflect new practices through engagement of new forms of technology and/or multidisciplinary art forms?		2.67
Does the project utilise innovative technologies to widen audience engagement?		2.34
Subtotal 13.36 out of 20 (67%)		
Comments <ul style="list-style-type: none"> Through this program PICA will provide significant professional development opportunities for local artists and arts workers. PICA is recognised as an incubator: providing resources, mentoring and support for both emerging and mature artists whilst promoting new and emerging ideas, forms and practices to the broader community. These include exhibition exposure, access to national and international visiting artists through talks and forums and opportunities to reveal their practice and culture by giving workshops, participating in poetry readings and other events. 		
ECONOMIC OUTCOMES		
Does the project attract a broad audience and stimulate the local economy?		3
Does the project contribute to a unique cultural tourism offering for local, national and international audiences?		3
Does the project demonstrate intrinsic economic impact and have ongoing social and cultural influence?		2
Subtotal 8 out of 12 (67%)		
Comments <ul style="list-style-type: none"> PICA anticipates approximately 18,000 visitors will attend the free exhibitions, using the City's parking facilities and visiting nearby businesses and cultural facilities; and PICA aims to foster a culture of economic support for local businesses in its partners and visitors, encouraging members to eat, drink, stay or shop in the city. Through Art Addicts, PICA's Annual Membership Program, PICA promotes local businesses such as The Alex Hotel, The Blue Room Theatre, Chicho Gelato, William Topp and Northside Books. <p>According to PICA's 2016 Audience Survey Results:</p> <ul style="list-style-type: none"> 81% of PICA's survey respondents said that PICA was their main reason for visiting the city. In addition, surveyed visitors said that whilst visiting PICA, they spent between \$25 and \$50 in the city per visit. Using this data PICA expects that this program will generate over \$700,000 in spend in the city over the duration of the presentation; 		

- 8% of PICA's visitors come from regional WA, 13% from interstate and 14% from overseas, indicating PICA is a significant tourism offering; and
- PICA has a 96% satisfaction rate, with an audience of over 280,000 in 2016.

COMMUNITY AND SOCIAL OUTCOMES

What is the level of anticipated community benefits for the project?	2.67
Does the project increase access to and opportunities to participate in cultural life?	3.34
Does the project drive social engagement and participation of the broader community?	2.34
Does the project challenge established understanding through exploration and exchanging ideas?	3.34

Subtotal | 11.69 out of 16 | (73%)

Comments

- PICA's exhibitions are free for the public to attend. The supporting ticketed programs provide an opportunity for people who are interested in accessing more specific educational or professional development opportunities to engage with the work at a deeper level;
- Visitors have several different ways to access the program of activities including free attendance to the exhibitions, or participation in the free tours and reading room activity. Visitors can deepen their engagement with the program by attending free artist and curatorial discussions, or purchasing tickets to events such as the symposium;
- The exhibitions will be complemented by a range of education, audience development and public programs; and
- PICA is equipped to provide inclusive experiences for visitors with disabilities and ensure that exhibition room sheets are available in large print for those with low vision, facilities are clearly marked with braille signage, and the elevator offers access to all areas of the building, including the performance space.

ENVIRONMENTAL AND PLACE OUTCOMES

Does the project activate public spaces with dynamic cultural programming?	2.67
Does the project activate underutilised locations or locations prioritised for activation by the City in interesting and engaging ways?	2

Subtotal | 4.67 out of 8 | (58%)

Comments

- Activities in City of Perth's public spaces and on the Perth Cultural Centre screen will further increase the reach and engagement of the exhibitions.

CIVIC OUTCOMES

Does the project increase visibility and understanding of the City's cultural heritage and its precincts through immersive projects and interventions?	2.34
Does the project deliver innovative arts activity that represents Perth's unique cultural identity?	3

Subtotal | 5.34 out of 8 | (66%)

Comments

- The opportunity for contemporary Indian and Pakistani artists to be exhibited in

Australia is important and highlights Perth's position as a Capital City and a cultural leader on the Indian Ocean Rim.	
ORGANISATIONAL COMPETENCY	
Overall quality of the application for accuracy, content, detail, attachments and response to the questions	3
Are the project plan and budget realistic and value for money?	3
Does the applicant have a demonstrated capacity to undertake all aspects of the project including evaluating and documenting the results?	3.34
Does the applicant have evidence of partnerships with other government agencies, businesses or community organisations?	2.67
Is the project concept and planning well developed and articulated?	3.34
Subtotal 15.35 out of 20 (77%)	
Comments <ul style="list-style-type: none"> • PICA has consistently met all City requirements and submitted an acquittal for previous support; • The organisation is committed to a high standard of presentation. The director and PICA professional staff have a high level of expertise and strong industry networks; • PICA has supplied a budget for the exhibitions, which will also receive funding from the Australia Council (\$35,342) and Department of Local Government, Sport & Cultural Industries (\$83,644) and the organisation's income is further supplemented by private donations, ticket and catalogue sales and services provided in-kind; and • The recommended sponsorship (\$20,000) represents 11% of the total program cost. 	
TOTAL ASSESSMENT SCORE 58 out of 84 (69%)	

Agenda **Annual Event Sponsorship – IGA Carols by Candlelight for**
Item 13.6 **Variety**

Recommendation:

That Council:

1. ***APPROVES cash sponsorship of \$60,000 (excluding GST) to Variety WA to present the 2017 IGA Carols by Candlelight, to be held on 17 December 2017;***
2. ***NOTES the provisional list of sponsorship benefits contained within the Detailed Officer Assessment in Attachment 13.6A;***
3. ***AUTHORISES the Chief Executive Officer (or an appointed delegate) to negotiate with the applicant the final list of sponsorship benefits according to the Council approved funding amount; and***
4. ***NOTES that a detailed acquittal report, including all media coverage, will be submitted to the City by 17 March 2018.***

The Committee recommendation to the Council for this report was resolved by the Marketing, Sponsorship and International Engagement Committee at its meeting held on 12 September 2017.

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

FILE REFERENCE:	P1034187#04
REPORTING UNIT:	Business Support and Sponsorship
RESPONSIBLE DIRECTORATE:	Economic Development and Activation
DATE:	29 August 2017
ATTACHMENT/S:	Attachment 13.6A – Detailed Officer Assessment

Council Role:

- | | | |
|-------------------------------------|-------------|--|
| <input type="checkbox"/> | Advocacy | <i>When the Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.</i> |
| <input checked="" type="checkbox"/> | Executive | <i>The substantial direction setting and oversight role of the Council e.g. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.</i> |
| <input type="checkbox"/> | Legislative | <i>Includes adopting local laws, town planning schemes and policies</i> |

- ☐ **Quasi-Judicial** *When the Council determines an application/matter that directly affects a person's right and interests. The judicial character arises from the obligation to abide by the principles of natural justice. Examples of Quasi-Judicial authority include town planning applications, building licences, applications for other permits/licences (eg under Health Act, Dog Act or Local Laws) and other decisions that may be appealable to the State Administrative Tribunal.*
- ☐ **Information** *For the Council/Committee to note.*

Legislation / Strategic Plan / Policy:

Legislation

Section 8 of the *City of Perth Act 2016*

Integrated Planning and Reporting Framework Implications

Strategic Community Plan

- Goal 1 A city for people
Goal 6 A city that celebrates its diverse cultural identity
Goal 8 A city that delivers for its community

Policy

Policy No and Name: 18.13 – Sponsorship

Purpose and Background:

Variety WA is a children's charity which aims to empower Western Australian children who are sick, disadvantaged or have special needs. Variety WA gives practical equipment, programs and experiences to these children with an aim to help them live, laugh and learn.

Variety WA has requested cash sponsorship of \$68,000 (excluding GST) to present the IGA Carols by Candlelight for Variety 2017. This year will be the third year in which Variety WA has delivered the event, and the second year in which the event is free to the public.

The City significantly increased its sponsorship in 2016 to allow the event to be free to the public to attend, with the aim of creating an inclusive and fully accessible Carols event.

As a result, the event experienced an estimated 150% increase in attendance with approximately 22,000 attendees.

Details:

The IGA Carols by Candlelight for Variety will be held on Sunday 17 December 2017, from 3.00pm to 9.30pm on Langley Park. The event is a free-to-the-public Carols by Candlelight event raising funds for Variety WA. Now in its 73rd year, the event is a key part of the City's Christmas events calendar.

The event space will open at 3.00pm for families to picnic prior to the event. The event will commence at 4.30pm with pre-carols entertainment, with the main show starting at 7.15pm. The event will conclude with fireworks over the Swan River.

Organisers estimate the event will bring approximately 25,000 people into the City on the last Sunday before Christmas.

Event organisers are seeking a high profile act for the event. Previous artists have included Dami Im, Anthony Callea and Kate Ceberano. Variety WA are also currently in discussions around sharing event infrastructure with the Symphony in the City event, to be held on Saturday 16 December. They advise that this arrangement would assist with costs for both events. It is anticipated that this would also increase the quality of the Carols event.

Financial Implications:

ACCOUNT NO:	93E1 8000 7901
BUDGET ITEM:	Event Annual Sponsorship (17 – 18)
BUDGETED AMOUNT:	\$725,000
AMOUNT SPENT TO DATE:	\$562,100
PROPOSED COST:	\$ 60,000
BALANCE REMAINING:	\$102,900
ANNUAL MAINTENANCE:	N/A
ESTIMATED WHOLE OF LIFE COST:	N/A

All figures quoted in this report are exclusive of GST.

Comments:

The City of Perth has been a long standing supporter of IGA Carols by Candlelight for Variety under its Event Sponsorship program. The City was instrumental in making the event free to the public for the first time on 2016 through substantially increased sponsorship funding, resulting in a 150% increase in attendance. The assessment panel commented that the event is an important element of the City's Christmas event calendar, and in positioning the City as the "heart" of Christmas activity. With the City's planned Christmas Lights trail, families will have an incentive to stay in the City longer, and go on to the Carols event.

In 2017, City officers judge that it is vital that measurement and impact reporting is undertaken around this event's attendance, community significance and economic impact. Discussions have commenced with organisers to ensure this is undertaken by the City's contracted providers.

Cash sponsorship of \$60,000 is recommended for the event.

ATTACHMENT 13.6A

Annual Event Sponsorship – IGA Carols by Candlelight for Variety

Event Title	IGA Carols by Candlelight for Variety		
Event Start Date	17/12/2017	Start time	3.00 PM
Event End Date	17/12/2017	End time	9.30 PM
Venue	Langley Park		
Expected attendance numbers	25,000		
Ticket Price	Free to attend		
Total Project Cost	\$286,330		
Total Amount Requested	\$68,000 (24% of the total project budget)		
REMPPLAN Impact (Direct)	\$0.605M	REMPPLAN Total	\$0.980M
Category (Community or Commercial)	Community		
Recommendation	Approval		
Recommended amount	\$60,000 (21% of the total project budget)	Assessment Score	65.7 out of 88 (75%)

Applicant details*Information from the Australian Business Register*

ABN	14 020 124 537
Entity Name	Variety WA Incorporated
Entity Type	Other Incorporated Entity
ABN Status	Active
ATO Endorsed Charity Type	Public Benevolent Institution
Goods & Services (GST)	Yes
Endorsed as DGR	Yes
Tax Concessions	FBT Exemption, GST Concession, Income Tax Exemption
Main Business Location Postcode	6100
Main Business Location State	WA

Associate details*Information from the Australian Business Register*

Name	Relationship Type
Mr Michael Pailthorpe	Office bearer of a club/association & public officer

Variety WA Board*Information from the Variety WA Corporate Website*

Name	Relationship Type
James Komninos	Chief Barker
Michelle d'Almeida	Vice Chair
Rod O'Dea	Treasurer
Anthony Begley	Director
Justine Campbell	Director
John Hanlon	Director
Cheryl Lockwood	Director
Jay Walter	Director
Denise Cheir	Director
Hayley Hinchliffe	Director

Event Synopsis

The IGA Carols by Candlelight for Variety is an annual, free-to-the-public event presented by Variety WA. The event has been held in the City of Perth for 72 years.

The event is the only large-scale Carols by Candlelight event to be held in the City annually.

Event Description

The IGA Carols by Candlelight for Variety WA will be held on Sunday 17 December 2017 at Langley Park. 2017 will be the 73rd year of the event.

Gates will open at 3.00pm for families to picnic prior to the event. The event will commence pre-event entertainment at 4.30pm, with the main show starting at 7.15pm. The event will conclude with fireworks over the Swan River.

Event organisers are seeking a high profile act for the event. Previous artists have included Dami Im, Anthony Callea and Kate Ceberano. Variety WA are also currently in discussions around sharing event infrastructure with the Symphony in the City event, to be held on Saturday 16 December. It is anticipated that this would increase efficiencies and the quality of the Carols event due to the scale of infrastructure utilised by the WA Symphony Orchestra for their event.

2017 will be the third year in which Variety WA has delivered the event themselves. The event was previously delivered by APEX Perth on behalf of Variety WA, and was a ticketed event with funds raised going towards Variety WA. The event was held at Supreme Court Gardens and the attendance was static at around 9,000 people annually.

The event was first free to the public to attend in 2016; as a result the event experienced a 150% increase in attendance with an estimated 22,000 attendees.

Organisers estimate the event will bring approximately 25,000 people into the City on the Sunday before Christmas.

Previous City of Perth Support (last five years)

Year	Amount
2012	\$33,000
2013	\$35,000
2014	\$36,015
2015	\$36,015
2016	\$60,000
TOTAL	\$200,030

Sponsorship Benefits

Organisers will provide the following benefits for the requested sponsorship of \$60,000:

- Logo recognition on all event promotional material;
- Logo recognition on event website;
- Sponsor profile on event website;
- Opportunity to display City of Perth signage at the event;
- The City to be recognised as a Major sponsor of the event;
- The City's support to be recognised on \$200,000+ worth of advertising, including:
 - Logo in event TV commercials broadcast on Channel Nine;
 - Name in the radio commercials broadcast on Nova;
 - Logo in advertising in The Sunday Times & PerthNow;
- Opportunity for the Lord Mayor to speak at the event;
- Opportunity to play a City of Perth TVC to event audience on the big screens, pre-event;
- One Lord Mayor's message in the official Carols songbook;
- One full page City of Perth advertisement in the official Carols songbook;
- Logo on sponsor page in songbook;
- Opportunity for City of Perth to run an activation zone at event – eg competition, interactive activities, give-aways;
- Logo on screen pre/during Carols;
- Opportunity for the City to display two banners / flags near the stage;
- Logo on event volunteer T Shirts;
- Verbal acknowledgement by MC in Carols opening/closing;
- Logo on Carols website & Variety WA event webpage, with hyperlinks;
- Acknowledged in related event communication to Variety e-newsletters to a database of 40,000+;
- Acknowledgement in Carols social media; and
- Acknowledgement in all media releases relating to the event.

Annual Event Sponsorship Assessment Score Card

The application was assessed by a three person assessment panel and the scoring has been averaged for each outcome.

The following outcomes are based on the schema of measurable outcomes for cultural engagement, developed by the Cultural Development Network: <http://www.culturaldevelopment.net.au>

Sponsorship Assessment

CULTURAL OUTCOMES	
Event is a large scale community or cultural event of state or national significance	2.7
Event is a well-known event on the City of Perth's calendar, or has the potential to develop into one	3.7
Event is predominantly free due to the inherent nature of the event and subsequent programming	4
Subtotal 10.4 out of 12 (87%)	
Comments <ul style="list-style-type: none"> • The IGA Carols by Candlelight has a history within the City, and is now in its 73rd year. • The event is now completely free to the public to attend thanks to increased City of Perth sponsorship in 2016; and • The event is positioned as the signature carols event for the wider metropolitan area and has potential to grow significantly. 	
ECONOMIC OUTCOMES	
Local businesses and traders are given opportunity to actively engage in the event	1.3
Opportunities for City of Perth Parking to benefit from increased visitation and revenue	3.3
Contributes to a strong reputation for Perth as a city that is attractive for investment	1.7
Provides attendees with opportunities to engage with City businesses pre and/or post event	2
Encourages new visitors, specifically those identified as key target markets for the City including Families, Baby Boomers and City workers/ young professionals	3.3
Subtotal 11.6 out of 20 (58.3%)	
Comments <ul style="list-style-type: none"> • Organisers actively promote City of Perth Parking to attendees on the event website; • The event commence in the afternoon on a Sunday, which may encourage attendees to visit retailers or traders in the City prior to the event however it is unlikely to have a significant impact on the local economy due to the nature of the event; • Variety WA is exploring options for City-based food and drink traders to have a physical presence on-site at the event; • The event will bring a significant attendance to the City, including families and baby boomers who are the key target markets for the event; and • The event will be well positioned to attract families who are attending other City Christmas activations. 	

COMMUNITY AND SOCIAL OUTCOMES	
Affordable or free to the public	4
Accessible to a broad demographic	3.3
Safe for participants and the public	3
Event attracts at least 10,000 attendees into the central City and surrounds	3.3
Subtotal 13.6 out of 16 (85%)	
Comments <ul style="list-style-type: none"> The event is free to the public and family friendly, with children's entertainment included as part of the event; Organisers anticipate an attendance of around 25,000 people at the event. 	
ENVIRONMENTAL AND PLACE OUTCOMES	
Environmentally sustainable practices for the event have been adequately addressed	2
Increased place activation and use of under-utilised space	3
Subtotal 5 out of 8 (62.5%)	
Comments <ul style="list-style-type: none"> The event will activate Langley Park on the Sunday before Christmas and will complement other Christmas activities held in the City; and Organisers have a waste management plan including recycling initiatives. 	
CIVIC OUTCOMES	
Event complements and diversifies the existing offering within the City	3
Event does not clash or conflict with other events on the events calendar	3
Subtotal 6 out of 8 (75%)	
Comments <ul style="list-style-type: none"> The event is one of a series of large events held in the City annually, and a fixture on the City's Christmas calendar; and The event is the only large-scale carols event held in the City. 	
ORGANISATIONAL COMPETENCY	
A realistic, achievable budget	2.7
Applicants proven ability to deliver the project within the timeline	3
A demonstrated variety in funding sources to ensure sustainability of the project	3.3
Level of benefits and recognition offered to the City	2
Applicant is able to deliver on standard commercial sponsorship benefits	2.3
Applicant is able to maintain a standard level of programming during the partnership	2.7
Overall application quality	3
Subtotal 19 out of 28 (68%)	
Comments <ul style="list-style-type: none"> The event has other supporters including Naming Rights sponsor IGA and Channel 9 (sponsorship fee is confidential); Organisers are seeking additional sponsors to assist with the rising costs of the event; and Organisers have delivered the event for the past two years and have contracted an event management company to assist with delivering the 2017 event. 	
TOTAL ASSESSMENT SCORE 65.7 out of 88 (75%)	

**Agenda
Item 13.7**

Annual Event Sponsorship – 2017 RAC Christmas Pageant

Recommendation:

That Council:

1. ***APPROVES cash sponsorship of \$120,000 (excluding GST) to Channel Seven Perth Pty Ltd to present the 2017 RAC Christmas Pageant on Saturday, 2 December 2017;***
2. ***NOTES the provisional list of sponsorship benefits contained within the Detailed Officer Assessment in Attachment 13.7A;***
3. ***AUTHORISES the Chief Executive Officer (or an appointed delegate) to negotiate with the applicant the final list of sponsorship benefits according to the Council-approved funding amount; and***
4. ***NOTES that a detailed acquittal report, including all supporting material, will be submitted to the City of Perth by 31 March 2018.***

The Committee recommendation to the Council for this report was resolved by the Marketing, Sponsorship and International Engagement Committee at its meeting held on 12 September 2017.

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

FILE REFERENCE:	P1034187#04
REPORTING UNIT:	Business Support and Sponsorship
RESPONSIBLE DIRECTORATE:	Economic Development and Activation
DATE:	29 August 2017
ATTACHMENT/S:	Attachment 13.7A – Detailed Officer Assessment

Council Role:

- | | | |
|-------------------------------------|-------------|--|
| <input type="checkbox"/> | Advocacy | <i>When the Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.</i> |
| <input checked="" type="checkbox"/> | Executive | <i>The substantial direction setting and oversight role of the Council e.g. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.</i> |
| <input type="checkbox"/> | Legislative | <i>Includes adopting local laws, town planning schemes and policies</i> |

- ☐ Quasi-Judicial *When the Council determines an application/matter that directly affects a person's right and interests. The judicial character arises from the obligation to abide by the principles of natural justice. Examples of Quasi-Judicial authority include town planning applications, building licences, applications for other permits/licences (eg under Health Act, Dog Act or Local Laws) and other decisions that may be appealable to the State Administrative Tribunal.*
- ☐ Information *For the Council/Committee to note.*

Legislation / Strategic Plan / Policy:

Legislation Section 8 of the *City of Perth Act 2016*

Integrated Planning and Reporting Framework Implications

Strategic Community Plan

Goal 1 A city for people

Goal 6 A city that celebrates its diverse cultural identity

Policy

Policy No and Name: 18.13 - Sponsorship

Purpose and Background:

The City of Perth received a request for Annual Event Sponsorship of \$150,000 from Channel Seven Perth Pty Ltd for sponsorship of the 2017 RAC Christmas Pageant to be held on the streets of Perth on 2 December 2017.

The Christmas Pageant has been held in the City of Perth for the past 45 years and is one of the largest free community events in Western Australia.

Details:

The 46th annual RAC Christmas Pageant will be held on Saturday, 2 December 2017. The Parade will follow a route down St Georges Terrace, from the William Street intersection to Ozone Reserve.

Organisers anticipate the 2017 Christmas Pageant will feature over 2,000 local performers and participants, more than twenty floats, marching bands, dance groups, multicultural and community groups, and Channel 7 personalities.

Financial Implications:

ACCOUNT NO:	93E1 8000 7901
BUDGET ITEM:	Event Annual Sponsorship (17 – 18)
BUDGETED AMOUNT:	\$725,000
AMOUNT SPENT TO DATE:	\$562,100
PROPOSED COST:	\$120,000
BALANCE REMAINING:	\$ 42,900
ANNUAL MAINTENANCE:	N/A
ESTIMATED WHOLE OF LIFE COST:	N/A

All figures quoted in this report are exclusive of GST.

Comments:

The event is a key element of the City of Perth's overall Christmas campaign and assists in the positioning of the City of Perth as Western Australia's premier Christmas destination.

Organisers anticipate the event will attract 250,000 attendees into the City, making it one of the largest free community events in Western Australia. The direct economic impact of the event is estimated as \$6.481M.

City of Perth parking is also expected to benefit significantly from the event and analysis of the 2016 revenue is included in Attachment 13.7A.

Organisers requested cash sponsorship of \$150,000, however sponsorship of \$120,000 is recommended. This is a reduction of \$30,000 from 2016 funding and reflects the City's current financial operating environment.

Annual Event Sponsorship – RAC Christmas Pageant

Event Title	RAC Christmas Pageant		
Event Start Date	02/12/2017	Start time	3.00 PM
Event End Date	02/12/2017	End time	8.30 PM
Venue	Along St Georges Terrace, from William Street intersection until Ozone Reserve		
Expected attendance numbers	250,000		
Ticket Price	Free to attend		
Total Project Cost	\$1,500,000		
Total Amount Requested	\$150,000 (10% of the total project budget)		
REMPAN Impact (Direct)	\$6.481M	REMPAN Total	\$10.95M
Category (Community or Commercial)	Community		
Recommendation	Approve		
Recommended amount	\$120,000 (8% of the total project budget)	Assessment Score	64 out of 88 (73%)

Applicant details

Information from the Australian Business Register

ABN	70 008 679 294
Entity Name	Channel Seven Perth Pty. Limited
Entity Type	Australian Private Company
ABN Status	Active
ATO Endorsed Charity Type	Not endorsed
Goods & Services (GST)	Yes
Endorsed as DGR	No
Tax Concessions	No tax concessions
Main Business Location Postcode	6017
Main Business Location State	WA

Associate details*Information from the Australian Business Register*

<u>Channel Seven Perth Pty. Limited</u>	
Name	Relationship Type
MR DAVID ROY ASPINALL	Director
MR PETER JOSEPH LEWIS	Director
MR WARWICK OWEN LYNCH	Public Officer
MRS JUDITH ANNE HOWARD	Director
MS JUDITH OLGA STACK	Director

Event Synopsis

The RAC Christmas Pageant is annual, free-to-the-public event produced by Channel Seven Perth. The Pageant has been held in the City of Perth for 45 years.

Event Description

The 46th annual RAC Christmas Pageant will be held on Saturday, 2 December 2017. The Parade will follow a traditional route down St Georges Terrace, from the William Street intersection to Ozone Reserve.

One of the largest, annual, free community events held in Western Australia, organisers are expecting approximately 250,000 attendees at the 2017 event, with a primary target market of families and children.

Organisers anticipate the 2017 Christmas Pageant will feature over 2,000 local performers and participants, more than twenty floats, marching bands, dance groups, multicultural and community groups, Channel Seven personalities including Fat Cat, and Santa Claus.

The Channel Seven Christmas Pageant is the largest Christmas event in Western Australia and attracts attendees from across the State. The event is a key element of the City of Perth's Christmas campaign and assists in the positioning of the City of Perth as Western Australia's premier Christmas destination.

Organisers anticipate that the event will increase economic investment in the City through car parking revenue, food and beverage spend, retail spend and accommodation. Organisers aim to work with the City's Business Support Officers to engage traders and maximise on the additional crowds in the City for the evening.

The marketing plan for the event will include sponsorship advertising, editorial support and a social media campaign across The West Australian, The Sunday Times, Channel Seven and other Channel Seven Perth assets. The event will be supported with promotional airtime across Channel Seven Perth and GWN, including one hour television special of the Pageant to be broadcast on two occasions.

The event forms an important part of the City's Christmas activities and the City is investigating broadcast on large City screens throughout the Christmas period.

City of Perth Parking Commercial Benefits

City of Perth Parking analysed the impact of the 2016 event on key car parks and the results detail a significant increase in both revenue and patronage, as detailed below.

2016 Christmas Pageant, CPP Revenue and Patronage

	<i>Revenue</i>	<i>Patronage</i>
Terrace Road Car Park	42% increase	40% increase
His Majesty's Car Park	6% increase	4% increase
Convention Centre Car Park	45% increase	50% increase
Concert Hall Car Park	32% increase	22% increase

Previous City of Perth Support (last five years)

Year	Amount
2012	\$140,000
2013	\$140,000
2014	\$140,000
2015	\$140,000
2016	\$150,000
TOTAL	\$710,000

Sponsorship Benefits

Organisers will provide the following benefits for the requested sponsorship of \$150,000:

- the City of Perth to be recognised as a Supporting Sponsor of the event;
- the support of the City of Perth to be recognised in all media releases for the event;
- the City of Perth logo to appear on all print and outdoor advertising for the event;
- the City of Perth logo to feature on all event signage;
- the City of Perth to be acknowledged in all television, press and radio promotions as a supporting sponsor of the event;
- the City of Perth logo and profile to appear on the official event website with a hyperlink to the City of Perth website;
- the support of the City of Perth to be acknowledged in social media for the event;
- an opportunity for the City to provide content for official event newsletters;
- an opportunity for the City to carry out leveraging activities at the event;
- the City to have use of Channel Seven's Father Christmas Sleigh for the City of Perth turning on the Christmas Lights (date TBC); and
- an opportunity for the Lord Mayor, or representative, to speak at official events.

Annual Event Sponsorship Assessment Score Card

The application was assessed by a three person assessment panel and the scoring has been averaged for each outcome.

The following outcomes are based on the schema of measurable outcomes for cultural engagement, developed by the Cultural Development Network: <http://www.culturaldevelopment.net.au>

Sponsorship Assessment

CULTURAL OUTCOMES	
Event is a large scale community or cultural event of state or national significance	2.67
Event is a well-known event on the City of Perth's calendar, or has the potential to develop into one	4
Event is predominantly free due to the inherent nature of the event and subsequent programming	4
Subtotal 10.67 out of 12 (89%)	
Comments <ul style="list-style-type: none"> The RAC Christmas Pageant has become a fixture on the calendar of the City of Perth over the past forty five years; The event is free to the public to attend; and Organisers estimate that the event will attract approximately 250,000 visitors into the City. 	
ECONOMIC OUTCOMES	
Local businesses and traders are given opportunity to actively engage in the event	0.67
Opportunities for City of Perth Parking to benefit from increased visitation and revenue	4
Contributes to a strong reputation for Perth as a city that is attractive for investment	3
Provides attendees with opportunities to engage with City businesses pre and/or post event	3.34
Encourages new visitors, specifically those identified as key target markets for the City including Families, Baby Boomers and City workers/ young professionals	3.67
Subtotal 14.68 out of 20 (73.4%)	
Comments <ul style="list-style-type: none"> The direct economic impact of the event is estimated as \$6.481M; City of Perth Parking have been promoted as part of the event in previous years and the City will aim to include CPP in promotional activities in 2017; Business engagement has received a low score due to many businesses being closed on the Saturday evening. Organisers aim to work with the City's Business Support Officers to engage traders and maximise on the additional crowds in the City for the evening; and The primary target market of the event is families. 	

COMMUNITY AND SOCIAL OUTCOMES	
Affordable or free to the public	4
Accessible to a broad demographic	3.67
Safe for participants and the public	2
Event attracts at least 10,000 attendees into the central city and surrounds	4
Subtotal 13.67 out of 16 (85%)	
Comments <ul style="list-style-type: none"> The event is free to the public and family friendly, with children's entertainment included as part of the event; and Organisers anticipate an attendance of around 250,000 people at the event. 	
ENVIRONMENTAL AND PLACE OUTCOMES	
Environmentally sustainable practices for the event have been adequately addressed	0.67
Increased place activation and use of under-utilised space	3
Subtotal 3.67 out of 8 (46%)	
Comments <ul style="list-style-type: none"> The event will activate City of Perth streets and will complement other planned Christmas activities in the City of Perth Christmas Campaign. 	
CIVIC OUTCOMES	
Event complements and diversifies the existing offering within the City	3.34
Event does not clash or conflict with other events on the events calendar	3
Subtotal 6.34 of 8 (79%)	
Comments <ul style="list-style-type: none"> The event is one of a series of large events held in the City annually; and The Festival does not conflict with any other similar events at this time. 	
ORGANISATIONAL COMPETENCY	
A realistic, achievable budget	1
Applicants proven ability to deliver the project within the timeline	3
A demonstrated variety in funding sources to ensure sustainability of the project	2
Level of benefits and recognition offered to the City	1.34
Applicant is able to deliver on standard commercial sponsorship benefits	2.67
Applicant is able to maintain a standard level of programming during the partnership	2.67
Overall application quality	2.34
Subtotal 15.02 out of 28 (54%)	
Comments <ul style="list-style-type: none"> The event budget provided as part of the application was limited and the event scored low in this area in assessment, however organisers have successfully operated the event for 45 years and supported by Channel Seven Perth; Organisers have successfully managed the event for the past forty five years; and The event has other sponsors included Naming Rights sponsor RAC (sponsorship fee is confidential). Channel Seven, The West Australian and Synergy are also confirmed as sponsors of the 2017 event. 	
TOTAL ASSESSMENT SCORE 64 out of 88 (73%)	

Agenda

Sponsorship – 2017 West Tech Fest

Item 13.8

Recommendation:***That Council:***

1. ***APPROVES cash sponsorship of \$35,000 (excluding GST) plus in-kind support of \$15,000, to 32 Degrees South Group to present West Tech Fest 2017, including the 2017 OzApp Awards and associated events, from 4 December to 8 December 2017;***
2. ***NOTES the provisional list of sponsorship benefits contained within the Detailed Officer Assessment in Attachment 13.8A; and***
3. ***NOTES that a detailed acquittal report, including all media coverage, will be submitted to the City by March 2018.***

The Committee recommendation to the Council for this report was resolved by the Marketing, Sponsorship and International Engagement Committee at its meeting held on 12 September 2017.

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

FILE REFERENCE:	P1027729
REPORTING UNIT:	Economic Development
RESPONSIBLE DIRECTORATE:	Economic Development & Activation
DATE:	29/08/17
ATTACHMENT/S:	Attachment 13.8A - Detailed Officer Assessment

Council Role:

- | | | |
|-------------------------------------|-------------|--|
| <input type="checkbox"/> | Advocacy | <i>When the Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.</i> |
| <input checked="" type="checkbox"/> | Executive | <i>The substantial direction setting and oversight role of the Council e.g. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.</i> |
| <input type="checkbox"/> | Legislative | <i>Includes adopting local laws, town planning schemes and policies</i> |

- ☐ Quasi-Judicial *When the Council determines an application/matter that directly affects a person's right and interests. The judicial character arises from the obligation to abide by the principles of natural justice. Examples of Quasi-Judicial authority include town planning applications, building licences, applications for other permits/licences (eg under Health Act, Dog Act or Local Laws) and other decisions that may be appealable to the State Administrative Tribunal.*
- ☐ Information *For the Council/Committee to note.*

Legislation / Strategic Plan / Policy:

Legislation Section 8 of the *City of Perth Act 2016*

Integrated Planning and Reporting Framework Implications **Strategic Community Plan**
Goal 5 A prosperous city

Policy

Policy No and Name: 18.13 - Sponsorships

Purpose and Background:

Created in 2011, the West Tech Fest is the premiere annual innovation and technology conference for Western Australia, attracting founders, tech leaders and investors from around Australia, the US, UK and Asia.

Now in its sixth year, the West Tech Fest has successfully grown from a one day conference to a genuine multi-day festival that is a hallmark event for the local innovation ecosystem. The festival program combines content on entrepreneurship, investment and technology with high level networking events bringing together business, education and community. Importantly, the event organisers place significant effort in attracting interstate and international investors to come to Perth to see the talent, expertise and potential investment opportunities first hand.

The 2017 West Tech Fest will be held in numerous venues in Perth, including the Pan Pacific Hotel and the Perth Town Hall from 4 to 10 December 2017.

Details:

The West Tech Fest is both the name of the umbrella week-long festival and the namesake, flagship day of the festival program. The day features a number of key note speeches and panel discussions with national and international leaders from the innovation sector and the final pitches for the finalists of the West Tech Fest Start-up Challenge (previously known as the OzAPP Awards).

Through the involvement of Bill Tai, a Silicon Valley-based global venture capitalist and Innovator in Residence with Curtin University, the event has created strong linkages and relationships with leading entrepreneurs and investors from Silicon Valley. More recently, the organisers have seized on the opportunity presented by Perth's location within the

Indian Ocean region and the +8 time zone and will increase promotion of the event and efforts to attract delegates and participants from key target markets such as Singapore, Malaysia, Hong Kong, China and Japan.

The competition is open to companies within the Asia Pacific region, with companies competing for prizes including cash, credit with other technology companies such as Amazon Web Services and the chance to pitch at the Consumer Electronic Show (CES) in Las Vegas, the world's largest technology conference and trade show.

The winners will be announced at an evening event hosted by the City at Council House on Thursday, 7 December 2017.

The West Tech Fest also acts as an overarching brand for all of the themed events that are organised by local innovation stakeholders and held throughout the course of the week. In 2016, there were 18 scheduled events but anecdotal feedback after the event was that there were more than 40 events held over the course of the week. This helps create a "buzz" and critical mass around the event and helps in drawing people to Perth to attend the event.

There are significant leveraging opportunities the event provides to the City with regards to social media and communications content and potential activations that will continue to be explored in the lead up to the event.

Financial Implications:

ACCOUNT NO:	CL 93 793000 7901
BUDGET ITEM:	Innovation and Technology
BUDGETED AMOUNT:	\$180,000
AMOUNT SPENT TO DATE:	\$ 5,000
PROPOSED COST:	\$ 35,000
BALANCE REMAINING:	\$140,000

ACCOUNT NO:	CL 43 793000 7227
BUDGET ITEM:	Innovation and Technology
BUDGETED AMOUNT:	\$58,300
AMOUNT SPENT TO DATE:	\$ 909
PROPOSED COST:	\$15,000
BALANCE REMAINING:	\$42,391

Total proposed funding of \$50,000 comprises a cash contribution of \$35,000 and costs of approximately \$15,000 to host the West Tech Fest networking event and Startup Challenge Awards function.

All figures quoted in this report are exclusive of GST.

Comments:

It is recommended that the City continue to support the West Tech Fest for their 2017 event.

The West Tech Fest is now regarded as a key feature on the local innovation ecosystem and is a unique event to showcase Perth's burgeoning technology and innovation companies and expertise. The calibre of the speakers and presenters that the event attracts, as well as its success in drawing international and interstate investors to Perth has helped raise the profile of the event and in attracting interstate and international visitors to Perth.

The fact that the event continues to grow, with the event having now outgrown the Perth Town Hall, is to be celebrated, as is the unique position of the West Tech Startup Challenge as a competition for the Asia Pacific region using Perth as its base city and the site of the final pitches and Awards.

This event is strongly aligned with the City's economic development objectives in terms of promoting Perth as a business and investment destination and as a centre of regional significance, with strong links with our major international trading partners. The event is also strongly aligned with the City's support for the growth and development of the local innovation ecosystem, which is tied to diversifying the City's economic base and in helping to create future employment opportunities.

ATTACHMENT 13.8A

Project Details

Project Title	West Tech Fest 2017		
Project Start Date	04/12/2017		
Project End Date	10/12/2017		
Venues	Pan Pacific Hotel, Perth Concert Hall		
Applicant	32 Degrees South Group		
Expected attendance numbers	500		
Ticket Pricing - Standard	\$125		
Total Project Cost	\$150,000		
Total Amount Requested	33.3%		
Amount requested	\$50,000 (cash and in-kind)		
REMPLAN Impact (Direct)	\$202,000	Total impact	\$326,000
Recommendation	Approval		
Recommended amount	\$35,000 cash \$15,000 in-kind \$50,000 total	Assessment Score (36)	26.66 out of 36 (74%)

Applicant Details

ABN	83 157 945 796
Entity Name	32 Degrees South Group Pty Ltd
Entity Type	Australian Private Company
ABN Status	Active
Goods & Services (GST)	Yes
Endorsed as DGR	No
Tax Concessions	No tax concessions
Main Business Location Postcode	6008
Main Business Location State	WA

Associate Details*Information from the Australian Business Register*

32 Degrees South Group Pty Ltd	
Name	Relationship Type
Paula Taylor	Director
Paula Taylor	Public Officer
Sharon Taylor	Director

West Tech Fest Advisory Committee	
Name	Title
Amanda Price	Head of High Growth Ventures, KPMG
Bill Tai	Co-Founder, MaiTai Global, West Tech Fest, Extreme Tech Challenge & Global Venture Capitalist
David Tasker	Co-Founder at Metrix Publishing
Larry Lopez	Director of Accelerating Commercialisation, Department of Industry, Innovation and Science

Marc Van Hoof	Director of Philanthropy Mai Tai Global, Technologist, Activist, Entrepreneur
Paula Taylor	Regional Director D&AD APAC, Exec Director West Tech Fest, Director 32 Degrees South
Rick Baker	Investment Director, Blackbird Ventures
Rohan McDougall	Director IP Commercialisation, Curtin University
Stuart Richardson	Founder & Managing Partner, Adventure Capital

Project Summary

The West Tech Fest is the premiere annual innovation and technology conference for Western Australia, attracting founders, tech leaders and investors from around Australia, the US, UK and Asia.

Now in its sixth year, the West Tech Fest has successfully grown from a one day conference to a genuine multi-day festival that is a cornerstone event for the local innovation ecosystem.

The 2017 West Tech Fest will be held in numerous venues in Perth, including the Pan Pacific Hotel and the Perth Town Hall from 4 to 10 December 2017.

Project Description

The West Tech Fest is both the name of the umbrella week-long festival and the namesake, flagship day of the festival program. The day features a number of key note speeches and panel discussions with national and international leaders from the innovation sector and the final pitches for the finalists of the West Tech Fest Start-up Challenge (previously known as the OzAPP Awards).

The competition is open to companies within the Asia Pacific region, with companies competing for prizes including cash, credit with other technology companies such as Amazon Web Services and the chance to pitch at the Consumer Electronic Show (CES) in Las Vegas, the world's largest technology conference and trade show.

The festival program combines content on entrepreneurship, investment and technology with high level networking events bringing together business, education and community.

The event is targeted towards bringing US and interstate investors to Perth for the event and has been particularly successful in this aim in recent years. This year, the event organisers are specifically looking to create relationships with Asian VCs and to build stronger ties with the SE Asia investment ecosystem.

The festival program builds long term relationships with global and Australian industry thought-leaders and investors. Interstate and international attendees continue returning to Perth to attend the event for many years and have built solid relationships with Perth based

entrepreneurs. This provides local business and community members the opportunity to network, to learn best practice and to also pitch their businesses and products.

There is a growing awareness in Silicon Valley that the Asia Pacific region is a great source of innovation in the digital space and the West tech Fest and Awards provide a focal point for people to come and take a look for themselves.

The West Tech Fest boasts an international partnership group that actively networks in a desire to seek out and promote new technologies. Partners hail from Silicon Valley, all over Australia and throughout the Asia Pacific region.

The Festival's program is still in development, but events confirmed for the program so far include:

Tuesday 5th December

- Evening event organised by Startup WA, Morning Startups, Tech Board - and sponsored by east coast venture fund Aintree Ventures.
- Evening - Just Start It Student Pitching Gala.

Wednesday 6th December

- Morning - Innovation Roundtable at Curtin University, hosted by the VC with industry thought leaders and international guests.
- Afternoon - Blockchain Summit at the Pan Pacific Hotel (organised by WTF core team so possible to have full City of Perth participation and branding at this event).
- All Day - Just Startit Student Event at Perth Town Hall.

Thursday 7th December

- West Tech Fest Conference and Startup Challenge.
This is the key event in the week, comprising of the West Tech Fest conference, and start-up competition. This will be held at the Pan Pacific Hotel in Perth. This event has been held at the Perth Town Hall for the last three years. It has been opened in the past by Lord Mayor Lisa Scaffidi, US Ambassador to Australia John Berry and WA Senators Dean Smith and Linda Reynolds.

West Tech Fest Startup Challenge (Formerly Ozapp Awards)

Now in its sixth year, the West Tech Fest Start-up competition (previously OzAPP Awards) are APAC's leading awards seeking the region's best early stage startups with mobile, web and cloud app concepts. Initiated by Curtin University and global venture capitalist Bill Tai, the competition aims to foster dialogue and collaboration between innovators, researchers, investors and industry, and to further stimulate innovative business culture around Australia.

The West Tech Fest Start-up Challenge is open to all residents of the Asia Pacific region, both individuals and companies. The final judging is held in Perth, Western Australia each year as part of an intensive program featuring inspiring keynote speakers, interactive workshops, networking events, mentoring sessions, educational workshops and community events. The finalists will pitch their app concept to the audience and an international judging panel. Winners are awarded cash, in-kind resources and mentoring.

The Top 5 finalists are invited each year to pitch to leading VC's, tech judges and industry heavyweights from across the globe in Perth, Western Australia as part of the West Tech Fest.

Confirmed speakers for the events during the West Tech Fest include:

- Amanda Price - Head Of High Growth Ventures, KPMG;
- Andrea Gardiner – Founder, Jelix Ventures;
- Bill Tai - Co-Founder Mai Tai Global, West Tech Fest, Extreme Tech Challenge & Global VC;
- Chris Farquar – Founder, Plus 8 Technology Venture Capital; CEO, Icetana;
- Elisa McDonald - Investment Associate, Air Tree Ventures;
- Erick Miller - Founder & CEO, Coincircle; Founder, Hyperseed Ventures;
- Jack Quigley - Founder and Managing Director, Crowdfundup;
- Larry Lopez – Chairman, WTF Advisory Committee; Director Accelerating Commercialisation, Department of Industry, Innovation and Science;
- Michael Casey - Blockchain Pathfinder, Speaker, Author, Journalist, MIT Media Lab Advisor, Entrepreneur;
- Marcus Tan - CEO & Medical Director at Healthengine; Angel Investor; Professional Company Director;
- Paul Herz - Director at Facebook; and
- Rohan McDougall - Director IP Commercialisation, Curtin University.

The winners will be announced at the networking and Awards function to be held on the rear veranda at Council House at the conclusion of the event on Thursday 7 December.

Organisation Capacity

The applicants have demonstrated capacity to deliver this project, having successfully delivered the event since 2011. It has continued to grow in scale and reach over the years and has developed from a one-day event into a genuine multi-day festival.

The key staff are accomplished professionals with significant event and marketing experience.

The delivery team are supported by an Advisory Committee including representatives from the local, national and international innovation ecosystem.

Previous City of Perth Support (last five years)

Year	Amount	Type
2014	\$10,000	Cash
2015	\$36,000	Cash/in-kind
2016	\$50,000	Cash/in-kind
2017	\$50,000 (<i>requested</i>)	Cash/in-kind

Proposed sponsorship benefits

Sponsorship benefits for the City include:

- The Lord Mayor, or City representative, to present the introduction speech at an event (including provision of speech notes);
- Verbal recognition of the City of Perth's support and of Elected Members in attendance at events;
- Naming rights to a networking lunch or social event in the West Tech Fest program 2017 calendar;
- Recognition as host of the West Tech Fest networking function and Startup Challenge Awards ceremony to be held at Council House on Thursday 7 December;
- Naming rights to a Panel Discussion at the West Tech Fest;
- Premier Level branding on all event signage at events and venues for the West Tech Fest;
- Sponsor logo featured on display screens at the West Tech Fest event;
- Sponsor logo and link featured on the West Tech Fest Sponsors web page as Premier Sponsor;
- Sponsor logo featured on footer of every page on West Tech Fest website;
- Sponsor logo featured on all event print materials including posters, flyers, banners, event programs;
- One full page advertisement featured in the West Tech Fest program;
- Partnership is promoted throughout key networks;
- Five pull-up banners placed in prominent position at event site;
- Sponsor logo included throughout key presentation at the West Tech Fest;
- Sponsor logo included in post-event footage and presentations;
- Opportunity for sponsor to distribute promotional material and product samples at event;
- Access to key competition statistics such as location of all entrants, type of entrants and relevant experience of each startup;
- Dedicated media release and email newsletter announcing partnership; and
- Sponsor is profiled throughout the West Tech Fest event.

Event Participation

- Opportunity for one member to sit on the judging panel for the West Tech Fest Start-up Challenge;
- Opportunity for the City to access a key West Tech Fest speaker (of the City's choice) for a separate meeting or event; and
- Opportunity for one City representative to participate as a speaker in the West Tech Fest.

Additional Opportunities

- Exhibition Space provided to the City at the West Tech Fest;
- Opportunity to offer a branded prize to a Top 5 finalist of the West Tech Fest Awards program; and
- Networking opportunities throughout the week of activities and events.

Additionally, all partners will be required to adhere to partner agreement in regards to branding/sponsor acknowledgement and opportunity for City of Perth representative to give Welcome speech at key West Tech Fest events.

Sponsorship Assessment

The application was assessed by a three person assessment panel and the scoring has been averaged for each outcome.

General Criteria	Score (4)
Level of benefits provided to the City	3.33
Level of attendance to the event	3.33
Calibre of speakers and participants in the event	4
Level of opportunity for business networking and links to existing WA industry sectors	3.66
Level of anticipated economic benefit to the City	2.66
Extent to which the event positions Perth as a capital city and lifts the status, awareness or profile of Perth	3
Evidence of a robust business plan including other funding sources to ensure sustainability of the event	3.66

Strategic Plan and Economic Development Strategy	Score (4)
Extent to which the initiative reflects and adds value to the City's Economic Development Strategy outcomes	3
Extent to which the initiative reflects and adds value to the City's Strategic objectives and revenue	3

The assessment panel were very positive in their assessment of the event and its sponsorship application, believing that the event met a range of the City's economic development objectives, particularly as related to support for innovation, entrepreneurship and encouraging investment into Perth.

The panel recognised the unique position for the event as being held exclusively in Perth, promoting the city's burgeoning technology and innovation companies, creating ongoing relationships between international sector leaders and local founders and in strengthening linkages with tech investors and founders in South East Asia.

The event is clearly aligned with the City's economic development objectives in terms of investment attraction, showcasing local expertise, supporting the local innovation and technology ecosystem, building international connections and relationships, facilitating knowledge exchange and professional development opportunities and promoting Perth as a centre of regional significance within the Indian Ocean Rim.

Agenda
Item 13.9

Payments from Municipal and Trust Funds – August 2017

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 August 2017, be RECEIVED and recorded in the Minutes of the Council, the summary of which is as follows:

FUND	PAID
Municipal Fund	\$ 13,121,263.83
Trust Fund	\$ 4,514.30
TOTAL:	\$ 13,125,778.13

The Committee recommendation to the Council for this report was resolved by the Finance and Administration Committee at its meeting held on 19 September 2017.

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

FILE REFERENCE:	P1032265
REPORTING UNIT:	Finance
RESPONSIBLE DIRECTORATE:	Corporate Services
DATE:	1 September 2017
ATTACHMENT/S:	A detailed list of payments made under delegated authority for the month ended 31 August 2017 can be accessed by Elected Members via the Council Hub. Members of the public can access the list of payments on request.

Council Role:

- | | | |
|--------------------------|-------------|--|
| <input type="checkbox"/> | Advocacy | <i>When the Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.</i> |
| <input type="checkbox"/> | Executive | <i>The substantial direction setting and oversight role of the Council e.g. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.</i> |
| <input type="checkbox"/> | Legislative | <i>Includes adopting local laws, town planning schemes and policies</i> |

- ☐ **Quasi-Judicial** *When the Council determines an application/matter that directly affects a person's right and interests. The judicial character arises from the obligation to abide by the principles of natural justice. Examples of Quasi-Judicial authority include town planning applications, building licences, applications for other permits/licences (eg under Health Act, Dog Act or Local Laws) and other decisions that may be appealable to the State Administrative Tribunal.*
- ☒ **Information** *For the Council/Committee to note.*

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 Goal 7 An open and engaged city

Comments:

Payments for the month of August 2017 included the following significant items:

- \$437,975.04 to the Building and Construction Industry for the Building and Construction Training Levy for July 2017;
- \$322,330.97 to the Building Commission, Department Of Commerce for the Building Services Levy for July 2017; and
- \$287,365.39 to LGIS Liability for the first instalment of the City of Perth insurance renewal for 2017/18.

Agenda Item 13.10 Financial Statements and Financial Activity Statement for the Period Ended 31 August 2017

Recommendation:

That Council APPROVES the Financial Statements and the Financial Activity Statement for the period ended 31 August 2017 as detailed in Attachment 13.10A of this Report.

The Committee recommendation to the Council for this report was resolved by the Finance and Administration Committee at its meeting held on 19 September 2017.

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

FILE REFERENCE:	P1014149-25
REPORTING UNIT:	Finance
RESPONSIBLE DIRECTORATE:	Corporate Services
DATE:	8 September 2017
ATTACHMENT/S:	Attachment 13.10A – Financial Statements and Financial Activity Statement for the period ended 31 August 2017

Council Role:

- | | | |
|-------------------------------------|----------------|---|
| <input type="checkbox"/> | Advocacy | <i>When the Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.</i> |
| <input type="checkbox"/> | Executive | <i>The substantial direction setting and oversight role of the Council e.g. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.</i> |
| <input checked="" type="checkbox"/> | Legislative | <i>Includes adopting local laws, town planning schemes and policies</i> |
| <input type="checkbox"/> | Quasi-Judicial | <i>When the Council determines an application/matter that directly affects a person's right and interests. The judicial character arises from the obligation to abide by the principles of natural justice. Examples of Quasi-Judicial authority include town planning applications, building licences, applications for other permits/licences (e.g. under Health Act, Dog Act or Local Laws) and other decisions that may be appealable to the State Administrative Tribunal.</i> |
| <input type="checkbox"/> | Information | <i>For the Council/Committee to note.</i> |

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</i>
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**Integrated Planning and
Reporting Framework
Implications**

Strategic Community Plan
Goal 7 An open and engaged city

Financial Implications:

There are no direct financial implications arising from this report.

Details:

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

Comments:

The Financial Activity Statement commentary compares the actual results for the two month to 31 August 2017 with the original budget approved by Council on **28 June 2017**.

**FINANCIAL ACTIVITY STATEMENT FOR THE TWO MONTHS TO
31 AUGUST 2017**

REPORT OF VARIANCES TO BUDGET

This report compares the actual performance for the two months to 31 August 2017 to the 2017/18 Budget adopted by Council on 28 June 2017.

Operating Revenue

- Parking revenue year to date was \$12.5 million, which was \$356,000 above the budget. The variance mainly consisted of \$117,000 for Open Air Car Parks, \$51,000 for Kerbside Parking, \$196,000 for Undercover Car Parks and \$(9,000) for events.
- The variances for Open Air Car Parks were primarily for the following carparks: \$59,000 Point Fraser, \$96,000 Queens Gardens and \$13,000 for the Fire Station. The \$9 all day parking promotion at Queens Gardens resulted in increased patronage and revenue for the car park.
- Undercover Car Parks that performed better than the budget on a year to date basis were: Convention Centre \$149,000, Concert Hall \$66,000 and His Majesty \$45,000 and partly offset with lower than budget for Roe Street \$(35,000) and Pier Street \$(32,000).
- Fines and Costs were lower than the budget by \$(115,000) predominantly due to parking fines.
- Investment Income and Interest was \$293,000 above the budget. This is predominantly due to more Ratepayers opting to pay their Rates by installments; thus earning higher interest on installments revenue than anticipated at budget setting.
- Rental and Hire Charges were \$54,000 or 6.5% higher than the budget at the end of August, mainly due to higher than expected revenue earned from Reserve Hire Charges.
- Recurrent Grants were \$56,000 above budget with grants being received earlier than anticipated, being a timing variance only.
- Other income was \$581,000 above the budget. The variance mainly consists of Building Licence Fees \$152,000, Outdoor Eating Area Licence Fees of \$59,000 and Food Premises Inspection Fees of \$63,000.

Operating Expenditure

- Employee costs ended the month on \$12.3 million being \$191,000 below the year to date budget. Vacant positions throughout the City were the main reasons for this underspend.

**FINANCIAL ACTIVITY STATEMENT FOR THE TWO MONTHS TO
31 AUGUST 2017**

REPORT OF VARIANCES TO BUDGET

- Materials and Contracts were \$2.0 million below the budget. The main areas of underspend were: Advertising \$337,000 due to timing differences, Consultancy \$261,000 and Property Maintenance \$188,000.
- Utilities were lower than the budget by \$113,000 due to lower than budgeted power consumption.
- Depreciation and Amortisation was above budget by \$(21,000) or 0.4% at the end of August.
- Other Expenditure was below the budget by \$428,000. This is mainly due to less than anticipated spending on donations and sponsorships, and is expected to be a timing variance only. During August the City expensed \$285,000 for the Annual Perth Convention Bureau (PCB) Sponsorship. The PCB has been helping not-for-profit associations, corporations and agents bring their conferences and incentive groups to Western Australia for more than 40 years.

Investing Activities

- Capital expenditure was \$3.6 million lower than the budget to date. August capital spend was \$1.4 million, with the year to date spend being \$1.8 million or 3% of the adopted capital budget for 2017/18.

Financing Activities

- Transfers to Reserves were \$(1.8 million) below the budget. Utilisation of reserve funds were lower than expected, and can be linked to the lower than anticipated capitals spend.
- Transfers from Reserves were below budget by \$(1.8 million), mainly due to lower than anticipated year to date spend on capital projects.

Amounts sourced from Rates

- Rates revenue raised was \$646,000 or 0.7% above the budget. During August interim rates of \$341,000 was raised.

FINANCIAL ACTIVITY STATEMENT - for the period ended 31 August 2017

	Budget 2017/18 \$	Budget YTD 31-Aug-17 \$	Actual YTD 31-Aug-17 \$	Variance YTD 31-Aug-17 \$
Proceeds from Operating Activities				
Operating Revenue				
<i>Nature of Income</i>				
Parking Fees	71,807,578	12,191,486	12,547,080	355,594
Fines and Costs	9,113,255	1,612,725	1,497,314	(115,412)
Investment Income and Interest	4,619,401	725,246	1,018,232	292,986
Community Service Fees	1,509,400	249,350	231,620	(17,730)
Rubbish Collection	9,250,450	8,649,359	8,667,531	18,172
Rentals and Hire Charges	4,993,543	829,012	882,595	53,583
Recurrent Grants	1,985,738	104,815	160,551	55,736
Contributions, Donations and Reimbursements	421,783	66,464	56,176	(10,288)
Other Income	4,059,824	1,460,015	2,041,459	581,444
Distribution from TPRC	200,000	0	0	0
	107,960,972	25,888,472	27,102,557	1,214,085
Less: Operating Expenditure				
<i>Nature of Expenditure</i>				
Employee Costs	74,752,665	12,486,075	12,294,653	191,422
Materials and Contracts	50,713,391	7,627,119	5,639,794	1,987,326
Utilities	3,464,509	574,710	461,442	113,268
Insurance Expenditure	920,937	151,757	128,606	23,151
Depreciation and Amortisation	33,534,088	5,595,036	5,615,629	(20,593)
Interest Expenses	1,380,827	257,208	254,284	2,923
Expense Provisions	915,726	152,621	188,036	(35,415)
Loss on Disposal of Assets	1,664,126	4,552	0	4,552
Other Expenditure	25,791,159	4,606,226	4,178,569	427,657
	193,137,428	31,455,305	28,761,013	2,694,291
Add back Depreciation	(33,534,088)	(5,595,036)	(5,615,629)	20,593
(Loss) / Profit on Disposals	(1,664,126)	(4,552)	0	(4,552)
	157,939,213	25,855,716	23,145,384	2,710,332
Net Surplus/(Deficit) from Operations	(49,978,242)	32,756	3,957,173	3,924,417
Investing Activities				
Capital Grants	1,275,000	0	0	(0)
Capital Expenditure	(60,374,332)	(5,453,827)	(1,840,193)	3,613,634
Proceeds from Disposal of Assets/Investments	801,800	136,196	6,364	(129,832)
	(58,297,532)	(5,317,630)	(1,833,829)	3,483,801
Financing Activities				
Repayment of Borrowings	(6,423,186)	(1,077,473)	(1,077,473)	0
Transfers to Reserves	(33,929,087)	1,382,536	(410,480)	(1,793,016)
Transfer from Reserves	43,345,720	17,362,835	15,528,441	(1,834,394)
	2,993,447	17,667,897	14,040,487	(3,627,410)
Add: Opening Funds	20,769,460	20,769,460	35,104,931	14,335,471
Net Surplus/(Deficit) before Rates	(84,512,867)	33,152,483	51,268,761	18,116,278
Amount Sourced from Rates	89,256,330	89,544,572	90,190,873	646,303
Closing Funds	4,743,463	122,697,054	141,459,635	18,762,581
Net Cash on Hand				
Cash On Hand	5,928,176	10,638,160	13,704,241	3,066,081
Money Market Investments	89,850,328	167,450,030	173,510,509	6,060,479
Funds on Hand	95,778,504	178,088,190	187,214,750	9,126,560
Analysis of Funds on Hand				
Reserves	81,962,969	73,866,013	73,972,712	106,699
Provisions	12,753,523	12,768,196	9,989,971	(2,778,225)
General Funds	1,062,012	91,453,981	103,252,067	11,798,086
Funds on Hand	95,778,504	178,088,190	187,214,750	9,126,560

CITY OF PERTH

CURRENT POSITION AS AT THE END OF THE PERIOD 31 AUGUST 2017

	Budget 2017/18 \$	Budget YTD 31-Aug-17 \$	Actual YTD 31-Aug-17 \$	YTD Variance \$
Current Assets				
Cash and Cash Equivalents	5,928,176	10,638,160	13,704,241	3,066,081
Deposits and Prepayments	446,730	14,678,239	17,245,839	2,567,600
Money Market Investments - Municipal Funds	7,887,359	93,584,017	99,537,797	5,953,780
Money Market Investments - Restricted Funds	81,962,969	73,866,013	73,972,712	106,699
Trade and Other Receivables	10,710,035	46,262,292	45,337,046	(925,246)
Inventories	1,104,206	1,128,883	918,863	(210,020)
Total Current Assets	108,039,475	240,157,603	250,716,498	10,558,895
Current Liabilities				
Trade and Other Payables	20,677,575	32,404,371	34,908,557	2,504,186
Employee Entitlements	12,753,523	12,228,584	9,989,971	(2,238,613)
Provisions	655,467	539,612	375,594	(164,018)
Borrowings	7,487,847	7,487,847	7,172,862	(314,985)
Total Current Liabilities	41,574,412	52,660,414	52,446,984	(213,430)
Working Capital Position Brought Forward	66,465,063	187,497,190	198,269,514	10,772,324
Deduct Restricted Cash Holdings	(81,962,969)	(81,962,969)	(73,972,712)	7,990,257
Add Current Liabilities not expected to clear	12,753,523	9,989,971	9,989,971	0
Add Current Borrowings	7,487,847	7,172,862	7,172,862	0
Current Funds Position Brought Forward	4,743,464	122,697,054	141,459,635	18,762,581

EXPLANATORY NOTES – FINANCIAL ACTIVITY STATEMENT

BACKGROUND

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

PURPOSE

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

PRESENTATION

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

FORMAT

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



CITY of PERTH

CITY of PERTH

Financial Report

For the 2 months ended 31 August 2017

**CITY OF PERTH
MUNICIPAL**

**Statement of Comprehensive Income for the month ended 31 August 2017
(By Program)**

	<i>Note</i>	Budget 2017/2018	Revised Budget YTD	Actual YTD 31/08/2017	YTD Variance	
		\$	\$	\$	\$	%
OPERATING REVENUE						
General Purpose Funding Rates		90,264,232	89,712,555	90,881,521	1,168,966	1.3%
General Purpose Funding Other		5,049,952	640,509	744,429	103,920	16.2%
Law, Order, Public Safety		53,534	24,889	9,847	(15,042)	-60.4%
Health		788,100	731,833	875,545	143,712	19.6%
Education and Welfare		1,810,125	296,859	300,176	3,317	1.1%
Housing		1,078,000	179,667	144,055	(35,612)	-19.8%
Community Amenities		11,754,116	9,057,828	9,059,495	1,667	0.0%
Recreation and Culture		1,488,764	167,333	234,207	66,874	40.0%
Transport		83,229,274	14,186,366	14,386,691	200,325	1.4%
Economic Services		727,275	306,216	542,091	235,875	77.0%
Other Property and Services		773,930	128,988	115,375	(13,613)	-10.6%
Total Operating Income		197,017,302	115,433,043	117,293,432	1,860,389	1.6%
OPERATING EXPENDITURE						
Governance		7,904,924	1,212,520	1,244,959	(32,439)	-2.7%
General Purpose Funding		2,109,852	401,312	399,283	2,029	0.5%
Law, Order, Public Safety		5,674,719	924,581	925,409	(828)	-0.1%
Health		1,744,520	304,896	220,420	84,476	27.7%
Education and Welfare		3,738,514	602,792	594,862	7,930	1.3%
Housing		636,116	106,019	92,887	13,132	12.4%
Community Amenities		30,761,301	5,090,094	4,066,536	1,023,558	20.1%
Recreation and Culture		31,838,820	5,006,884	4,590,612	416,272	8.3%
Transport		81,611,822	13,253,128	12,847,952	405,176	3.1%
Economic Services		16,435,044	3,166,564	2,478,878	687,686	21.7%
Other Property and Services		9,017,671	1,381,963	1,299,215	82,748	6.0%
Total Operating Expenditure		191,473,303	31,450,752	28,761,013	2,689,739	8.6%
NET FROM OPERATIONS		5,543,999	83,982,291	88,532,419	4,550,128	5.4%
GRANTS/CONTRIBUTIONS						
For the Development of Assets						
- General Purpose Funding		100,000	16,667	-	(16,667)	-100.0%
- Law, Order, Public Safety		-	-	40,000	40,000	0.0%
- Recreation and Culture		150,000	25,000	-	-	0.0%
- Transport		1,025,000	104,167	436,687	332,520	319.2%
Total Grants/Contributions		1,275,000	145,833	476,687	330,854	226.9%
DISPOSAL/WRITE OFF OF ASSETS						
Gain/(Loss) on Disposal of Assets	2	(1,664,126)	(4,552)	-	4,552	-100.0%
Change in net assets resulting from operations before significant items		5,154,873	84,123,572	89,009,106	4,885,534	5.8%
SIGNIFICANT ITEMS						
Distribution from TPRC		200,000	-	-	-	0.0%
Change in net assets resulting from operations after significant items		5,354,873	84,123,572	89,009,106	4,885,534	5.8%

**CITY OF PERTH
MUNICIPAL**

**Statement of Comprehensive Income for the month ended 31 August 2017
(By Nature)**

	Note	Budget 2017/2018	Revised Budget YTD	Actual YTD 31/08/2017	YTD Variance	
OPERATING REVENUE		\$	\$	\$	\$	%
Rates		89,256,330	89,544,572	90,190,873	646,301	0.7%
Grants and Contributions for Non Capital Purposes		1,785,738	104,815	160,551	55,736	53.2%
Donations and Reimbursements		421,783	66,464	56,176	(10,288)	-15.5%
Fees and Charges		99,524,414	24,759,747	25,582,890	823,143	3.3%
Interest and Investment Income		4,619,401	725,246	1,018,232	292,986	40.4%
Other Revenue		1,409,636	232,200	284,710	52,510	22.6%
Total Revenue from Operating Activities		197,017,302	115,433,043	117,293,432	1,860,389	1.6%
OPERATING EXPENDITURE						
Employee Costs		74,752,665	12,486,075	12,294,653	191,422	1.5%
Materials and Contracts		50,713,391	7,627,119	5,639,794	1,987,325	26.1%
Utilities		3,464,509	574,710	461,442	113,268	19.7%
Depreciation and Amortisation		33,534,089	5,595,036	5,615,629	(20,593)	-0.4%
Interest		1,380,827	257,208	254,284	2,924	1.1%
Insurance		920,937	151,757	128,606	23,151	15.3%
Expenses Provision		915,726	152,621	188,036	(35,415)	-23.2%
Other Expenses from Ordinary Activities		25,791,159	4,606,226	4,178,569	427,657	9.3%
Total Expenses from Ordinary Activities		191,473,303	31,450,752	28,761,013	2,689,740	8.6%
Change in Net Assets from Ordinary Activities before Capital Amounts		5,543,999	83,982,290	88,532,419	4,550,129	5.4%
GRANTS/CONTRIBUTIONS						
Grants and Contributions- Capital		1,275,000	145,833	476,687	330,854	226.9%
NET OPERATING SURPLUS		6,818,999	84,128,124	89,009,106	4,880,983	5.8%
DISPOSAL/WRITE OFF OF ASSETS	2	(1,664,126)	(4,552)	-	4,552	-100.0%
SIGNIFICANT ITEMS						
Distribution from TPRC		200,000	-	-	-	0.0%
Change in net assets resulting from operations after capital amounts and significant items		5,354,873	84,123,572	89,009,106	4,885,536	5.8%

**CITY OF PERTH
MUNICIPAL**

Statement of Financial Position as at 31 August 2017

	Note	31/08/2017	30/06/2017
CURRENT ASSETS		\$	\$
Cash and Cash Equivalents	11	13,704,241	16,126,137
Deposits/Prepayments	4	17,245,839	1,835,306
Investments	3, 11	173,510,509	112,454,335
Trade and Other Receivables	5	16,209,522	10,860,663
Rates Receivable	1	29,127,524	323,913
Inventories		918,863	916,701
TOTAL CURRENT ASSETS		250,716,498	142,517,055
NON CURRENT ASSETS			
Investments	3	6,356,501	6,362,865
Trade and Other Receivables	5	53,853	46,356
Property, Plant and Equipment	8	715,026,487	718,109,139
Infrastructure	8	472,162,751	474,695,728
Capital Work in Progress	8	36,483,598	34,539,598
TOTAL NON CURRENT ASSETS		1,230,083,190	1,233,753,686
TOTAL ASSETS		1,480,799,688	1,376,270,741
CURRENT LIABILITIES			
Trade and Other Payables	6	34,908,557	18,781,970
Employee Benefits	7	9,989,971	9,880,062
Provisions	7	375,594	79,744
Loan Liability	9	7,172,862	6,423,187
TOTAL CURRENT LIABILITIES		52,446,984	35,164,963
NON CURRENT LIABILITIES			
Employee Benefits	7	1,655,504	1,655,504
Provisions	7	4,714,277	4,649,307
Loan Liability	9	21,304,594	23,131,742
TOTAL NON CURRENT LIABILITIES		27,674,375	29,436,553
TOTAL LIABILITIES		80,121,359	64,601,516
NET ASSETS		\$1,400,678,330	\$1,311,669,225
EQUITY			
Accumulated Surplus		737,297,517	630,815,151
Asset Revaluation Reserve	10	586,865,914	586,865,914
Reserves	10	76,514,899	93,988,160
TOTAL EQUITY		\$1,400,678,330	\$1,311,669,225

**CITY OF PERTH
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Statement of Changes in Equity for the 2 months ended 31 August 2017

	Accumulated Surplus	Asset Revaluation Reserve	Cash Backed Reserves	Total Equity
	\$	\$	\$	\$
Balance at 1 July 2016	623,860,830	560,035,698	88,228,247	1,272,124,775
Change in net assets resulting from operations	39,544,451	-	-	39,544,451
Transfer to Cash Backed Reserves	(26,876,714)	-	26,876,714	-
Transfers to Asset Revaluation Reserve	(26,896,899)	26,896,899	-	-
Transfers from Asset Revaluation Reserve	66,683	(66,683)	-	-
Transfer from Cash Backed Reserves	21,116,810	-	(21,116,810)	-
Balance at 30 June 2017	\$630,815,160	\$586,865,914	\$93,988,151	\$1,311,669,225
	\$	\$	\$	\$
Balance at 1 July 2017	630,815,160	586,865,914	93,988,151	1,311,669,224
Change in net assets resulting from operations	89,009,106	-	-	89,009,105
Transfer to Cash Backed Reserves	(410,480)	-	410,480	-
Transfers to Asset Revaluation Reserve	-	-	-	-
Transfers from Asset Revaluation Reserve	-	-	-	-
Transfer from Cash Backed Reserves	17,883,732	-	(17,883,732)	-
Balance at the end of the reporting period	\$737,297,516	\$586,865,914	\$76,514,899	\$1,400,678,330

**CITY OF PERTH
MUNICIPAL**

Statement of Cash Flows for the 2 months ended 31 August 2017

	Note	Budget 2017/2018	YTD Actual 31/08/2017	YTD Variation	
		\$	\$	\$	%
<i>Cash Flows from Operating Activities</i>					
Receipts					
Rates		89,228,696	55,359,287	(33,869,409)	-38.0%
Fees and Charges		99,465,787	26,062,674	(73,403,113)	-73.8%
Interest		4,619,401	1,072,229	(3,547,172)	-76.8%
Other		1,209,636	318,912	(890,724)	-73.6%
		194,523,520	82,813,102	(111,710,418)	-57.4%
Payments					
Employee Costs		(73,748,183)	(11,223,949)	62,524,234	84.8%
Materials and Contracts		(49,982,742)	(5,615,672)	44,367,070	88.8%
Interest		(1,380,827)	(195,428)	1,185,399	85.8%
Other		(31,092,331)	(4,891,683)	26,200,648	84.3%
		(156,204,083)	(21,926,732)	134,277,351	86.0%
Net Cash Flows from Operating Activities	12	38,319,437	60,886,370	22,566,934	-58.9%
<i>Cash Flows from Investing Activities</i>					
Receipts					
Distribution from TPRC		200,000	-	(200,000)	-100.0%
Proceeds from Disposal of Assets		801,800	-	(801,800)	-100.0%
Payments					
Purchase Land and Buildings		(11,652,500)	-	11,652,500	-100.0%
Purchase Infrastructure Assets		(20,986,426)	-	20,986,426	-100.0%
Purchase Plant and Mobile Equipment		(15,100,443)	-	15,100,443	100.0%
Purchase Office Furniture and Equipment		(12,634,963)	-	12,634,963	-100.0%
Work in Progress		-	(1,840,193)	(1,840,193)	0.0%
Purchase of Investments (Non Current)		-	-	-	
		(60,374,332)	(1,840,193)	58,534,139	97.0%
Net Cash Flows from Investing Activities		(59,372,532)	(1,833,829)	57,538,703	96.9%
<i>Cash Flows from Financing Activities</i>					
Repayment of Borrowings		(6,423,186)	(1,077,473)	5,345,712	83.2%
		(6,423,186)	(1,077,473)	5,345,712	83.2%
<i>Cash Flows from Government and Other Parties</i>					
Receipts from Appropriations/Grants					
Recurrent		2,596,843	182,525	(2,414,318)	-93.0%
Capital		1,275,000	476,687	(798,313)	-62.6%
		3,871,843	659,212	(3,212,631)	-83.0%
Net Increase (Decrease) in Cash Held		(23,604,437)	58,634,280	82,238,717	-348.4%
Cash at 1 July 2017		119,829,671	128,580,472	8,750,801	7.3%
Cash at 31 August 2017	11	96,225,234	187,214,750	90,989,516	94.6%

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Notes to the Balance Sheet for the 2 months ended 31 August 2017

1 Rates Receivable

	Actual YTD 31/08/2017	2016/17 YTD 31/08/2016
	\$	\$
Outstanding Amount at 30 June 2017	323,913	190,816
Rates Levied for the Year	90,101,731	87,790,985
Late Payment Penalties	25,348	34,650
Ex Gratia Rates	7,377	17,741
Rates Administration Fee	308,574	285,011
Back Rates	81,765	72,849
Bins Levy	959,010	902,909
	92,159,438	89,659,853
Amount Received during the Period	63,031,914	57,530,734
Outstanding Amount at 31 August 2017	\$29,127,524	\$32,129,119

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

	Annual Budget	Actual YTD 31/08/2017
Infrastructure		
Proceeds on Disposal	-	-
Less: Carrying amount of assets written off	1,786,615	-
(Loss) on Write Off	(1,786,615)	-
Plant and Mobile Equipment		
Proceeds on Disposal	801,800	-
Less: Carrying amount of assets sold/written off	679,311	-
Profit on Disposal/Write Off	122,489	-
Gain/(Loss) on Disposal/Write off of Assets	(\$1,664,126)	\$ -

3 Investments

Current	31/08/2017	30/06/2017
Short Term Cash Investments *	\$	\$
Call Funds	7,261,517	6,237,197
Bank/Term Deposits	161,500,000	101,500,000
Managed Funds	4,748,992	4,717,138
Total Current Investments	\$173,510,509	\$112,454,335

* Short Term Cash Investments as stated in Note 11.

Non Current Investments	31/08/2017	30/06/2017
	\$	\$
Mortgage Backed Securities (MBS)	2,542,187	2,589,685
	2,542,187	2,589,685
Equity in Local Government House	10,000	10,000
Equity in Mindarie Regional Council	444,132	444,132
Equity in Tamala Park Regional Council	3,360,182	3,319,048
	\$6,356,501	\$6,362,865

MUNICIPAL**Notes to the Balance Sheet for the 2 months ended 31 August 2017****4 Deposits/Prepayments**

	31/08/2017	30/06/2017
	\$	\$
Prepaid Parking Bay Licence Fees	14,734,021	111,877
Other	2,082,414	1,723,429
	\$17,245,839	\$1,835,306

5 Trade And Other Receivables

	31/08/2017	30/06/2017
Current	\$	\$
Emergency Services Levy (ESL)	7,016,393	79,576
Accrued Interest and Investment Income	651,520	705,517
Accrued Income	1,665,285	3,173,250
Modified Penalties/Fines and Costs	8,204,684	7,859,984
Debtors - General		
Australian Taxation Office - GST Refundable	-	279,197
Works and Services	12,800	24,737
Other Debtors	2,151,763	2,093,487
	19,702,445	14,215,748
Less: Provision for Doubtful Debts	(3,492,923)	(3,355,085)
	\$16,209,522	\$10,860,663
Non Current		
Pensioners' Rates Deferred	53,853	46,356
	\$53,853	\$46,356

6 Trade And Other Payables

	31/08/2017	30/06/2017
Current	\$	\$
Trade Creditors	2,646,113	11,749,668
Emergency Services Levy	22,379,539	-
Interest Payable on Loans	215,303	156,447
Accrued Expenses - Operating	5,324,528	3,768,545
Accrued Expenses - Capital	344,199	240,392
Advances Received for Recoverable Works	98,682	85,300
Income Received / Raised in Advance	621,482	730,949
Australian Taxation Office - GST Payable	132,655	-
Other Creditors	3,146,056	2,050,669
	\$34,908,557	\$18,781,970

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Notes to the Balance Sheet for the 2 months ended 31 August 2017

7 Employee Benefits

	31/08/2017	30/06/2017
Current	\$	\$
Leave Entitlements		
Annual Leave	4,404,156	4,287,802
Self Funded Leave	173,844	155,262
Long Service Leave	5,292,521	5,313,597
Recognition of Employees- Presentations	119,450	123,401
	\$9,989,971	\$9,880,062
Non Current		
Annual Leave	383,359	383,359
Long Service Leave	1,272,145	1,272,145
	\$1,655,504	\$1,655,504

Provisions

	31/08/2017	30/06/2017
Current	\$	\$
Workers Compensation	375,594	79,744
	\$375,594	\$79,744
Non Current		
Provision for Equipment Replacement PCEC	4,714,277	4,649,307
	\$4,714,277	\$4,649,307

8 Property, Plant and Equipment and Work in Progress

	31/08/2017	30/06/2017
	\$	\$
Land and Air Rights - at cost/fair value	406,954,192	406,954,193
Less: Accumulated Depreciation	(3,791,322)	(3,698,457)
	403,162,870	403,255,736
Buildings - at fair value	385,210,897	385,210,898
Less: Accumulated Depreciation	(163,180,093)	(161,825,318)
	222,030,804	223,385,580
Improvements - at fair value	52,478,227	52,478,228
Less: Accumulated Depreciation	(7,929,550)	(7,562,030)
	44,548,677	44,916,198
Infrastructure Assets - at cost/fair value	756,201,851	756,201,852
Less: Accumulated Depreciation	(284,039,100)	(281,506,123)
	472,162,751	474,695,729
Plant and Mobile Equipment - at cost/fair value	48,864,558	48,864,558
Less: Accumulated Depreciation	(31,909,442)	(31,180,569)
	16,955,116	17,683,989
Office Furniture and Equipment - at cost/fair value	46,213,438	46,213,438
Less: Accumulated Depreciation	(18,679,689)	(18,141,070)
	27,533,749	28,072,368
Agricultural - at cost	795,271	795,271
Less: Accumulated Depreciation	-	-
	795,271	795,271
Property, Plant and Equipment	1,187,189,238	1,192,804,871
Work in Progress - at cost	36,483,598	34,539,598
	36,483,598	34,539,598
Total Property, Plant and Equipment and Work in Progress	\$1,223,672,836	\$1,227,344,465

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Notes to the Balance Sheet for the 2 months ended 31 August 2017

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

	Balance 30/06/2017	Acquisitions Actual YTD 31/08/2017	Transfers Actual YTD 31/08/2017	Disposals/ Write off/ Actual YTD 31/08/2017	Revaluation Actual YTD 31/08/2017	Balance 31/08/2017
	\$	\$	\$	\$		\$
Land and Air Rights	406,954,193	-	-	-	-	406,954,193
Buildings	385,210,898	-	-	-	-	385,210,898
Improvements	52,478,228	-	-	-	-	52,478,228
Infrastructure Assets	756,201,852	-	-	-	-	756,201,852
Plant and Mobile Equipment	48,864,558	-	-	-	-	48,864,558
Office Furniture and Equipment	46,213,438	-	-	-	-	46,213,438
Agricultural	795,271	-	-	-	-	795,271
Work in Progress	34,539,598	1,944,000	-	-	-	36,483,598
	\$1,731,258,036	\$1,944,000	-	-	-	\$1,733,202,036

9 Loan Liability

	31/08/2017	30/06/2017
Current	\$	\$
Loans - Western Australian Treasury Corporation	7,172,862	6,423,187
Non Current		
Loans - Western Australian Treasury Corporation	21,304,594	23,131,742

10 Reserve Funds

Purpose of Reserve Fund	Balance 30/06/2017	Transfer from Accumulated Surplus	Transfer to Accumulated Surplus	Balance 31/08/2017
	\$	\$	\$	\$
Refuse Disposal and Treatment	3,638,247	17,493	(1,378)	3,654,362
Concert Hall - Refurbishment and Maint.	6,431,853	30,903	(2,580)	6,460,176
Asset Enhancement	28,849,417	137,882	(232,428)	28,754,871
Street Furniture Replacement	420,867	2,024	-	422,891
Parking Levy	18,466,786	5,389	(17,543,470)	928,705
Art Acquisition	399,512	1,854	(14,177)	387,189
Heritage Incentive	628,770	3,024	-	631,794
Parking Facilities Development	22,349,972	107,730	(89,699)	22,368,003
Employee Entitlements	1,823,030	8,767	-	1,831,797
David Jones Bridge	314,683	1,513	-	316,196
Bonus Plot Ratio	634,651	3,052	-	637,703
PCEC Fixed Plant Replacement	4,649,307	64,970	-	4,714,277
Enterprise and Initiative	4,974,072	23,921	-	4,997,993
Public Art	406,993	1,958	-	408,951
	93,988,161	410,480	(17,883,732)	76,514,908
* Asset Revaluation	586,865,914	-	-	586,865,914
	\$680,854,074	\$410,480	(\$17,883,732)	\$663,380,822

* 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

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Notes to the Balance Sheet for the 2 months ended 31 August 2017

11 Cash Reconciliation

	31/08/2017	30/06/2017
	\$	\$
Cash and Cash Equivalents	13,704,241	16,126,137
Short Term Cash Investments	173,510,509	112,454,335
	\$187,214,750	\$128,580,472

12 Reconciliation of Net Cash Provided By Operating Activities to Operating Surplus

	31/08/2017	30/06/2017
	\$	\$
Change in Net Assets Resulting from Operations	89,009,106	12,827,850
Adjustment for items not involving the movement of Funds:		
Depreciation	5,615,629	33,309,060
Doubtful Debts	137,838	(68,695)
Non Capitalised Work in Progress	-	1,126,063
(Gain)/Loss on Disposal/Write off/Contribution of Assets	-	2,398,595
	94,762,573	49,592,873
Revenues Provided By :		
Government Grants	(659,212)	(4,700,790)
Contribution from Other Parties	-	-
	(659,212)	(4,700,790)
Change in Operating Assets and Liabilities		
Add Back		
Decrease in Inventories	-	99,522
Decrease in Accrued Interest and Dividend Income	53,997	-
Decrease in Trade and Other Receivables	-	993,815
Decrease in Accrued Income	1,507,965	-
Increase in Accrued Interest Payable	58,856	-
Increase in Accrued Expenses	1,555,983	1,475,439
Increase in Provisions	470,729	-
Increase in Trade and Other Payables	14,504,026	1,378,823
Deduct		
Decrease in Income Received /Raised in Advance	(96,085)	(232,416)
Decrease in Accrued Interest Payable	-	(43,401)
Increases in Deferred Debtors	(7,497)	(13,922)
Decrease in Provisions	-	(1,198,570)
Increase in Inventories	(2,162)	-
Increase in Trade and Other Receivables	(35,852,270)	-
Increase in Prepayments	(15,410,533)	(588,323)
Increase in Accrued Income	-	(1,727,573)
Increase in Accrued Interest and Investment Income	-	(168,848)
	(33,216,993)	(25,454)
Net Cash Provided by Operating Activities	\$60,886,371	\$44,866,629

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Notes to the Balance Sheet for the 2 months ended 31 August 2017

13 Ratios

	31/08/2017	30/06/2017
1 Current Ratio		
<u>Current Assets minus Restricted Assets</u>		
<u>Current Liabilities minus Liabilities</u>	3.37	1.45
associated with Restricted Assets		
2 Debt Ratio		
<u>Total Liabilities</u>		
Total Assets	5.41%	4.69%
3 Debt Service Ratio		
<u>Debt Service Cost</u>		
Available Operating Revenue	1.13%	4.25%
4 Rate Coverage Ratio		
<u>Net Rate Revenue</u>		
Operating Revenue	77.48%	44.36%
5 Outstanding Rates Ratio		
<u>Rates Outstanding</u>		
Rates Collectable	31.61%	0.36%
6 Untied Cash to Unpaid Creditors Ratio		
<u>Untied Cash</u>		
Unpaid Trade Creditors	42.80	3.16
7 Gross Debt to Revenue Ratio		
<u>Gross Debt</u>		
Total Revenue	24.28%	14.70%
8 Gross Debt to Economically Realisable Assets Ratio		
<u>Gross Debt</u>		
Economically Realisable Assets	2.82%	3.28%

Restricted Assets includes reserve funds and tied contributions not utilised at 31.08.2017

**Agenda
Item 13.11**

Tender 017-17/18 Camera Supply And install – CCTV Network

Recommendation:

That Council ACCEPTS the most suitable tender, being that submitted by Data Line Visual Link Pty Ltd for Camera Supply and Install – CCTV Network (Tender 017-17/18) for a fixed sum of \$677,982.21.

The Committee recommendation to the Council for this report was resolved by the Finance and Administration Committee at its meeting held on 19 September 2017.

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

FILE REFERENCE:	P1034605
REPORTING UNIT:	Community, Amenity and Safety
RESPONSIBLE DIRECTORATE:	Community and Commercial Services
DATE:	28/08/2017
ATTACHMENT/S:	Confidential Attachment 13.11A – Qualitative Selection Criteria Evaluation Matrix Confidential Attachment 13.11B – Price Schedule (Confidential Attachments distributed to Elected Members under separate cover)

Council Role:

- | | | |
|-------------------------------------|----------------|---|
| <input type="checkbox"/> | Advocacy | <i>When the Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.</i> |
| <input checked="" type="checkbox"/> | Executive | <i>The substantial direction setting and oversight role of the Council e.g. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.</i> |
| <input type="checkbox"/> | Legislative | <i>Includes adopting local laws, town planning schemes and policies</i> |
| <input type="checkbox"/> | Quasi-Judicial | <i>When the Council determines an application/matter that directly affects a person's right and interests. The judicial character arises from the obligation to abide by the principles of natural justice. Examples of Quasi-Judicial authority include town planning applications, building licences, applications for other permits/licences (e.g. under Health Act, Dog Act or Local Laws) and other decisions that may be appealable to the State Administrative Tribunal.</i> |
| <input type="checkbox"/> | Information | <i>For the Council/Committee to note.</i> |

Legislation / Strategic Plan / Policy:

Legislation	Part 4 of the <i>Local Government (Functions and General) Regulations</i>
Integrated Planning and Reporting Framework Implications	Strategic Community Plan Goal 2 An exceptionally well designed, functional and accessible city
Policy	9.7 - Purchasing

Purpose and Background:

The City of Perth city wide CCTV surveillance system plays a crucial role in the observation and management of activities occurring within and adjacent to the areas provided with camera coverage. It is imperative that the existing CCTV system (and associated equipment and devices) remain up-to-date and operational at all times.

The scope of work for this contract comprises of replacing analogue cameras and cabling with high end digital cameras and fibre. This contract will increase the resolution and viewing capabilities of the CCTV system and enable analytic programs to be used to assist in early detection and prevention of antisocial behaviour.

Details:

Advertisements requesting Tender Submissions for the Camera Supply and Install - CCTV Network contract were lodged on Wednesday, 19 July 2017 with an advertised closing date set at 5.00pm on Thursday, 17 August 2017. Five responses were submitted and duly processed for compliance and Qualitative Assessment against Selection Criteria.

Qualitative Assessments:

- 1. Supply a Gantt chart outlining the various stages of the project, the steps within each stage and the milestones for each stage.** Provision of a Gantt chart is essential to demonstrate the ability to complete the works by the due date and to integrate installation interruptions with surveillance operations.
 - **Data Link Visual Pty Ltd (DVL)** provided a detailed chart clearly outlining each stage and milestone of the process including locations, work required and start and finish projections and allowances for programming and acceptance testing.
 - **CSE Transtel** supplied a Gantt chart with stages and milestones identified, but the information provided lacked detail.
 - **Edge Security Professionals Pty Ltd** supplied a Gantt chart outlining individual camera placements but did not supply specific milestones or provide sufficient information on time lines.
 - **Intervid – Powerstart Nominees Pty Ltd** supplied a Gantt chart but provided insufficient information on time lines and milestones.

- **Total Security Systems Pty Ltd** did not provide a Gantt chart and were not rated in this section.

2. Experience with installation of CCTV cameras, network switches and fibre into an existing CCTV system. Experience with this type of installation is critical to avoid any delay in completion and deliver a high quality product without compromising the profile and surveillance operation provided by the City of Perth.

- **DVL** provided a comprehensive response outlining significant experience relevant to installation works into existing systems and detailed specific experience with the current City of Perth system.
- **CSE Transtel** detailed significant experience in the telecommunications field and some experience in CCTV new installs but did not provide sufficient information relating to experience and installation in relation to dovetailing into existing CCTV systems.
- **Intervid** listed projects claimed to be of a similar nature including 3 previous projects with the City of Perth but provided insufficient supporting detail.
- **Edge Security** identified one project involving a prison upgrade and mentioned two other internal projects that probably involved upgrades from analogue to digital but provided no supporting information.
- **Total Security** listed three projects completed but provided no supporting information regarding the nature of work involved or experience with installation into an existing system.

3. Describe the methodology for installation and design of the project. The response should demonstrate an understanding of what is required to meet the scope of works and highlight reservations or impediments that may prevent the completion of the tender by the due date.

- **DVL** presented a comprehensive response clearly demonstrating their methodology and understanding of what is required to achieve the desired outcome on this project. They have identified potential issues such as camera downtime and operational impacts and made allowances to mitigate them.
- **Intervid** outlined a strong methodology with good information on preparation, installation and step by step information from start to work completion.
- **Total Security** demonstrated a sound methodology providing information on risk assessment, mobilisation of staff and the production of an operational and maintenance manual.
- **CSE Transtel** demonstrated a sound methodology presenting clear pre-planning, development and execution but supporting details lacked sufficient detail.
- **Edge Security** provided a brief outline of their methodology but the information provided was basic and lacked detail.

4. Documentation showing the experience and qualifications of the personnel working on the project. Documents will be supplied for all personnel associated with the project outlining any qualifications, licences and experience. This provides assurance on security and ability of personnel not allowing the system or operations to be compromised.

- **Total Security** provided detailed documentation on staff earmarked to complete the project outlining relevant experience and including relevant certificates of qualifications.
- **DVL** provided substantial and detailed information regarding personnel, relevant experience and qualifications.
- **Edge Security** provided a detailed list of employees earmarked to complete the works complete with relevant qualifications and experience.
- **Intervid** provided brief details on four staff members holding basic qualifications.
- **CSE Transtel** provided insufficient information simply presenting an organisational chart and a generic list of qualifications which lacked detail.

Financial Implications:

ACCOUNT NO:	CW2181
BUDGET ITEM:	CCTV Migration
BUDGETED AMOUNT:	\$750,000
AMOUNT SPENT TO DATE:	\$Nil
PROPOSED COST:	\$677,982
BALANCE REMAINING:	\$ 72,018
ANNUAL MAINTENANCE:	\$ 78,125
ESTIMATED WHOLE OF LIFE COST:	\$234,375

All figures quoted in this report are exclusive of GST.

Comments:

When evaluating the tender responses, the panel took into consideration the responses to the selection criteria, with reference to pricing, although the CSE submission was considerably lower, their submission was outscored by two others. A particular concern was failure to submit the names, qualifications and experience of persons involved with the project.

Dataline Visual Link (DVL) demonstrated a greater understanding of service provision in line with the scope of the tender. The DVL submission provided greater assurances of quality and delivery of a value for money end product. DVL's comprehensive response, methodology and timelines demonstrate significant experience specific to the current City of Perth CCTV system and operations.

**CONFIDENTIAL ATTACHMENTS 13.11A – 13.11B
ITEM 13.11 – TENDER 017-17/18 CAMERA SUPPLY AND INSTALL –
CCTV NETWORK**

FOR THE FOR THE ORDINARY COUNCIL MEETING

26 SEPTEMBER 2017

DISTRIBUTED TO ELECTED MEMBERS UNDER SEPARATE COVER

Agenda **Tender 010-17/18 – Manufacture and Delivery of Various**
Item 13.12 **Exposed Aggregate Slabs**

Recommendation:

That Council ACCEPTS the most suitable tender, being that submitted by Urbanstone Pty Ltd, for the manufacture and delivery of various exposed aggregate slabs for a period of three years commencing 15 October 2017 with the option to extend for a further two years in accordance with Confidential Attachment 13.12A - Tender 010-17/18 Schedule of Rates for the first year with each subsequent year increase based upon the Consumer Price Index for the preceding year.

The Committee recommendation to the Council for this report was resolved by the Finance and Administration Committee at its meeting held on 19 September 2017.

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

FILE REFERENCE:	P1034595
REPORTING UNIT:	Street Presentation and Maintenance
RESPONSIBLE DIRECTORATE:	Construction and Maintenance
DATE:	5 September 2017
ATTACHMENT/S:	Confidential Attachment 13.12A – Tender 010-17/18 Schedule of Rates Confidential Attachment 13.12B – Evaluation Matrix (Confidential Attachments distributed to Elected Members under separate cover)

Council Role:

- | | | |
|-------------------------------------|----------------|---|
| <input type="checkbox"/> | Advocacy | <i>When the Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.</i> |
| <input checked="" type="checkbox"/> | Executive | <i>The substantial direction setting and oversight role of the Council e.g. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.</i> |
| <input type="checkbox"/> | Legislative | <i>Includes adopting local laws, town planning schemes and policies</i> |
| <input type="checkbox"/> | Quasi-Judicial | <i>When the Council determines an application/matter that directly affects a person's right and interests. The judicial character arises from the obligation to abide by the principles of natural justice. Examples of Quasi-Judicial authority include town planning applications, building licences, applications for other permits/licences (eg under Health Act, Dog Act or Local Laws) and other decisions that may be appealable to the State Administrative Tribunal.</i> |
| <input type="checkbox"/> | Information | <i>For the Council/Committee to note.</i> |

Legislation / Strategic Plan / Policy:**Legislation**

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

Integrated Planning and Strategic Community Plan**Reporting
Implications****Framework**

- Goal 1 A city for people
- Goal 2 An exceptionally well designed, functional and accessible city
- Goal 5 A prosperous city
- Goal 8 A city that delivers for its community

Policy

Policy No and Name: 9.7 – Purchasing Policy

Purpose and Background:

Tender 010-17/18 – Manufacture and Delivery of Various Exposed Aggregate Slabs was advertised in the West Australian on Wednesday, 15 July 2017. Tenders closed at 2.00pm on Tuesday, 8 August 2017, with the following tenders received:

- Urbanstone Pty Ltd

The tender specifications called for both coloured and standard 'City Grey' paving blocks and pit cover lids. 'City Grey' items are used throughout the City to match the standard paving slab, while coloured items are used in streetscape enhancement projects within specific precincts

Details:

At close of tenders, one submission was received. Due to the specialised nature of the slabs required, it was not unexpected to receive a limited number of submissions.

Tenderers were required to address the selection criteria in the specification in detail to demonstrate both their experience and ability to provide the required services and to submit a Form of Tender that included a Schedule of Rates.

The selection criteria were:

- Experience;
- Quality control procedures;
- Support resources – Staff;
- Support resources – Equipment;
- Programme of Works; and
- Schedule of Rates.

The single submission from Urbanstone Pty Ltd addressed most criteria, particularly in respect to experience within the precast concrete industry. The City has dealt successfully

with this company on previous occasions and is the City's contracted supplier for the standard 'City Grey' 400 x 400mm exposed aggregate paving slab.

Financial Implications:

ACCOUNT NO:	Various Capital Accounts
BUDGET ITEM:	Footpath Replacement Program
BUDGETED AMOUNT:	\$1,039,160
AMOUNT SPENT TO DATE:	\$ 0
PROPOSED COST:	\$ 60,000
BALANCE REMAINING:	\$ 979,160
ANNUAL MAINTENANCE:	NA
ESTIMATED WHOLE OF LIFE COST:	NA

ACCOUNT NO:	Various Operational Accounts
BUDGET ITEM:	Footpath Maintenance
BUDGETED AMOUNT:	\$1,216,277
AMOUNT SPENT TO DATE:	\$180,919.08
PROPOSED COST:	\$ 45,000
BALANCE REMAINING:	\$990,357.92
ANNUAL MAINTENANCE:	NA
ESTIMATED WHOLE OF LIFE COST:	NA

All figures quoted in this report are exclusive of GST.

Rates offered represent increases of 1.5% (300 x 200mm driveway slabs) and 5% (710 x 710mm pit covers) when compared to current pricing.

Comments:

Urbanstone Pty Ltd are well known within the construction industry, specifically for their paving range and product quality. Previous services to the City have been completed in an efficient and timely manner. The company offers a professional service with a high quality end product. It is therefore recommended that Urbanstone Pty Ltd be awarded the contract for three years commencing 15 October 2017 with the option to extend the contract for a further two years.

CONFIDENTIAL ATTACHMENTS 13.12A – 13.12B
ITEM 13.12 – TENDER 010-17/18 – MANUFACTURE AND DELIVERY
OF VARIOUS EXPOSED AGGREGATE SLABS

FOR THE ORDINARY COUNCIL MEETING

26 SEPTEMBER 2017

DISTRIBUTED TO ELECTED MEMBERS UNDER SEPARATE COVER

Agenda **Tender 173-16/17 Manufacturing and Delivery of Litter Bin**
Item 13.13 **Enclosures**

Recommendation:

That Council ACCEPTS the most suitable tender, being that submitted by E P Draffin Manufacturing Pty Ltd, for the manufacture and delivery of litter bin enclosures for a period of three years commencing 15 October 2017 with the option to extend for a further two years in accordance with Confidential Attachment 13.13B - Tender 173-16/17 Schedule of Rates for the first year with each subsequent year increase based upon the Consumer Price Index for the preceding year.

The Committee recommendation to the Council for this report was resolved by the Finance and Administration Committee at its meeting held on 19 September 2017.

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

FILE REFERENCE:	P1034528
REPORTING UNIT:	Street Presentation and Maintenance
RESPONSIBLE DIRECTORATE:	Construction and Maintenance
DATE:	6 September 2017
ATTACHMENT/S:	Confidential Attachment 13.13A – Tender 173-16/17 Comparative Schedule of Rates Confidential Attachment 13.13B – Tender 173-16/17 Schedule of Rates – E P Draffin Manufacturing Pty Ltd Confidential Attachment 13.13C – Selection Criteria Matrix – (Confidential Attachments distributed to Elected Members under separate cover)

Council Role:

- | | | |
|-------------------------------------|----------------|---|
| <input type="checkbox"/> | Advocacy | <i>When the Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.</i> |
| <input checked="" type="checkbox"/> | Executive | <i>The substantial direction setting and oversight role of the Council e.g. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.</i> |
| <input type="checkbox"/> | Legislative | <i>Includes adopting local laws, town planning schemes and policies</i> |
| <input type="checkbox"/> | Quasi-Judicial | <i>When the Council determines an application/matter that directly affects a person's right and interests. The judicial character arises from the obligation to abide by the principles of natural justice. Examples of Quasi-Judicial authority include town planning applications, building licences, applications for other permits/licences (e.g. under Health Act, Dog Act or Local Laws) and other decisions that may be appealable to the State Administrative Tribunal.</i> |

**Legislation / Strategic Plan / Policy:****Legislation**

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

Integrated Reporting Implications
Planning and Framework

Strategic Community Plan

Strategic Community Plan 2029

Goal 1 A city for people

Goal 2 An exceptionally well designed, functional and accessible city

Goal 5 A prosperous city

Goal 8 A city that delivers for its community

Policy

Policy No and Name:

9.7 – Purchasing Policy

Purpose and Background:

Tender 173-16/17 – Manufacturing and Delivery of Litter Bin Enclosures was advertised in the West Australian on Wednesday, 14 June 2017. Tenders closed at 2.00pm on Thursday, 29 June 2017, with the following tenders received:

- Vision Design Metal Fabrication Pty Ltd;
- TRJ Pty Ltd;
- Eurotech International Pty Ltd;
- Falcon Engineering 95 Pty Ltd;
- Kingman Signs and Graphics Pty Ltd trading as Kingman Visual;
- AH Fabrications;
- J C Brown – Blakiston and Shortell Pty Ltd aft J C Brown – Blakiston and Shortell Unit Trust;
- Sukatoni No.1 Pty Ltd trading as Simcraft Products; and
- E P Draffin Manufacturing Pty Ltd.

Following successful trials in late 2013 and the first half of 2014, the City introduced higher capacity bins and public place recycling in selected, high profile sites of the Central Business District (CBD) and Northbridge during 2016. The installation of these higher capacity, stainless steel enclosures has reduced both service and maintenance requirements and it is now proposed to further expand the installation program to complete both Northbridge and the CBD.

The City has requested three enclosure sizes, capable of taking 80 litre, 120 litre or 240 litre mobile garbage bin with each size having four different design elements, those being:

- Waste bin enclosure with hood;
- Waste bin enclosure with incorporated ashtray and no hood;
- Waste bin enclosure with no ashtray or hood; and
- Recycle bin enclosure.

In addition to the above, a smaller capacity 60 litre enclosure and associated galvanised liner were also requested for use at locations where space is a limiting factor.

Enclosures are to be manufactured utilising stainless steel, polished to a satin finish.

Details:

Tenderers were required to address the selection criteria in the specification in detail to demonstrate both their experience and ability to manufacture and deliver the bin enclosures and to submit a Form of Tender that included a Schedule of Rates.

The criteria were:

- Experience;
- Support Resources;
- Program of Works;
- Quality Control; and
- Value for Money (Price).

The nine submissions were assessed and ranked according to the criteria with particular emphasis on relevant experience and resources, predominantly in respect to plant, facilities and trained labour. Each submission was assessed individually and ranked in order of merit against the qualitative criteria.

1. E P Draffin Manufacturing Pty Ltd

This company provided a very thorough and informative submission meeting or exceeding all selection criteria. Draffin have substantial experience manufacturing various styles of street furniture utilising a number of materials including wood and stainless steel and have supplied numerous institutions and local governments including the City of Melbourne and the City of Perth. Prices supplied were considered competitive.

2. A H Fabrications

A H Fabrications supplied a thorough submission meeting all selection criteria. The company has supplied street furniture, including stainless steel litter bins to various local governments, government agencies and private enterprise predominantly in New South Wales. Pricing provided in the Schedule of Rates was competitive.

3. J C Brown – Blakiston and Shortell Pty Ltd

This company provided a reasonable submission generally meeting all criteria. J C Brown have completed similar works in stainless steel for a number of public organisations including the City of Melbourne, Manly Council and Yarra Trams. Pricing offered was very competitive. Unfortunately the company withdrew their offer at the end of the evaluation process and could not be considered further.

4. Simcraft Products

Simcraft addressed all criteria and were considered a good offer with minor deficiencies. This company have provided similar services through Western Australia for over 30 years and were the previous manufacturers of the City's stainless steel litter bin enclosures. Simcraft pricing was amongst the more expensive offered.

5. TRJ Pty Ltd

The offer from TRJ generally met the criteria with some minor deficiencies relating to Support Resources and Program of Works. TRJ have undertaken similar works for the City of Melbourne and private enterprise.

6. Eurotech International Pty Ltd

Overall this company failed to adequately address the selection criteria. Eurotech fabricate various stainless steel items for a number of businesses and organisations but did not provide sufficient evidence of manufacturing similar street furniture items. Pricing from this company was the most competitive offered.

7. Vision Design Metal Fabrication Pty Ltd

Vision failed to adequately address the criteria and were particularly deficient in relation to support resources and quality control. Pricing from the company was the least competitive offered.

8. Falcon Engineering 95 Pty Ltd

This company failed to adequately address the selection criteria. The litterbin enclosures offered were fully imported, generic items and not in accordance with the specifications or drawings. Consequently the offer from Falcon could not be considered further.

9. Kingman Visual

Kingman Visual failed to adequately address the selection criteria and could not be considered further.

Financial Implications:

ACCOUNT NO:	CW2033
BUDGET ITEM:	Street Furniture – Bin Enclosure Replacement Program
BUDGETED AMOUNT:	\$220,000
AMOUNT SPENT TO DATE:	\$ 0
PROPOSED COST:	\$220,000
BALANCE REMAINING:	\$ 0
ANNUAL MAINTENANCE:	\$75 per enclosure
ESTIMATED WHOLE OF LIFE COST:	\$4,500 per enclosure

All figures quoted in this report are exclusive of GST.

Prices provided by the recommended manufacturer for the most commonly utilised litter bin enclosure represents an increase of 54% when compared to the previous contract. It should be noted, however, that pricing from the previous supplier was exposed as being unsustainable and resulted in the City withdrawing from the supply Contract. This was substantiated by the pricing offered from the previous supplier for this Contract being 126% greater than previous for the same enclosure.

Price modelling, utilising the enclosures and quantities scheduled for replacement in 2017/18, was undertaken to better demonstrate expenditure against each manufacturer as evidenced in Table 1 (below).

	Enclosure Description	80lt with ashtray	120lt with ashtray	TOTAL
Manufacturer	Rank	60 enclosures	21 Enclosures	
Draffin	1	\$145,020.00	\$53,172.00	\$198,192.00
JC Brown	3	\$130,500.00	\$50,400.00	\$180,900.00
AH Fabrications	2	\$ 141,000.00	\$55,650.00	\$196,650.00
TRJ	5	\$174,000.00	\$64,050.00	\$238,050.00
Simcraft	4	\$177,700.80	\$67,584.09	\$245,284.89
Vision	6	\$232,680.00	\$82,992.00	\$315,672.00
Eurotech	7	\$109,848.00	\$41,983.20	\$151,831.20
Kingman	8	\$193,081.80	\$75,636.12	\$268,717.92

Table 1: Price Modelling

Comments:

Following evaluation of all submissions the top four ranked suppliers were all considered capable of providing the required services. Of those four, E P Draffin Manufacturing were ranked highest while providing competitive pricing. A check of referees resulted in positive feedback, in particular the company's work with stainless steel. EP Draffin have supplied furniture to the City previously and have provided quality products with excellent customer service and support.

It is therefore recommended that the offer E P Draffin Manufacturing Pty Ltd be accepted for a period of three years with an option to extend for a further two years effective from 15 October 2017.

CONFIDENTIAL ATTACHMENTS 13.13A – 13.13C
ITEM 13.13 – TENDER 173-16/17 MANUFACTURING AND DELIVERY
OF LITTER BIN ENCLOSURES

FOR THE FOR THE ORDINARY COUNCIL MEETING

26 SEPTEMBER 2017

DISTRIBUTED TO ELECTED MEMBERS UNDER SEPARATE COVER

**Agenda
Item 13.14**

Tender 003 17/18 – Security & Operational Support for Car Parks

Recommendation:

That Council ACCEPTS the most suitable tender, being that submitted by MSS Security Pty Ltd for the Security & Operational Support for Car Parks (Tender 003 17/18) for a period of one (1) year with an option to extend for a further period of two (2) years as per the Schedule of Rates detailed in Confidential Attachment 13.14C including CPI increases.

The Committee recommendation to the Council for this report was resolved by the Finance and Administration Committee at its meeting held on 19 September 2017.

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

FILE REFERENCE:	P1034559
REPORTING UNIT:	Commercial Parking
RESPONSIBLE DIRECTORATE:	Community & Commercial Services
DATE:	7 September 2017
ATTACHMENT/S:	Confidential Attachment 13.14A – Assessment Matrix Confidential Attachment 13.14B – Comparative Pricing Analysis Confidential Attachment 13.14C – MSS Security Schedule of Rates (Confidential Attachments distributed to Elected Members under separate cover)

Council Role:

- | | | |
|-------------------------------------|----------------|---|
| <input type="checkbox"/> | Advocacy | <i>When the Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.</i> |
| <input checked="" type="checkbox"/> | Executive | <i>The substantial direction setting and oversight role of the Council e.g. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.</i> |
| <input type="checkbox"/> | Legislative | <i>Includes adopting local laws, town planning schemes and policies</i> |
| <input type="checkbox"/> | Quasi-Judicial | <i>When the Council determines an application/matter that directly affects a person's right and interests. The judicial character arises from the obligation to abide by the principles of natural justice. Examples of Quasi-Judicial authority include town planning applications, building licences, applications for other permits/licences (eg under Health Act, Dog Act or Local Laws) and other decisions that may be appealable to the State Administrative Tribunal.</i> |

**Legislation / Strategic Plan / Policy:****Legislation**

Regulation 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

Goal 8 A city that delivers for its community

Policy

Policy No and Name: 9.7 – Purchasing Policy

Purpose and Background:

The purpose of the contract is for the provision of security and operational assistance for the efficient running of the City's car parks (CPP). The Contractor is required to provide static and mobile security guards to patrol all parking facilities, and provide operational support as and when required.

Details:

An invitation seeking public tenders for the provision of security and operational assistance services was advertised in the West Australian newspaper on Wednesday, 28 June 2017 and also released to the market through the Tenderlink E-Tendering website.

At the close of tenders at 2:00pm on Thursday, 13 July 2017, ten (10) submissions were received.

Tender submissions were received from the following companies:

1. AST Protective Services Pty Ltd (AST)
2. Confido Security Pty Ltd (Confido)
3. Executive Risk Solutions (Australia) Pty Ltd (Executive)
4. Iconic Property Services (Ionic)
5. MCS Security Group Pty Ltd (MCS)
6. MSS Security Pty Ltd (MSS)
7. Perth Security Services Pty Ltd (PSS)
8. Seth Holdings Pty Ltd (Seth)
9. Threat Protect Security Services Pty Ltd (Threat Protect)
10. Wilson Security Pty Ltd (Wilson)

As part of their submissions, tenderers were required to address the selection criteria as set out in the tender specification, and complete the schedule of rates for the services to be provided.

All tender submissions were evaluated on their responses to the following selection criteria:

- Organisation and Resource Capacity;
- Track record / relevant experience;
- Occupational Safety & Health; and
- Quality Assurance.

AST

The tender evaluation panel (panel) found the submission by AST to be a fair offer with a few deficiencies. It provided details of its organisational structure however; the detail on resources and support services for Western Australia (WA) was found to be limited. AST provided good client references; it was however, noted that all were based over east. The panel agreed that AST had good Occupational Safety & Health (OSH) and Quality Assurance systems and procedures, but there was not sufficient detail on how the policies would be applied in carrying out the services.

Confido

The Confido submission was found to be lacking in detail in all criteria. The panel noted that Confido was a fairly new company, and had been in operation for just for over a year. The panel agreed that the submission was a marginal offer, and there was not sufficient evidence to demonstrate that Confido had the capacity and capabilities to meet the requirements of the contract.

Executive

The panel found the responses by Executive to all criteria comprehensive. Executive demonstrated it has the capacity and capabilities to manage the contract. It provided good references of similar contracts and size. The panel found the responses to the OSH and Quality assurance criteria adequate. It demonstrated good OSH managements systems and its Quality Management System is ISO certified, and has recently been audited.

Iconic

The panel found Iconic to be a property management company, providing cleaning and security services. The experience for security services was found to be mainly guards patrolling shopping centres. Iconic submitted its OSH policy but did not provide sufficient detail on how the policy will be used to manage the security services. The panel noted Iconic has certified ISO quality management system and scored it higher for the Quality Assurance criterion.

MCS

The response to the organisation and resource capacity criteria was found to be lacking in detail. There was not sufficient information on expertise of the security personnel. There was also a suggestion in the submission that MCS did not have mobile support and that this service will be subcontracted. Examples of past experience provided were for shopping centre guard patrols. The panel did not find sufficient detail of operational support, and no information was provided on the value of past contracts. MCS showed it has OSH and Quality management systems in place; there was however, no evidence that any of them were certified.

MSS

MSS has presence in all states and has 5700 employees nationwide. It provided a detailed outline of its organisational structure and support resources for WA. It has more than 760 employees in WA. It provided comprehensive details of employees and resources earmarked for the contract. MSS demonstrated it has experience with contracts of similar size and scope as CPP which included the Public Transport Authority and the WA Police. The panel

found the responses to the OSH and Quality Assurance very good, and MSS were scored high for these criteria. It has SAI Global certification for its OSH system and provided specific detail on how it will apply the policy in carrying out the services. Its Quality Management System is ISO certified, and it offered a list of key performance indicators for the services that exceeded those specified in the request for tender.

PSS

The panel found the information provided on organisation and resource capacity lacking in detail. Past contracts for PSS included City of South Perth and City of Gosnell. However, no contract values were provided. The panel found the responses to the OSH and Quality Assurance criteria lacking in detail. It was agreed the submission was a marginal offer, and not adequate information was provided to address the selection criteria.

Seth

Seth has been in operation since 2000. The panel found the information on organisation and resource capacity limited. Seth did not provide an organisation structure, and details on administrative and support services were found to be inadequate. Seth provided a list of previous contracts which included the City of Swan. It however, did not provide contract values, and descriptions of the services for some of the examples were found inadequate. The panel found its responses to the OSH and Quality Assurance criteria inadequate. Its OSH and Quality management systems are not certified, and there was not sufficient information to demonstrate how the systems will be applied to meet the requirements of the contract.

Threat Protect

Threat Protect demonstrated it has the capacity and resources to carry out the services for the contract. It provided good details of its resources and key personnel for the contract. It also provided a good outline of its administrative and service delivery capabilities. Its experience included contracts with Caltex Australia and Brookfield Global Integrated Solutions. The panel was in agreement that Threat had demonstrated that it has good OSH and quality Assurance Management Systems. Its OSH system is certified and audited by SAI Global, and operates an ISO certified Quality Management System.

Wilson

Wilson Security has operations nationwide with a strong presence in WA. The panel was satisfied that Wilson had demonstrated that it has the resources and capabilities required for the contract. It provided a good list of resources and profiles for the key personnel nominated for the contract. Wilson also provided a good list of past contracts of similar scale and scope as CPP. The experience included providing security services to local councils in WA and Wilson Parking Australia. It was also noted that Wilson had previously provided security services to CPP. The panel was in agreement that Wilson had demonstrated that it had a good OSH system and procedures. Its OSH system is ISO certified. Wilson also demonstrated that it has a good Quality Management system which forms part of its ISO certified integrated management system.

Shortlisting

Based on the aggregate weighted score that each tenderer achieved in the qualitative selection criteria, four (4) tenderers were shortlisted to progress for the price evaluation. The results of the qualitative selection criteria in order of ranking as per the Qualitative Selection Criteria Evaluation Matrix (See Confidential Attachment 13.14A) are as follows:

Qualitative Selection Criteria Results (Shortlist)

Tenderer	Rank
MSS Security	1
Wilson Security	2
Threat Protect Security Services	2
Executive Risk Solutions (Australia)	2

Pricing Evaluation

The tender required tenderers to complete schedules of rates with hourly rates for the different personnel and services for the contract plus monthly costs of two vehicles. The rates were used to estimate the approximate annual contract value. See Confidential Attachment 13.14B - Comparative Price Analysis.

The price rankings for the shortlisted tenderers were as follows:

Price Ranking for Shortlisted Tenders

Tenderer	Rank
MSS Security	1
Wilson Security	2
Executive Risk Solutions	3
Threat Protect Security Services	4

The comparative price analysis for the shortlisted tenderers showed MSS Security presented the City with lowest total price for the contract.

Financial Implications:

ACCOUNT NO:	09B13000-7245 (various account)
BUDGET ITEM:	Security Service
BUDGETED AMOUNT:	\$2,172,047
AMOUNT SPENT TO DATE:	\$231,074
PROPOSED COST:	\$1,179,334 p.a
BALANCE REMAINING:	\$1,940,940
ANNUAL MAINTENANCE:	\$1,179,334 plus CPI
ESTIMATED WHOLE OF LIFE COST:	3,600,000

All figures quoted in this report are exclusive of GST.

Comments:

Based on a combination of qualitative factors and pricing to ascertain the best value for money for the City, it is recommended that MSS Security Pty Ltd be awarded the tender for the Security & Operational Support for car parks (Tender 003 17/18) as per the Schedule of rates outlined in Confidential Attachment 13.14C.

CONFIDENTIAL ATTACHMENTS 13.14A – 13.14C
ITEM 13.14 — TENDER 003 17/18 – SECURITY & OPERATIONAL
SUPPORT FOR CAR PARKS

FOR THE ORDINARY COUNCIL MEETING

26 SEPTEMBER 2017

DISTRIBUTED TO ELECTED MEMBERS UNDER SEPARATE COVER

Agenda Item 13.15 **Tender 160–16/17 Supply of Irrigation Parts, Products and Equipment**

Recommendation:

That Council ACCEPTS the Schedule of Rates detailed in Confidential Attachment 13.15A, with annual CPI increases submitted by Total Eden Pty Ltd as part of the tender process for supply of irrigation parts, products and equipment (Tender 160-16/17).

The Committee recommendation to the Council for this report was resolved by the Finance and Administration Committee at its meeting held on 19 September 2017.

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

FILE REFERENCE:	P1034204
REPORTING UNIT:	Parks
RESPONSIBLE DIRECTORATE:	Construction and Maintenance
DATE:	17/08/2017
ATTACHMENT/S:	Confidential Attachment 13.15A – Schedule of Rates Confidential Attachment 13.15B – Tender Matrix (Confidential Attachments Distributed to Elected Members under separate cover)

Council Role:

- | | | |
|-------------------------------------|----------------|---|
| <input type="checkbox"/> | Advocacy | <i>When the Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.</i> |
| <input checked="" type="checkbox"/> | Executive | <i>The substantial direction setting and oversight role of the Council e.g. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.</i> |
| <input type="checkbox"/> | Legislative | <i>Includes adopting local laws, town planning schemes and policies</i> |
| <input type="checkbox"/> | Quasi-Judicial | <i>When the Council determines an application/matter that directly affects a person's right and interests. The judicial character arises from the obligation to abide by the principles of natural justice. Examples of Quasi-Judicial authority include town planning applications, building licences, applications for other permits/licences (eg under Health Act, Dog Act or Local Laws) and other decisions that may be appealable to the State Administrative Tribunal.</i> |
| <input type="checkbox"/> | Information | <i>For the Council/Committee to note.</i> |

Legislation / Strategic Plan / Policy:

**Integrated Planning and
Reporting Framework
Implications**

Strategic Community Plan

Goal 3 A city connected to its natural beauty

Policy

Policy No and Name: 15.2 – Protection and Enhancement of Open Space
9.7 – Purchasing Policy

Purpose and Background:

The purpose of this report is to recommend that Council accepts the complete schedule of rates included in the tender submission by Total Eden Pty Ltd for the supply of irrigation parts, products and equipment. Due to an oversight, the tender report considered and accepted by Council at its Ordinary Council Meeting on **1 August 2017** attached an extract of schedule of rates rather than the complete schedule.

Details:

The complete schedule of rates provided by Total Eden is detailed in Confidential Attachment 13.15A.

Financial Implications:

ACCOUNT NO:	Various parks accounts
BUDGET ITEM:	Operational
BUDGETED AMOUNT:	\$56,500.32 (2017/18 Irrigation Stores and Materials)
AMOUNT SPENT TO DATE:	\$0
PROPOSED COST:	Circa \$50,000.00 per annum
BALANCE REMAINING:	\$56,500.32
ANNUAL MAINTENANCE:	As required

The costs associated with this tender are funded from both the City's parks operational and capital budgets. The total operational cost anticipated during the 2017/18 financial period is \$56,500.32.

Over the three year life of the contract the total operational and capital expenditure is expected to exceed \$500,000.00.

Comments:

The tender submission for irrigation parts, products and equipment from Total Eden Pty Ltd was accepted by Council at its meeting on **1 August 2017**. Attached to that report was an incomplete schedule of rates. Attached to this report as Confidential Attachment 13.15A is a complete schedule of rates for Council to accept.

**CONFIDENTIAL ATTACHMENTS 13.15A – 13.15B
ITEM 13.15 – TENDER 160–16/17 SUPPLY OF IRRIGATION PARTS,
PRODUCTS AND EQUIPMENT**

FOR THE FOR THE ORDINARY COUNCIL MEETING

26 SEPTEMBER 2017

DISTRIBUTED TO ELECTED MEMBERS UNDER SEPARATE COVER

Agenda **Streetscape Upgrade to Footpaths And Roadway of Irwin Street**
Item 13.16 **Footpath Upgrade to Murray and Hay Street Fronting The**
Westin Hotel Site – Rescheduling of Approved Expenditure

Recommendation:

That Council:

1. ***RECOGNISES the opportunity for the City to work with the developer of the Westin Hotel Site (BGC Development) to fund and build the footpath and roadway of Irwin Street North and the footpaths of Murray and Hay Street fronting the Westin site;***
2. ***AUTHORISES the Chief Executive Officer to negotiate and execute a final agreement between the City and BGC Development, to achieve a suitable outcome on behalf of the City of Perth;***
3. ***is satisfied, within the terms of regulation 11(2)(f) of the Local Government (Functions and General) Regulations 1996, that because of the reasons set out in the report, it is unlikely that there is more than one potential supplier who can execute the works to the footpaths around the Westin Hotel site, prior to practical completion;***
4. ***AGREES to bring forward \$1,507,650 to the 2017/2018 financial year to enable implementation of part 1 above; and***
5. ***NOTES funding will be allocated as part of the January 2018 budget review process.***

The Committee recommendation to the Council for this report was resolved by the Finance and Administration Committee at its meeting held on 19 September 2017.

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

FILE REFERENCE:	P1033804#09
REPORTING UNIT:	Coordination and Design
RESPONSIBLE DIRECTORATE:	Planning and Development
DATE:	11 September 2017
ATTACHMENT/S:	Attachment 13.16A – East End Staging Plan for Capital Works Attachment 13.16B – Quantity Surveyor costing for works

Council Role:

- | | | |
|-------------------------------------|----------------|---|
| <input type="checkbox"/> | Advocacy | <i>When the Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.</i> |
| <input checked="" type="checkbox"/> | Executive | <i>The substantial direction setting and oversight role of the Council e.g. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.</i> |
| <input type="checkbox"/> | Legislative | <i>Includes adopting local laws, town planning schemes and policies</i> |
| <input type="checkbox"/> | Quasi-Judicial | <i>When the Council determines an application/matter that directly affects a person's right and interests. The judicial character arises from the obligation to abide by the principles of natural justice. Examples of Quasi-Judicial authority include town planning applications, building licences, applications for other permits/licences (eg under Health Act, Dog Act or Local Laws) and other decisions that may be appealable to the State Administrative Tribunal.</i> |
| <input type="checkbox"/> | Information | <i>For the Council/Committee to note.</i> |

Legislation / Strategic Plan / Policy:**Legislation**

N/A

Integrated Reporting Implications Planning and Framework Strategic Community Plan

Goal 8 A city that delivers for its community

Goal 7 An open and engaged city

Goal 2 An exceptionally well designed, functional and accessible city

Purpose and Background:

This report is to request that Council authorise the Chief Executive Officer to negotiate and execute final agreement between the City and BGC Development (480 Hay Street Pty Ltd) to achieve a suitable outcome on behalf of the City of Perth. This will facilitate the initiation of the redevelopment and upgrade of Irwin Street north, Hay Street and Murray Street fronting the Westin Hotel site.

By way of background information, the City of Perth and BGC Development have been in discussion recently in regards to public realm works surrounding the Westin Hotel development from the following perspectives:

City of Perth

- Irwin Street
 - The City has budgeted for the upgrade of Irwin Street as part of its 2017/18 and 2020/2021 Capital Works Projects.

- Construction is programmed to commence in July 2020, following the completion of enhancement works on Pier Street and Hay Street
- Hay Street
 - The City has budgeted for the upgrade of Hay Street as part of its 2017/18 and 2018/2019 Capital Works Projects.
 - Construction is programmed to commence in February 2019

Plans for the design of the upgrade of Irwin Street North and Hay Street will be tabled at the Finance and Administration Committee to be held 19 September 2017.

BGC Development

- BGC Development has an obligation to reinstate the footpaths surrounding the Westin Hotel site following completion of works.
- BGC Development has expressed a preference to carry out the programmed Capital Works design for Hay and Irwin Street, which includes Granite Kerbs and City of Perth Concrete Pavers.
- BGC Development also propose to upgrade the footpath along the section of Murray Street fronting the Westin Hotel.
- BGC Development proposes that these upgrades be carried out to coincide with the completion of the Westin Hotel development in March 2018, i.e. prior to the City's programmed works for Irwin and Hay Street. See attached Staging Plan
- BGC Development will meet the costs of procurement of materials and contracts and will install pavement, kerbing, street trees and lighting. They will subsequently seek reimbursement from the City.
- BGC Development have highlighted that the potential retail tenancies may not be able to deliver alfresco dining should the existing paving be retained.

The rationale for utilising the *Local Government (Functions and General) Regulations 1996 Regulation 11(2)(f)* is based on the time limitations for the development and subsequent opening of the Westin Hotel, these include but are not limited to:

- Minimise disruption to pedestrians (by eliminating the need to have the footpath closed a second time for public works)
- Minimise disruption to vehicles (by eliminating the need to have traffic management in place)
- Eliminate disruption to surrounding businesses by having the works done as part of the building construction works by the developer BGC Development. This includes visitors to the City who will be accessing the Hotel's new accommodation
- Reduces the City's exposure to reputational risk associated with the installation of a new footpath and subsequent replacement/additional works
- Timing cost benefits including traffic management that is already located on site

Details:

The Westin Hotel site, surrounded by Murray Street, Irwin Street and Hay Street is one of the most significant developments within the East End of the city. The hotel is currently being developed and is due to open in March 2018.

The developer of the Westin Hotel, BGC Development, has expressed to the City a preference to upgrade Irwin Street north, the northern footpath of Hay Street and the southern footpath of Murray Street - fronting the hotel site with granite kerbs and concrete pavers. However, as concrete kerbing is the standard material for use in Murray Street it is recommended that any reinstatement works to Murray Street carried out by BGC Development continue to use this material.

In order for BGC Development to realise this upgrade, and for the City to maintain a strategic and consistent approach to the scope and funding of upgrades to city streets, BGC Development and the City of Perth would like to develop a plan to work in partnership.

Financial Implications:

ACCOUNT NO: CW2194 (Irwin Street)
CW1984 (Hay Street)

CURRENT FUNDING	2017/18	2018/19	2020/21
Irwin Street	\$50,000		\$1,000,000
Hay Street	\$500,000	\$1,500,000	
TOTAL	\$550,000	\$1,500,000	
PROPOSED FUNDING			
Irwin Street	\$1,453,612		
Hay Street	\$98,891		
Murray Street	\$54,038		
TOTAL	\$1,606,541		

All figures quoted in this report are exclusive of GST.

Quantity Survey costings for the works in Irwin Street North are estimated at \$1,453,612.50. Costings for the section of Hay Street and Murray Street (concrete pavers and kerbs) are estimated at \$98,891.25 and \$54,038 respectively.

With regard to the overall costing all preliminaries and demolition works have been included in the costing for Irwin Street and have not been included in the costings for Hay Street.

The City will be required to pay for the construction works to Irwin Street north footpath and roadway, Hay Street North (fronting the Westing Hotel Site) earlier than planned. Works for Hay Street are currently planned to commence in 2018/2019, works for Irwin Street North are currently planned to commence in 2020/2021. Both Hay and Irwin Street works are now proposed to commence in November 2017.

Materials to be used are part of the City's public realm suite, no additional maintenance costs are therefore anticipated.

Comments:

It is recognised that the agreement between the City and BGC Development is mutually beneficial for both parties – BGC Development will achieve a fresh, updated streetscape surrounding the Westin Hotel, completed in time for the buildings opening. The City will achieve the higher grade finish to the footpath well ahead of schedule, providing better amenity immediately for the community.

The Westin Hotel will make significant contribution to Irwin Street, Hay Street and Murray Street and to the vitality of the area and city generally.

As BGC Development is required to reinstate the original footpath area as part of its development approval, and this will not now occur, this will be taken into consideration in the final agreement between the City and BGC Development.



- PIER STREET
Commence construction -
July 2019
- WESTIN HOTEL
Opening March 2018
- IRWIN STEET NORTH
(inc. Hay St north pavement &
Murray St south pavement
Forward works by BGC -
November 2017 - March 2018
- HAY STREET
Commence construction -
February 2019
- IRWIN STEET SOUTH
Commence construction -
July 2020

ATTACHMENT 13.16A

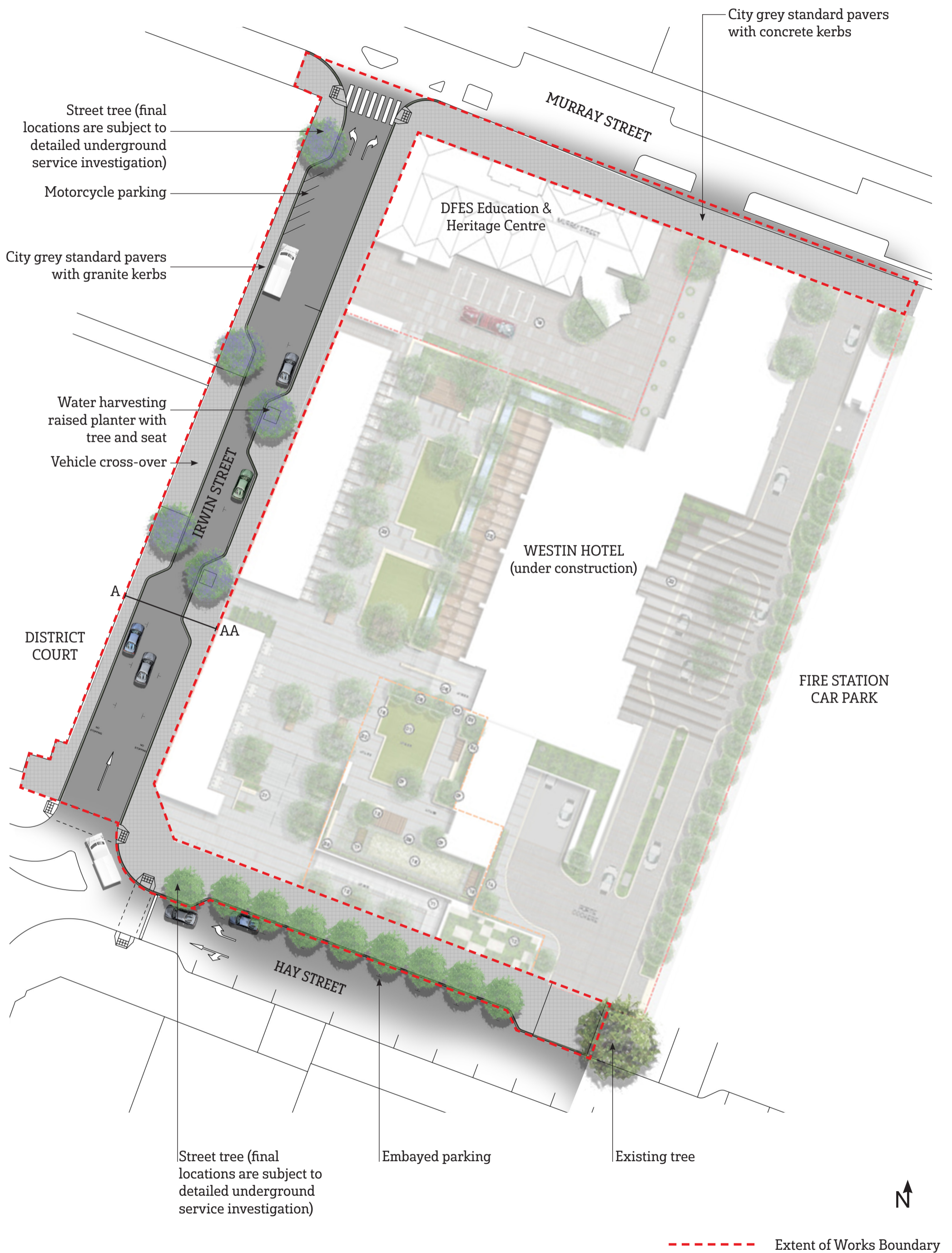


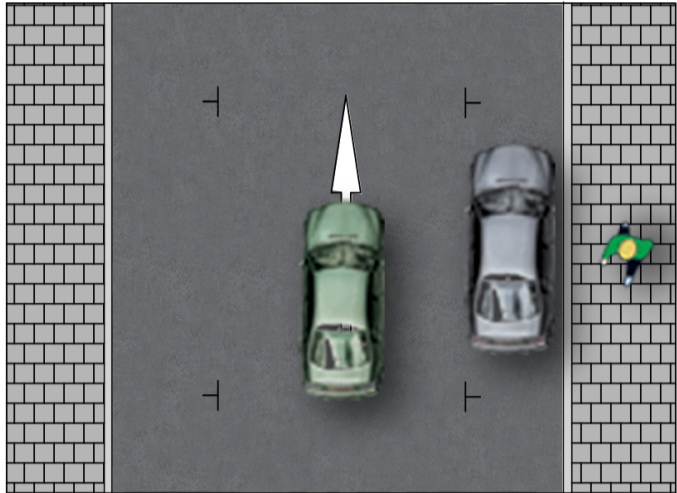
UNIT: COORDINATION AND DESIGN

IRWIN STREET STREETScape ENHANCEMENT

Finance	Asset Category & Type	Unit	Qty	Rate	Amount
	PRELIMINARIES				
	Contractors Supervision	Item	1	180,000.00	\$180,000.00
	Insurances	Item	1	18,850.00	\$18,850.00
	Site Accommodation	Item	1	18,500.00	\$18,500.00
	Survey Crew - Setting Out	Item	1	55,000.00	\$55,000.00
	Allowance for protecting existing services	Item	1	20,000.00	\$20,000.00
	Traffic Management (Assumed will be able to close Irwin street half at a time (north & south))	Item	1	70,000.00	\$70,000.00
	Dilapidation Survey	Item	1	5,000.00	\$5,000.00
	Safety Management	Item	1	10,000.00	\$10,000.00
	As-constructed survey & drawings	Item	1	5,000.00	\$5,000.00
	Allowance for Staging the Works	Item	1	10,000.00	\$10,000.00
	DEMOLITION WORKS				
	Break up and remove existing kerbs	m	385	15.00	\$5,775.00
	Break up and remove existing road pavement	m2	240	15.00	\$3,600.00
	Break up and remove existing brick paved median / splitter islands	m2	5	20.00	\$100.00
	Break up and remove existing pavers	m2	1,320	25.00	\$33,000.00
	Allowance for environmental disposal of existing pavers	Item	1	5,000.00	\$5,000.00
	INFRASTRUCTURE - LANDSCAPE				
	Trees				
	Supply 1000 litre trees	No	2	2,200.00	\$4,400.00
	Water harvesting cells	m2	50	600.00	\$30,000.00
	Polished concrete planter	No	2	10,000.00	\$20,000.00
	Seating to planter	m	14	450.00	\$6,300.00
	Planting to planter	m2	8	55.00	\$440.00
	Allowance for Landscape Establishment (12 Months)	Item	1	5,000.00	\$5,000.00
	INFRASTRUCTURE - PATHS AND KERBS				
	Kerb Construction				
	Granite kerbs (Hay St)	m	70	500.00	\$35,000.00
	Granite kerbs (Irwin St)	m	300	500.00	\$150,000.00
	Concrete kerbs (Murray St)	m	55	75.00	\$4,125.00
	Footpath Construction				
	Urbanstone paving (Murray St)	m2	145	145.00	\$21,025.00
	Urbanstone paving (Hay St)	m2	395	145.00	\$57,275.00
	Urbanstone paving (Irwin St)	m2	710	145.00	\$102,950.00
	150 roadbase to pavement (Murray St)	m2	145	16.75	\$2,428.75
	150 roadbase to pavement (Hay St)	m2	395	16.75	\$6,616.25
	150 roadbase to pavement (Irwin St)	m2	710	16.75	\$11,892.50
	Paving to crossovers (Murray St)	m2	135	175.00	\$23,625.00
	Paving to crossovers (Irwin St)	m2	65	175.00	\$11,375.00
	200 thick crushed limestone basecourse to crossover (Murray St)	m2	135	21.00	\$2,835.00
	200 thick crushed limestone basecourse to crossover (Irwin St)	m2	65	21.00	\$1,365.00
	Pram ramps	No	7	750.00	\$5,250.00
	INFRASTRUCTURE - OTHER				
	Infrastructure - Furniture & Equipment				
	Allowance for relocating existing street furniture as required	Item	1	10,000.00	\$10,000.00
	INFRASTRUCTURE - ROADS				
	Roads				
	60mm Asphalt surfacing	m2	605	32.50	\$19,662.50
	60mm Asphalt to embayment parking bays (Hay St)	m2	105	32.50	\$3,412.50
	60mm Asphalt to embayment parking bays (Irwin St)	m2	200	32.50	\$6,500.00
	Road pavement	m2	10	45.00	\$450.00
	Box out for road pavement	m3	10	150.00	\$1,500.00
	Subgrade preparation	m2	10	1.50	\$15.00
	Cold planing existing asphalt	m2	910	7.50	\$6,825.00
	Signs & linemarking (based on area of surfacing)	m2	910	5.00	\$4,550.00
	Allowance for making good existing paving to remain	Item	1	5,000.00	\$5,000.00

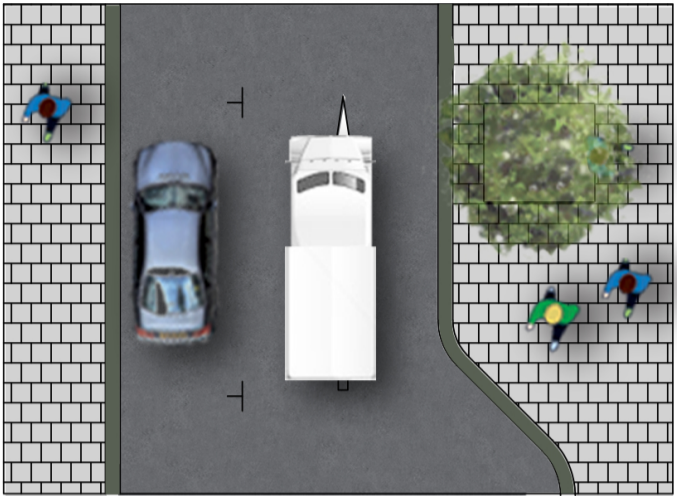
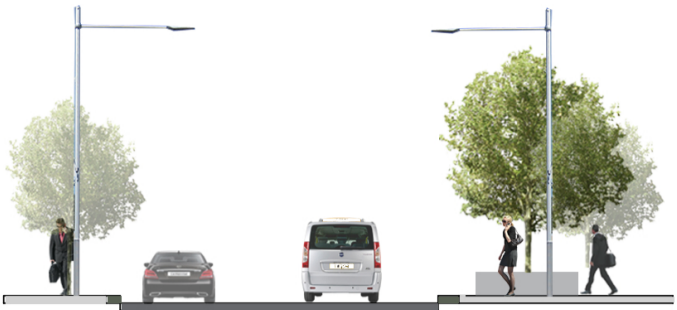
Finance	Asset Category & Type	Unit	Qty	Rate	Amount
	INFRASTRUCTURE - DRAINAGE				
	Drainage Pipe Works				
	150 dia RCP pipe in trench	m	60	165.00	\$9,900.00
	Drainage Structures				
	Side entry pit	No	1	2,500.00	\$2,500.00
	Drainage Services				
	Raise / lower existing pits to suit new levels	No	30	500.00	\$15,000.00
	INFRASTRUCTURE - LIGHTS				
	Street Lighting				
	Supply and install 6.5m multifunction poles with double outreach arm	No	9	7,500.00	\$67,500.00
	Lighting luminaire	No	18	1,250.00	\$22,500.00
	1 x 50mm power conduit (orange)	m	30	30.00	\$900.00
	2 x 50mm power conduit (orange)	m	240	40.00	\$9,600.00
	Extra for boring 50mm conduit	m	40	100.00	\$4,000.00
	Power pit (class D)	No	12	1,250.00	\$15,000.00
	1 x 2c 4mm2 + E cable	m	290	25.00	\$7,250.00
	Allowance for modification of switchboard	No	1	5,000.00	\$5,000.00
	Remove existing lighting poles	No	1	3,750.00	\$3,750.00
	PARKING EQUIPMENT				
	Parking equipment				
	Ticket machine	No	2	15,000.00	\$30,000.00
	Remove existing ticket machine	No	2	1,000.00	\$2,000.00
	IT - CONNECTIVITY				
	Supply and install 4.5m multifunction poles	No	1	6,500.00	\$6,500.00
	1 x 50mm comms conduit	m	30	30.00	\$900.00
	2 x 50mm comms conduit	m	240	40.00	\$9,600.00
	Extra for boring 50mm conduit	m	40	100.00	\$4,000.00
	Comms pit (class D)	No	12	1,250.00	\$15,000.00
	4 core Fibre cable	m	250	35.00	\$8,750.00
	CCTV Camera	No	1	1,500.00	\$1,500.00
	OTHER PROJECT COSTS				
	Other Project Costs				
	Allowance for Service Modifications	Item	1	25,000.00	\$25,000.00
	Contingency (25% approx)	Item	1	320,000.00	\$320,000.00
	Allowance for Western Power headworks	Item	1	10,000.00	\$10,000.00
	Escalation to Feb 2018	Item	1	10,750.00	\$10,750.00
	Total of Cost Indication				\$1,606,542.50





2.2 2.3 4.6 2.3 2.2
footpath parking carriageway north-bound parking footpath

Section A - Existing



2.3 2.5 4.0 2.5 2.3
footpath parking carriageway north-bound parking/ footpath footpath

Section A - Typical proposed



View looking south - existing



View looking south - proposed