Ordinary Council Meeting

Notice of Meeting

24 April 2018
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/Acknowledgment to Country

2 Declaration of Opening

3 Apologies

4 Question Time for the Public and Notification of Deputations

4.1 Question Time

4.2 Notification of Deputations

5 Members on Leave of Absence and Application for Leave of Absence

6 Confirmation of minutes –

6.1 Annual General Meeting of Electors - 6 February 2018

6.2 Marketing, Sponsorship and International Engagement Committee - 30 January 2018

6.3 Works and Urban Development Committee Meeting - 30 January 2018

6.4 Finance and Administration Committee - 6 February 2018

6.5 Planning Committee - 6 February 2018

6.6 Ordinary Council Meeting - 13 February 2018

6.7 Special Council Meetings - 27 February 2018

6.8 Special Council Meeting - 15 March 2018

6.9 Special Council Meeting - 27 March 2018

6.10 Agenda Briefing Session - 17 April 2018

7 Announcements by the Chair of Commissioners

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 a Commissioner 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 Attachment 13.7A	Appointment of Members and Deputy Members to the Design Advisory Committee	s 5.23(2)(e)(iii)
Confidential Attachment 13.13D	Industry/Sector Development – Start Something in Perth (Atomic Sky)	s 5.23(2)(e)(iii)
Confidential Attachment 13.25A and 13.25C	Ground Lease Extension – 25 (Lot 306) Riverside Drive Point Fraser, East Perth - City of Perth (Sub-Landlord) to City Foreshore Investments Pty Ltd as Trustee for the City Foreshore Development Trust (Sub-Tenant)	s 5.23(2)(e)(ii) and s 5.23(2)(e)(iii)
Confidential Attachment 13.26A and 13.26C	Licence Extension – Perth Convention and Exhibition Centre Car Park (PCEC), Perth - City of Perth (Licensor) to Brookfield PCEC Office Pty Ltd (Licensee)	s 5.23(2)(e)(ii) and s 5.23(2)(e)(iii)
Confidential Attachment 13.31B and 13.31C	Request for Reimbursement of Legal Expenses – Panel Inquiry	s 5.23(2)(e)(iii)
Confidential Attachment 13.32C	Request for Reimbursement of Legal Expenses – Councillor James Limnios	s 5.23(2)(e)(iii)
Confidential Attachment 13.33B and 13.33C	Request for Reimbursement of Legal Expenses – Councillor Jemma Green	s 5.23(2)(e)(iii)
Confidential Attachment 13.35A and 13.35B	Risk Management Quarterly Update – February 2018	s 5.23(2)(e)(iii)
Confidential Attachment 13.36C	Internal Audit 2017/18 – Validation of Critical/Major Risk Mitigation Strategies Review Part 2	s5.23(2)(f)(i)

13 Reports

13.1 Final Adoption 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

13.2 Final Adoption 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

13.3 Final Adoption of Amendment No. 40 to City Planning Scheme No. 2 to Introduce a Special Control Area Over 28 (Lot 51) and 32 (Lot 52) Troode Street and 196 (Lot 200) Colin Place, West Perth

13.4 Review of the City of Perth's Local Planning Schemes

13.5 Initiation of Amendment No. 3 to Local Planning Scheme No. 26 (Normalised Redevelopment Areas) and East Perth - South Cove Area 20 Design Guidelines to Introduce Development Standards for 75 (Lot 70) Haig Park Circle, East Perth

13.6 46 (Lot 2) Wickham Street, East Perth – Proposed Six Level Residential Development Containing Eight Multiple Dwellings and Eight Car Parking Bays

13.7 Appointment of Members and Deputy Members to the Design Advisory Committee

13.8 Heritage Grant – 96 William Street, Perth

13.9 Heritage Grants – 111-113 and 115-117 Barrack Street, Perth

13.10 Heritage Grant – 48 Pier Street, Perth

13.11 Event Grants Round 1 (2018/19)

13.12 Arts Grants Round 1 (2018/19)

13.13 Industry/Sector Development – Start Something in Perth (Atomic Sky)

13.14 Industry / Sector Development Sponsorship – StartSomeGood

13.15 Strategic Event Sponsorship – NAIDOC Week Opening Ceremony

13.16 Strategic Event Sponsorship – Make Smoking History Targa West 2018

13.17 Investments and Investment Returns for the Period Ended 31 January 2018

13.18 Investments and Investment Returns for the Period Ended 28 February 2018

13.19 Financial Statements and Financial Activity Statement for the Period Ended 31 January 2018

13.20 Financial Statements and Financial Activity Statement for the Period Ended 28 February 2018

13.21 Payments from Municipal and Trust Funds – January 2018

13.22 Payments from Municipal and Trust Funds – February 2018

13.23 Payments from Municipal and Trust Funds – March 2018

13.24 New Lease - Axicom Pty Ltd – Telecommunications Base Station - Portion of Lot 9023, Marmion Avenue, Clarkson (Tamala Park)

13.25 Ground Lease Extension – 25 (Lot 306) Riverside Drive Point Fraser, East Perth - City of Perth (Sub-Landlord) to City Foreshore Investments Pty Ltd as Trustee for the City Foreshore Development Trust (Sub-Tenant)

13.26 Licence Extension – Perth Convention and Exhibition Centre Car Park (PCEC), Perth - City of Perth (Licensor) to Brookfield PCEC Office Pty Ltd (Licensee)

13.27 Christmas 2018 – Advertising of Tenders

13.28 Adoption of Sustainability Policy

13.29 Nomination of Commissioners for the Library Board of Western Australia and The Whole of Royal Perth Hospital Campus Steering Committee

13.30 Waiving of Legal Professional Privilege to enable the provision of information to an Inquiry Panel established under the *Local Government Act 1995*

13.31 Request for Reimbursement of Legal Expenses – Panel Inquiry

13.32 Request for Reimbursement of Legal Expenses – Councillor James Limnios

13.33 Request for Reimbursement of Legal Expenses – Councillor Jemma Green

13.34 Consideration of Council Policy 10.5 – Council Member Allowance and Meeting Attendance Fees

13.35 Risk Management Quarterly Update – February 2018

13.36 Internal Audit 2017/18 – Validation of Critical/Major Risk Mitigation Strategies Review Part 2

13.37 East Parade and Kensington Street Signalised Intersection Upgrade

14 Motions of which Previous Notice has been given

15 Urgent Business

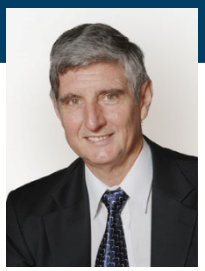
16 Closure

MARTIN MILEHAM
CHIEF EXECUTIVE OFFICER
19 April 2018

This meeting is open to members of the public

City of Perth

Council Chambers
Seating Layout



Chair Commissioner
Eric Lumsden

Chief
Executive Officer
Martin Mileham

Manger Governance
Mark Ridgwell

Commissioner
Andrew Hammond

Commissioner
Gaye McMath

Director Community and
Commercial Services
Rebecca Moore

Personal Aide
Paul Anastas

Director Planning and
Development
Erica Barrenger

Construction
and Maintenance
Paul Crosetta

Manager
Development Approvals
Margaret Smith

Director
Corporate Services
Robert Mianich

Director Economic
Development and Activation
Annaliese Battista

Governance Officer
Ashlee Rutigliano

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.

Presentations

Applications for deputations to an Agenda Briefing Session must be in writing to the CEO and sent to info.city@cityofperth.wa.gov.au and received by midday on the day of the meeting.

Please refer to the City's website www.perth.wa.gov.au for further information on making a deputation.

Disclaimer

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

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EMERGENCY GUIDE

Council House, 27 St Georges Terrace, Perth

City of Perth

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

BUILDING ALARMS

Alert Alarm and Evacuation Alarm.

KNOW YOUR EXITS

ALERT ALARM

beep beep beep

All Wardens to respond.

Other staff and visitors should remain where they are.

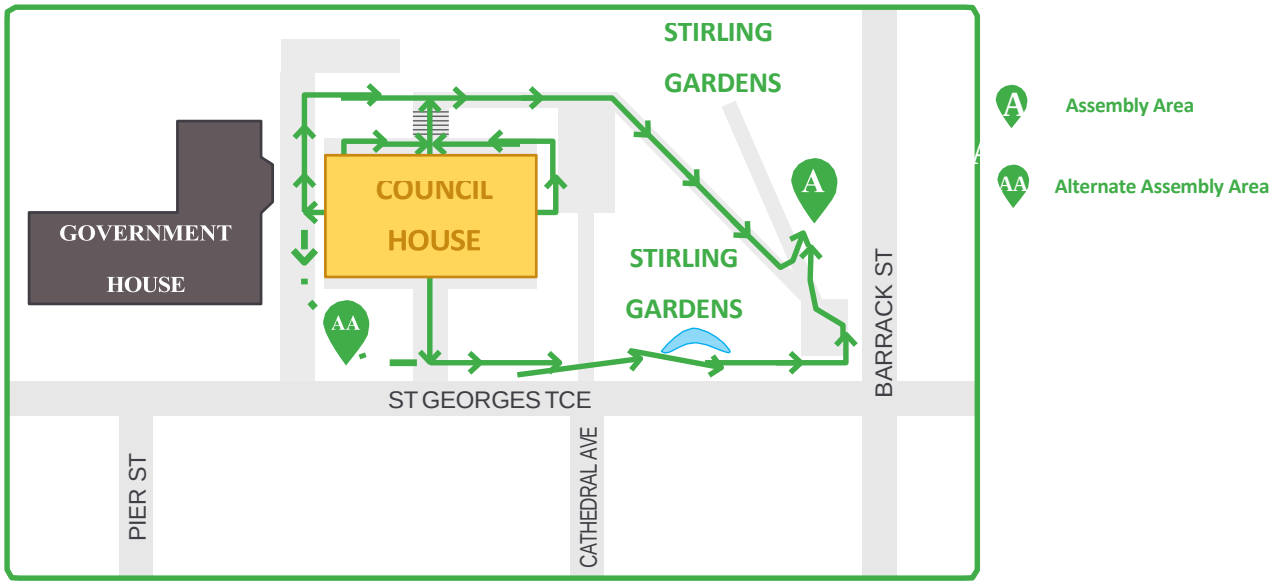
EVACUATION ALARM / PROCEDURES

whoop whoop whoop

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

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

EVACUATION ASSEMBLY AREA



Report to the Ordinary Council Meeting

Agenda Item 13.1 **Final Adoption 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**

Recommendation:

That Council:

1. ***pursuant to Regulation 50(3) of the Planning and Development (Local Planning Schemes) Regulations 2015, ADOPTS Amendment No. 38 to City Planning Scheme No. 2 without modification as detailed in the Scheme Amendment Report – Attachment 13.1B;***

2. ***pursuant to Regulation 53 of the Planning and Development (Local Planning Schemes) Regulations 2015, FORWARDS Amendment No. 38 to City Planning Scheme No. 2 and associated documents to the Western Australian Planning Commission for consideration and recommendation to the Minister for Planning;***

3. ***pursuant to clause 3A of Schedule A (Supplemental Provisions) of City Planning Scheme No. 2, ADOPTS the amended Precinct Plan as detailed in Attachment 13.1B – Scheme Amendment Report, subject to the gazettal of Amendment No. 38 to City Planning Scheme No. 2.***

FILE REFERENCE:	P1033723
REPORTING UNIT:	City Planning
RESPONSIBLE DIRECTORATE:	Planning and Development
DATE:	26 February 2018
ATTACHMENT/S:	Attachment 13.1A - Summary of Submissions Attachment 13.1B - Scheme Amendment Report

Council Role:

☐	Advocacy	*When the Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.*
☐	Executive	*The substantial direction setting and oversight role of the Council e.g. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.*
☒	Legislative	*Includes adopting local laws, town planning schemes and policies.*

☐	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 (e.g. 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	Clauses 75, 81, 84 and 87 of the *Planning and Development Act 2005* Clauses 39 and 3A of Schedule A (Supplemental Provisions) of the City Planning Scheme No. 2 Regulations 50 and 53 of the *Planning and Development (Local Planning Schemes) Regulations 2015* Clause 5 of the *Deemed Provisions (Local Planning Schemes) Regulations 2015*
Integrated Planning and Reporting Framework Implications	**Strategic Community Plan** Goal 2 An exceptionally well designed, functional and accessible city 2.6 A beautiful city built on exceptional architecture and infrastructure 2.7 A city uninhibited by regulation
Policy Policy No and Name:	City Centre Precincts 1 to 8 Plan

Background:

Amendment No. 38 to City Planning Scheme No. 2 (CPS2) is intended to facilitate subdivision of the site into separate lots and to allow for plot ratio and commercial tenant car parking to be allocated across the site as required.

At its meeting held on **26 September 2017,** Council resolved to initiate Amendment No. 38 to CPS2; to refer the Amendment to the Environmental Protection Authority (EPA); and to commence public advertising.

Details:

Environmental Protection Authority Referral

Following its initiation, Amendment No. 38 to CPS2 was referred to the EPA. On 6 November 2017, the EPA advised the City that the Scheme Amendment should not be assessed under the *Environmental Protection Act 1986*.

Public and Stakeholder Consultation

Following its initiation, and in accordance with Clause 47 of the *Planning and Development (Local Planning Scheme) Regulations 2015*, Amendment No. 38 was advertised for a period of 42 days concluding on 25 January 2018. The Amendment was advertised using the following methods:

- Letters being sent to the surrounding land owners and the relevant Government and service agencies;
- A notice being published in the local newspaper 'The Voice' on 9 December 2017;
- Information being published on the City's website; and
- Information being made available for viewing at the City's Customer Service Centre and Library.

A total of four submissions were received during advertising including comments from Main Roads, the Department of Planning, Lands and Heritage, the Department of Transport and a representative of the owner at 546-548 Hay Street, Perth, raising no objections to the proposed amendment.

Financial Implications:

ACCOUNT NO:	CL 16201000
BUDGET ITEM:	Planning Schemes and Policies
BUDGETED AMOUNT:	$49,400
AMOUNT SPENT TO DATE:	$20,923
PROPOSED COST:	$ 850
BALANCE REMAINING:	$27,627

All figures quoted in this report are exclusive of GST.

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

Comments:

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

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

Amendment No. 38 to CPS2 will facilitate subdivision of the site into separate lots and allow for plot ratio and commercial tenant car parking to be allocated across the site as required.

Based on the above and given no objections have been received, it is recommended that Amendment No. 38 to CPS2 be adopted without modification.

Summary of Submissions - Amendment No.38 to City Planning Scheme No. 2

Summary of Submissions (4 in total)				
Date Received		**Organisation**	**Comment**	**City's Response**
1.	14/12/2017	Department of Transport	No comment.	**Noted.**
2.	28/12/2017	Main Roads WA	No objections.	**Noted.**
3.	15/01/2018	Department of Planning, Lands and Heritage – Heritage Development	The proposed Scheme Amendment has been considered for its potential impact on heritage places within the Scheme area and there is no objection to the proposal.	**Noted.**
4.	16/01/2018	Veris Australia on behalf of the landowner at 546-548 Hay Street, Perth	No objection.	**Noted.**

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**	
	Lower Building Levels	*Upper Building Levels*
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**	
	Lower Building Levels	*Upper Building Levels*
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.

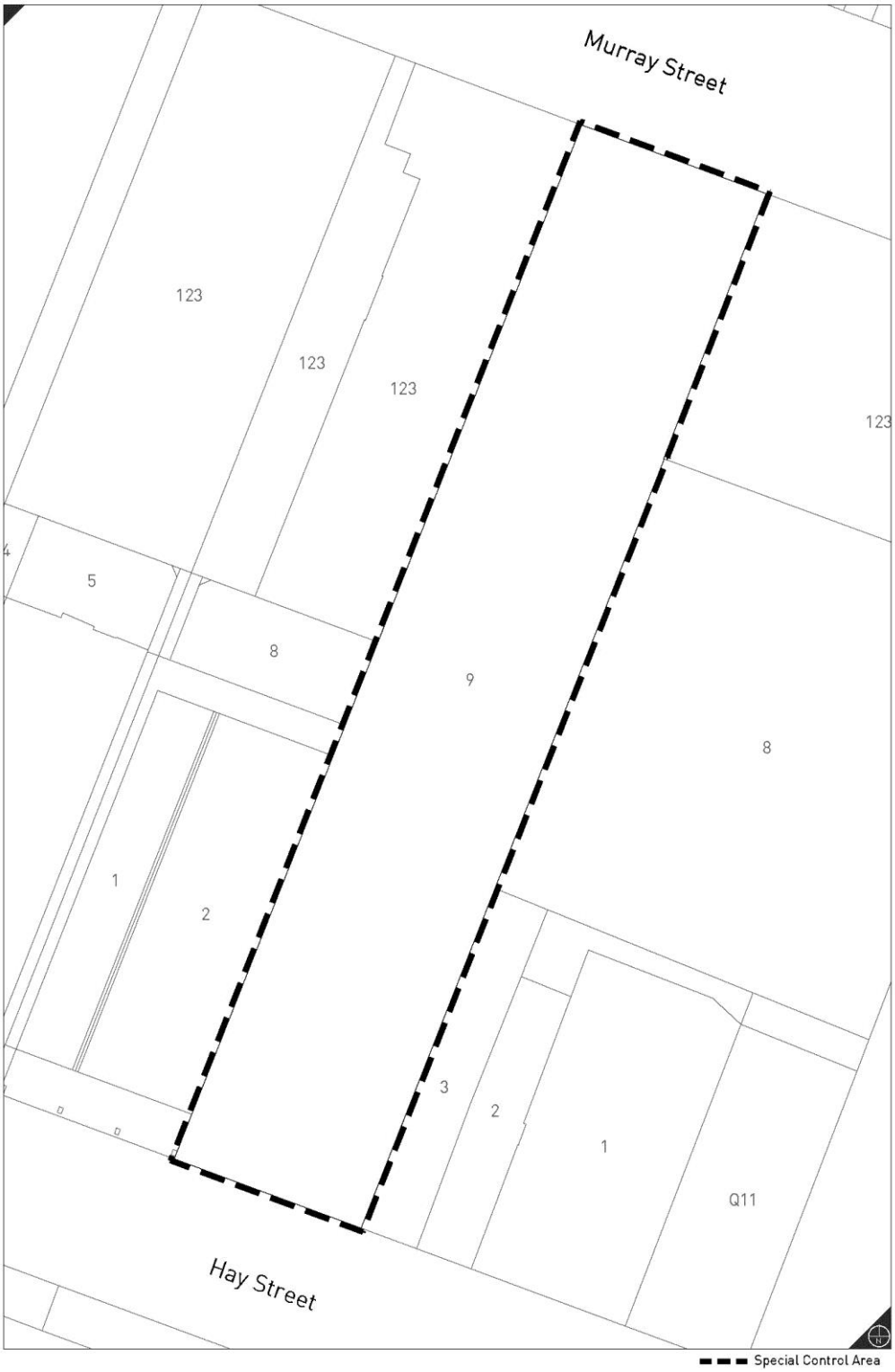


Figure 25 – 560 Hay Street and 101 Murray Street Special Control Area

Dated this 26 day of September 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 2,268m^2 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.

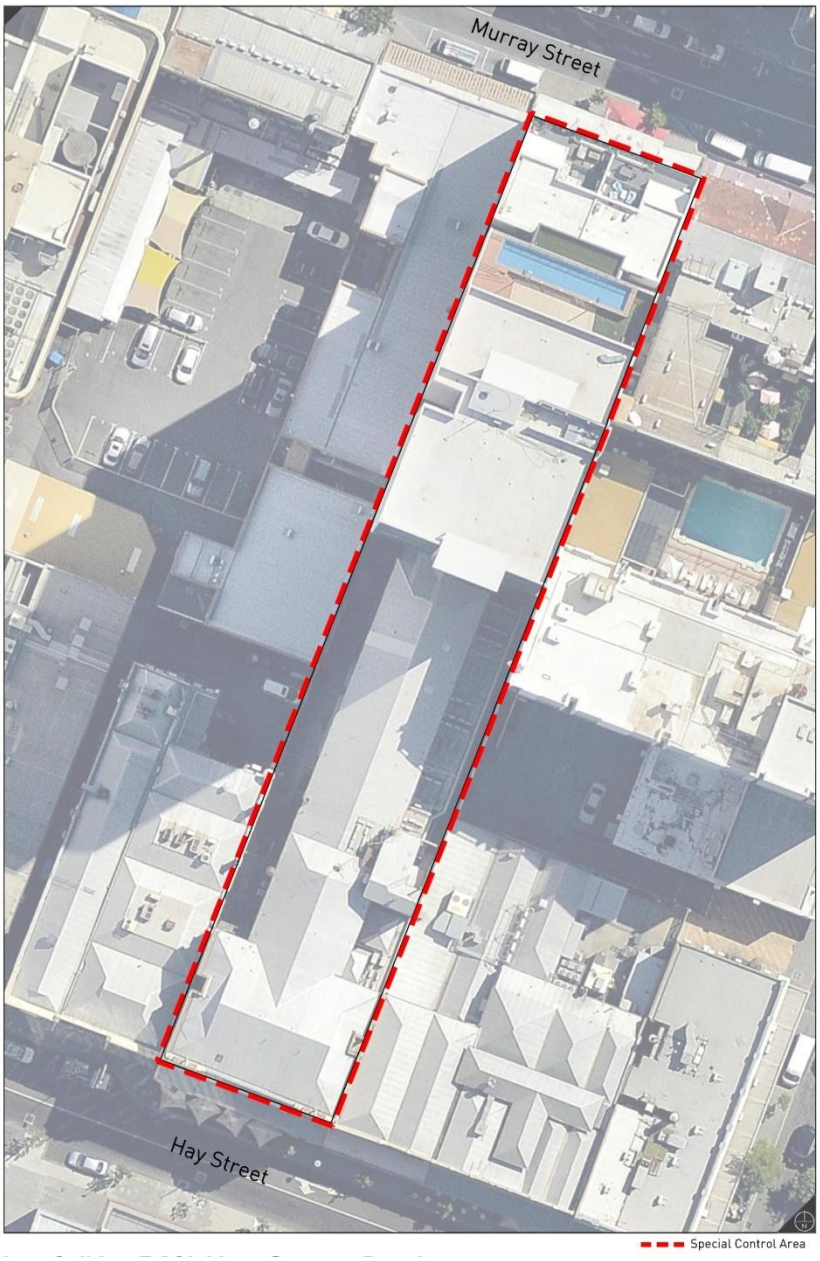


Figure 1 – Aerial Photograph of Subject Site

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 254m^2 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.

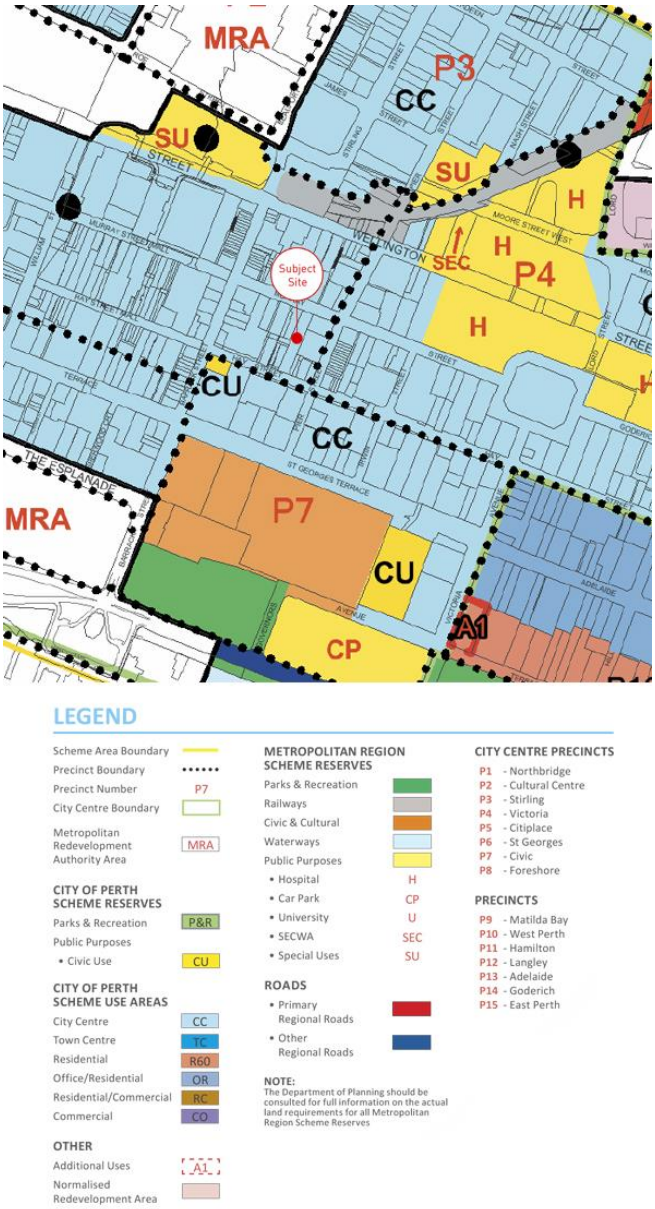


Figure 2 – Extract from City Planning Scheme No.2 Scheme Map

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 2,268m^2, the site is capable of being developed with a plot ratio floor area of 11,340m^2, 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**	
	Lower Building Levels	*Upper Building Levels*
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**	
	Lower Building Levels	*Upper Building Levels*
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.

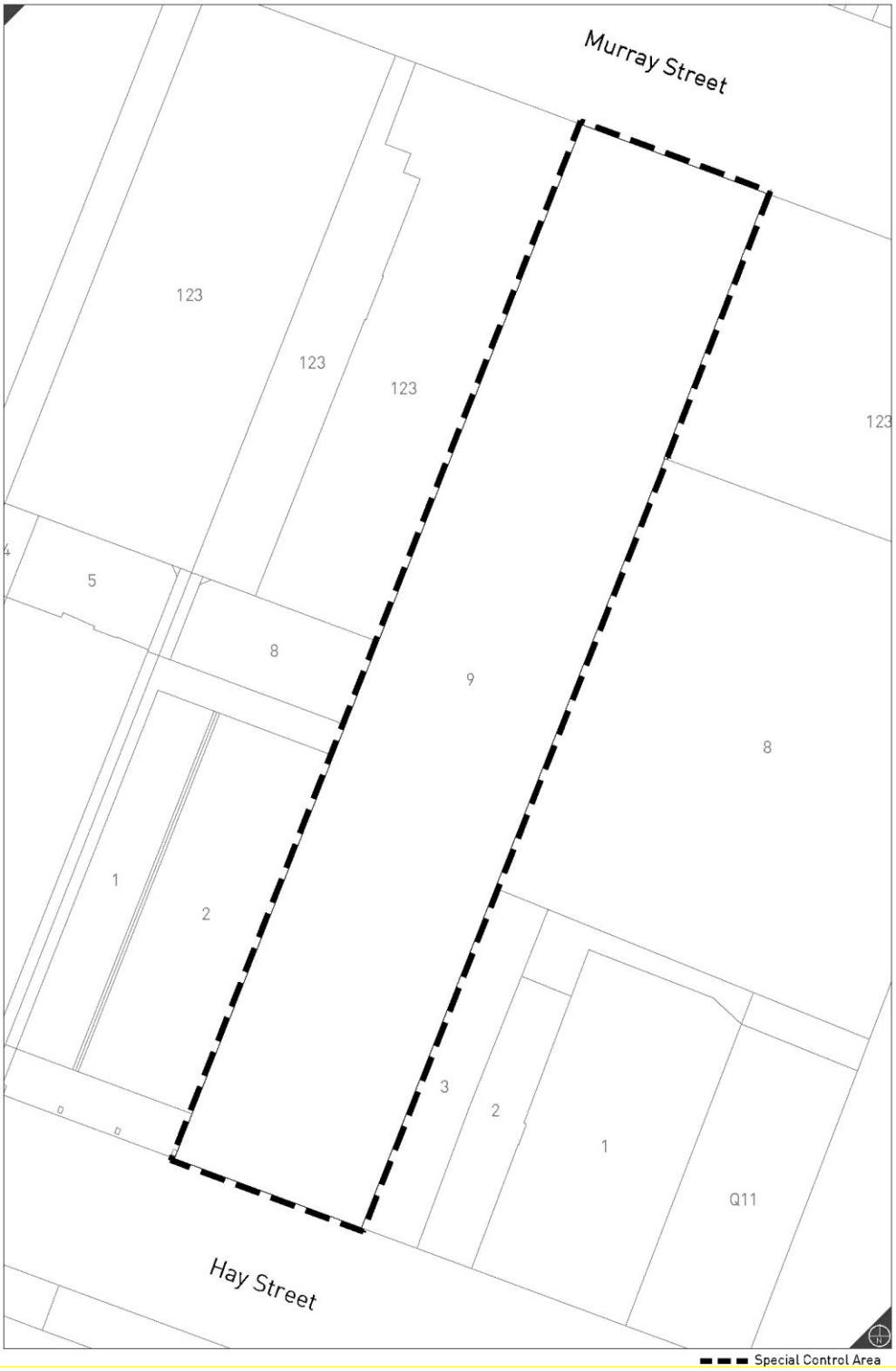


Figure 25 – 560 Hay Street and 101 Murray Street Special Control Area

ADOPTION

Adopted by resolution of the City of Perth at the Ordinary Meeting of the Council held on the 26 day of September 2017.

_____

CHAIR OF COMMISSIONERS

_____

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:

_____
CHAIR OF COMMISSIONERS

_____
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)

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
- P2 - Cultural Centre
- P3 - Stirling
- P4 - Victoria
- P5 - Citiplace
- P6 - St Georges
- P7 - Civic
- P8 - Foreshore

PARLIAMENT HOUSE AND SURROUNDS:

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

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

The additional Schemes which apply in the city centre are:

- TPS 11 - Wesley Trust and WA Travel Centre
- TPS 13 - State Government Insurance Office
- TPS 16 - David Jones Site (now Central Park)
- TPS 21 - FAI Site
- TPS 23 - Paragon
- LPS 26 - Normalised Redevelopment Areas

SPECIAL CONTROL AREAS

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

- 2 - CTA Building
- 5 - 240 St Georges Tce & 899-915 Hay St
- 6 - 141 & 125-137 St Georges Tce & 18 Mounts Bay Road
- 8 - 126-144 Stirling Street
- 11 - 225-239 St Georges Tce (Bishops See)
- 12 - 298-316 Murray Street
- 15 - 92-120 Roe Street
- 17 - St Martins
- 18 - 30 Beaufort Street
- 19 - 2-6 (Lot 40) Parker Street

PLANNING POLICIES:

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

- James, William, Roe and Lake Street
- King Street
- Goderich
- William Street Station Precinct

LEGEND

Scheme Area Boundary

CITY OF PERTH SCHEME RESERVES

- Parks & Recreation — P&R
- Public Purposes - Civic Use — CU

CITY OF PERTH SCHEME USE AREAS

- City Centre — CC
- Town Centre — TC
- Residential — R60
- Office/Residential — OR
- Residential/Commercial — RC
- Commercial — CO

OTHER

- Additional Uses — A
- Normalised Redevelopment Area
- Metropolitan Redevelopment Authority Area — MRA
- City Centre Boundary
- MRS Clause 32 Area
- Minor Town / Local Planning Schemes and Number — 12
- Special Control Areas and Number — 2
- Other Planning Control Areas
- Precinct Boundary
- Precinct Number — P7

METROPOLITAN REGION SCHEME RESERVES

- Parks & Recreation
- Railways
- Civic & Cultural
- Waterways
- Public Purposes
  - Hospital — H
  - Car Park — CP
  - University — U
  - SECWA — SEC
  - Special Uses — SU

ROADS

- Primary Regional Roads
- Other Regional Roads

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

Amended - April 2016

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
- P2 - Cultural Centre
- P3 - Stirling
- P4 - Victoria
- P5 - Citiplace
- P6 - St Georges
- P7 - Civic
- P8 - Foreshore

PARLIAMENT HOUSE AND SURROUNDS:

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

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

The additional Schemes which apply in the city centre are:

- TPS 11 - Wesley Trust and WA Travel Centre
- TPS 13 - State Government Insurance Office
- TPS 16 - David Jones Site (now Central Park)
- TPS 21 - FAI Site
- TPS 23 - Paragon
- LPS 26 - Normalised Redevelopment Areas

SPECIAL CONTROL AREAS

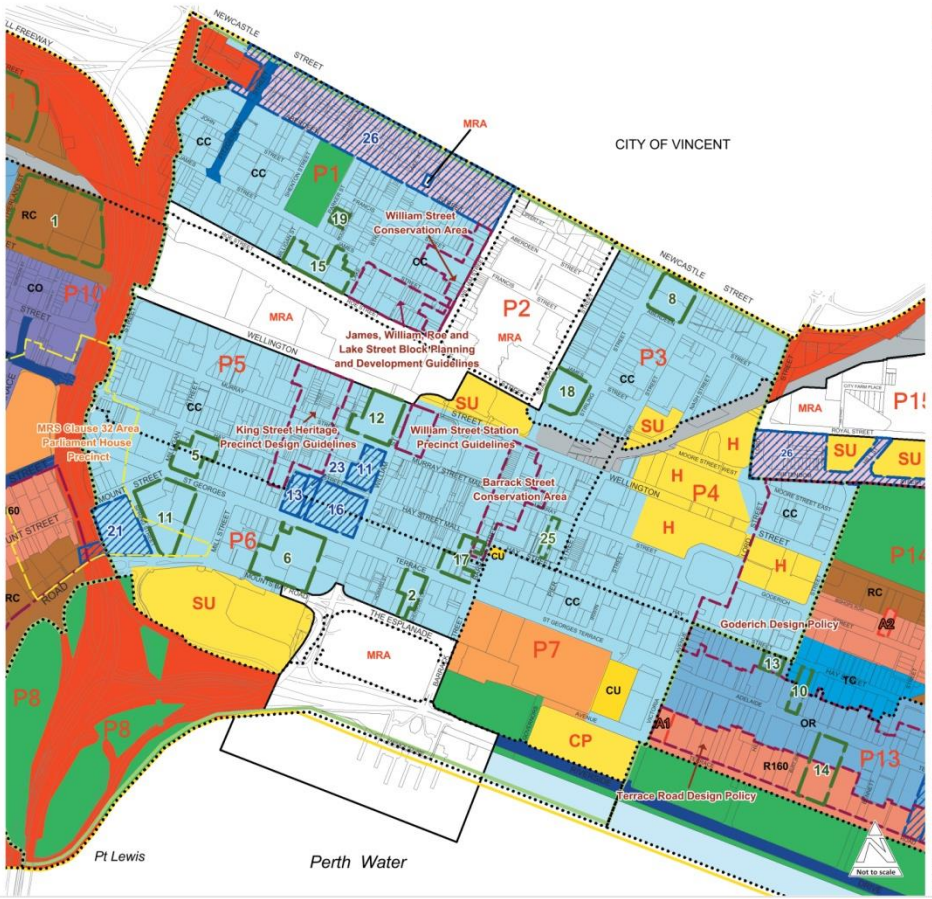
Special control areas apply in the city centre for these areas:

- 2 - CTA Building
- 5 - 240 St Georges Tce & 899-915 Hay St
- 6 - 141 & 125-137 St Georges Tce & 18 Mounts Bay Road
- 8 - 126-144 Stirling Street
- 11 - 225-239 St Georges Tce (Bishops See)
- 12 - 298-316 Murray Street
- 15 - 92-120 Roe Street
- 17 - St Martins
- 18 - 30 Beaufort Street
- 19 - 2-6 (Lot 40) Parker Street
- 25 - 101 Murray Street

PLANNING POLICIES:

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

- James, William, Roe and Lake Street
- King Street
- Goderich
- William Street Station Precinct



LEGEND

- Scheme Area Boundary

CITY OF PERTH SCHEME RESERVES

- Parks & Recreation (P&R)
- Public Purposes - Civic Use (CU)

CITY OF PERTH SCHEME USE AREAS

- City Centre (CC)
- Town Centre (TC)
- Residential (R60)
- Office/Residential (OR)
- Residential/Commercial (RC)
- Commercial (CO)

OTHER

- Additional Uses (A1)
- Normalised Redevelopment Area
- Metropolitan Redevelopment Authority Area (MRA)
- City Centre Boundary
- MRS Clause 32 Area
- Minor Town / Local Planning Schemes and Number (12)
- Special Control Areas and Number (2)
- Other Planning Control Areas
- Precinct Boundary
- Precinct Number (P7)

METROPOLITAN REGION SCHEME RESERVES

- Parks & Recreation
- Railways
- Civic & Cultural
- Waterways
- Public Purposes
- Hospital (H)
- Car Park (CP)
- University (U)
- SECWA (SEC)
- Special Uses (SU)

ROADS

- Primary Regional Roads
- Other Regional Roads

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

Agenda Item 13.2 **Final Adoption 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**

Recommendation:

That Council:

1. ***pursuant to Regulation 50(3) of the Planning and Development (Local Planning Schemes) Regulations 2015, ADOPTS Amendment No. 39 to City Planning Scheme No. 2 without modification as detailed in the Scheme Amendment Report – Attachment 13.2B;***

2. ***pursuant to Regulation 53 of the Planning and Development (Local Planning Schemes) Regulations 2015, FORWARDS Amendment No. 39 to City Planning Scheme No. 2 and associated documents to the Western Australian Planning Commission for consideration and recommendation to the Minister for Planning;***

3. ***pursuant to clause 3A of Schedule A (Supplemental Provisions) of City Planning Scheme No. 2, ADOPTS the amended Precinct Plan as detailed in Attachment 13.2B – Scheme Amendment Report, subject to the gazettal of Amendment No. 39 to City Planning Scheme No. 2.***

FILE REFERENCE:	P1034515
REPORTING UNIT:	City Planning
RESPONSIBLE DIRECTORATE:	Planning and Development
DATE:	26 February 2018
ATTACHMENT/S:	Attachment 13.2A - Summary of Submissions Attachment 13.2B - Scheme Amendment Report

Council Role:

☐	Advocacy	*When the Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.*
☐	Executive	*The substantial direction setting and oversight role of the Council e.g. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.*
☒	Legislative	*Includes adopting local laws, town planning schemes and policies.*

☐ 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 (e.g. 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

Clauses 75, 81, 84 and 87 of the *Planning and Development Act 2005*
Clauses 39 and 3A of Schedule A (Supplemental Provisions) of the City Planning Scheme No. 2
Regulations 50 and 53 of the *Planning and Development (Local Planning Schemes) Regulations 2015*
Clause 5 of the *Deemed Provisions (Local Planning Schemes) Regulations 2015*

Integrated Planning and Reporting Framework Implications

Strategic Community Plan

Goal 2 An exceptionally well designed, functional and accessible city
2.6 A beautiful city built on exceptional architecture and infrastructure
2.7 A city uninhibited by regulation

Policy

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

Background:

Amendment No. 39 to City Planning Scheme No. 2 (CPS2) seeks to facilitate the shared use of the existing commercial tenant car parking bays within the Cathedral Precinct as a private agreement between the owners/tenants and their guests.

At its meeting held on **26 September 2017,** Council resolved to initiate Amendment No. 39 to CPS2; to refer the Amendment to the Environmental Protection Authority (EPA); and to commence public advertising.

Details:

Environmental Protection Authority Referral

Following its initiation, Amendment No. 39 to CPS2 was referred to the EPA. On 6 November 2017, the EPA advised that the Amendment should not be assessed under the *Environmental Protection Act 1986.*

Public and Stakeholder Consultation

Following its initiation, and in accordance with Clause 47 of the *Planning and Development (Local Planning Scheme) Regulations 2015*, Amendment No. 38 was advertised for a period of 42 days concluding on 25 January 2018. The Amendment was advertised using the following methods:

- Letters being sent to the surrounding land owners and the relevant Government and service agencies;
- A notice being published in the local newspaper 'The Voice' on 9 December 2017;
- Information being published on the City's website; and
- Information being made available for viewing at the City's Customer Service Centre and Library.

A total of three submissions were received including comments from the Department of Planning, Lands and Heritage; the Department of Transport; and Tourism Western Australia. There were no objections to the proposed amendment with Tourism Western Australia advising of its support as it will improve the visitor parking arrangements for guests staying at the hotel.

Financial Implications:

ACCOUNT NO:	CL 16201000
BUDGET ITEM:	Planning Schemes and Policies
BUDGETED AMOUNT:	$49,400
AMOUNT SPENT TO DATE:	$20,923
PROPOSED COST:	$ 850
BALANCE REMAINING:	$27,627

All figures quoted in this report are exclusive of GST.

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

Comments:

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

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

Amendment No. 39 to CPS2 will facilitate shared use of the existing commercial tenant car parking bays within the Cathedral Precinct as a private agreement between the owners/tenants and their guests.

Based on the above and that no objections have been received, it is recommended that Amendment No. 39 to CPS2 be adopted without modification.

Summary of Submissions - Amendment No.39 to City Planning Scheme No. 2

Summary of Submissions (3 in total)				
Date Received		**Organisation**	**Comment**	**City's Response**
1.	18/12/2017	Department of Transport	No objections.	**Noted.**
2.	10/01/2017	Department of Planning, Lands and Heritage – Heritage Development	The proposed Scheme Amendment has been considered for its potential impact on heritage places within the Scheme area and there is no objection to the proposal.	**Noted.**
3.	18/01/2018	Tourism WA	Tourism WA is supportive of the initiative. The sharing of car parking bays, at the discretion of the tenants through a private agreement, would offer a practical outcome for visitors staying in associated accommodation in an area which suffers from a lack of local parking options.	**Noted.**

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.

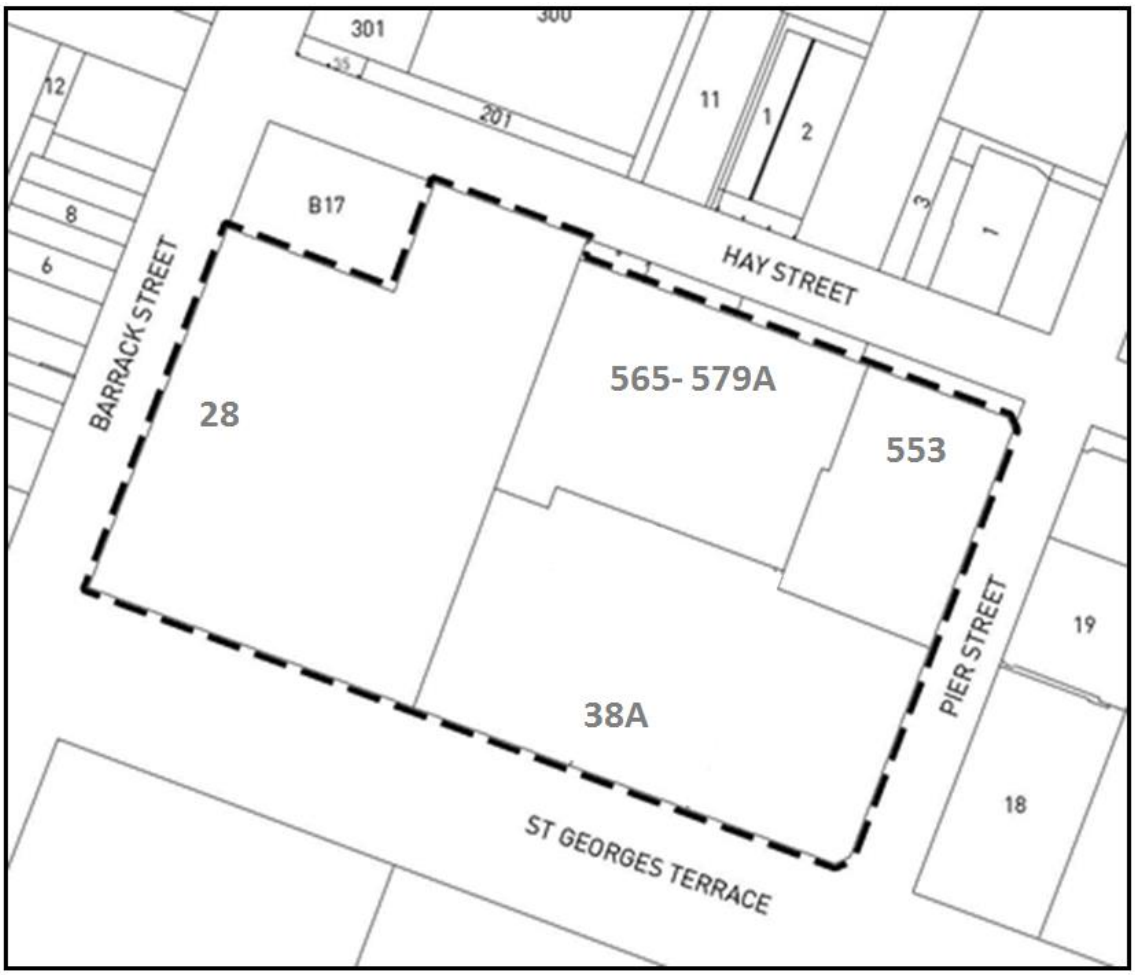


Figure 26 - 553 and 565–579A Hay Street, 38A St Georges Terrace and 28 Barrack Street Special Control Area.

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 19,078m^2 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.

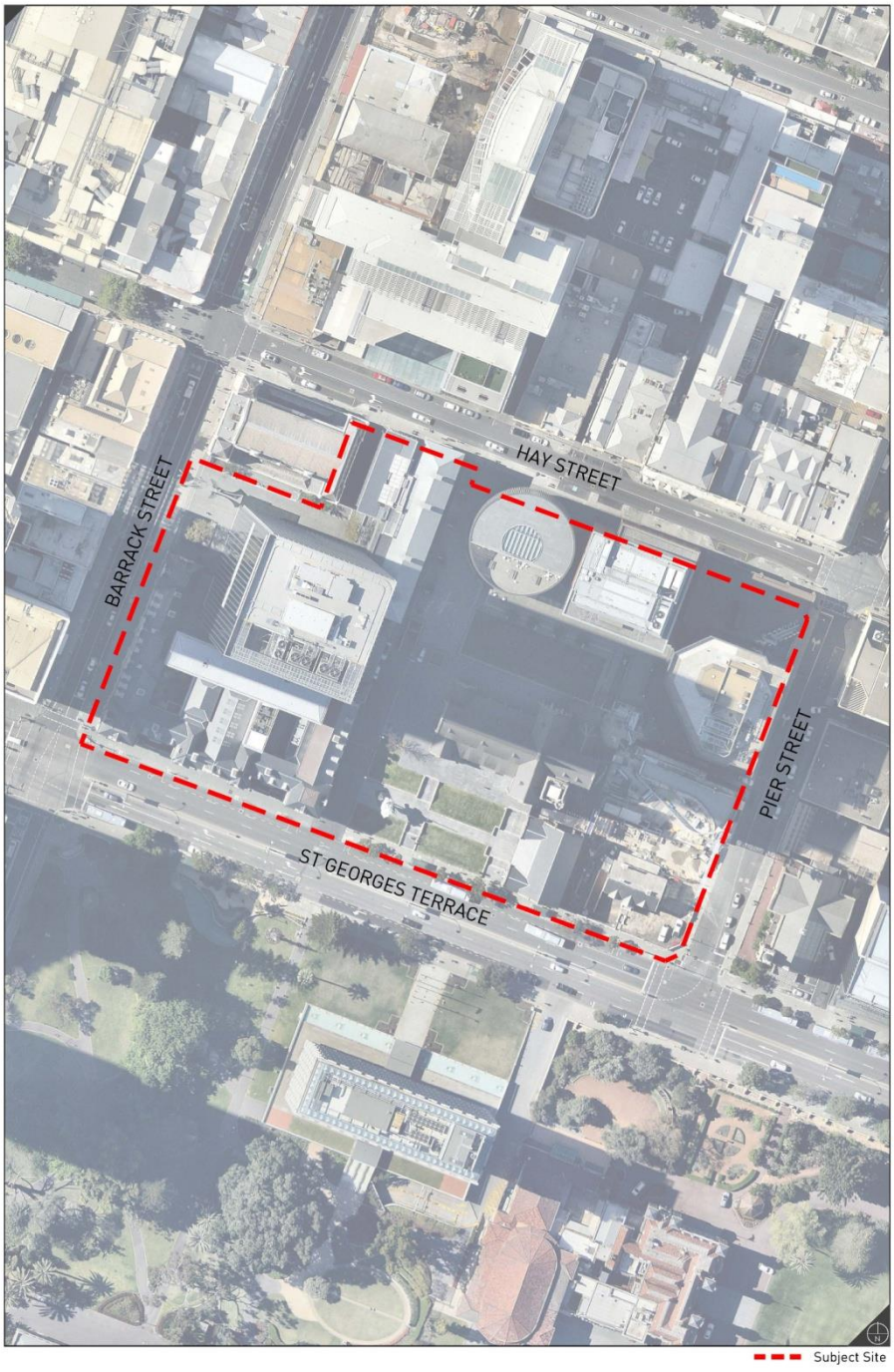


Figure 1 – Aerial Photograph of Subject Site

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.

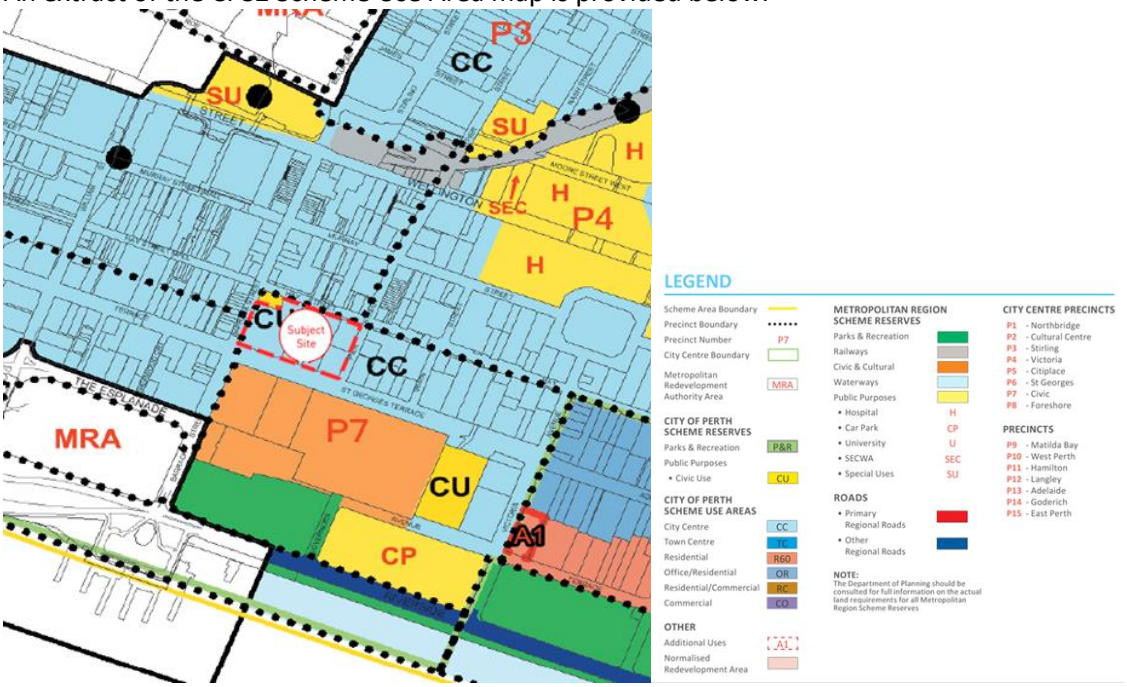


Figure 2 – Extract from City Planning Scheme No.2 Scheme Map

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):

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   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.

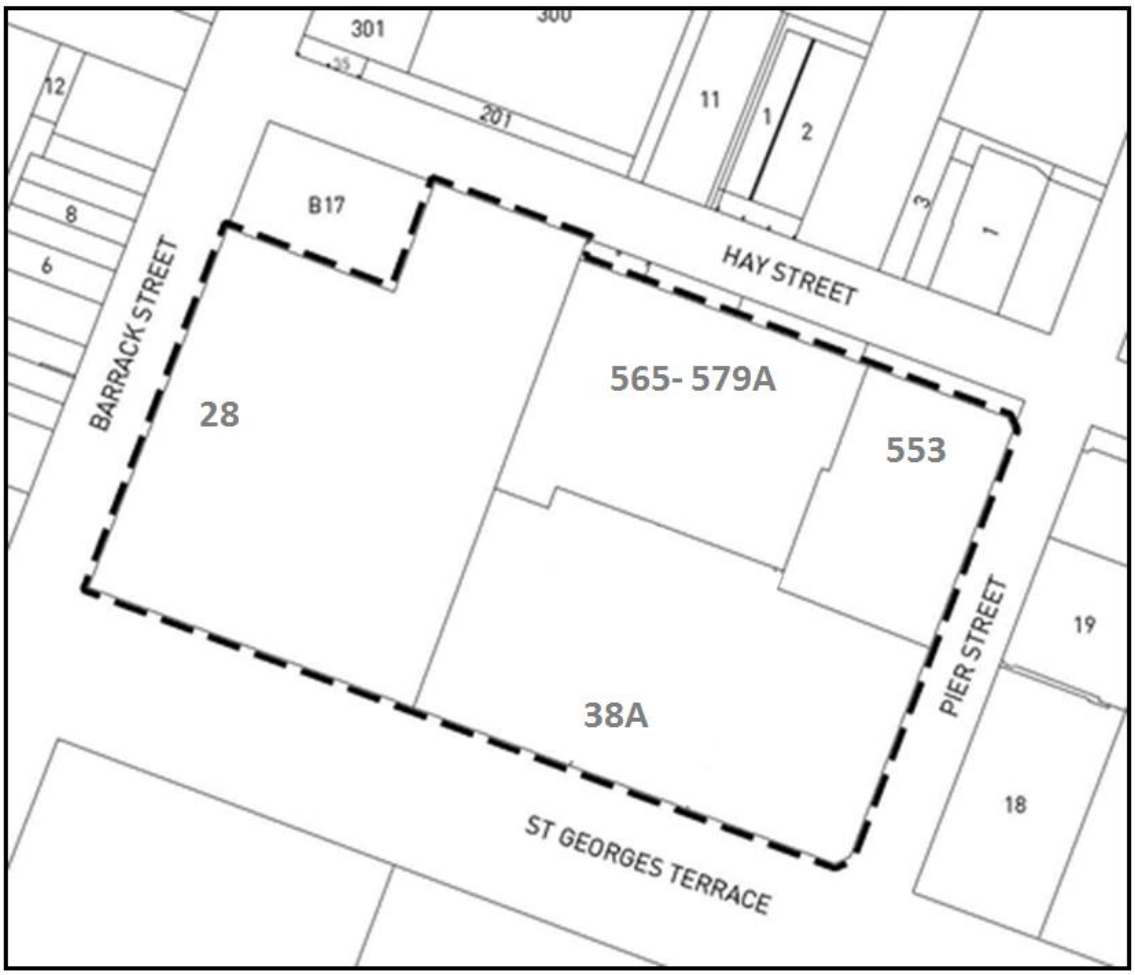


Figure 26 - 553 and 565–579A Hay Street, 38A St Georges Terrace and 28 Barrack Street Special Control Area.

ADOPTION

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

_____
CHAIR OF COMMISSIONERS

_____
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:

_____
CHAIR OF COMMISSIONERS

_____
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)

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
- P2 - Cultural Centre
- P3 - Stirling
- P4 - Victoria
- P5 - Citiplace
- P6 - St Georges
- P7 - Civic
- P8 - Foreshore

PARLIAMENT HOUSE AND SURROUNDS:

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

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

The additional Schemes which apply in the city centre are:

- TPS 11 - Wesley Trust and WA Travel Centre
- TPS 13 - State Government Insurance Office
- TPS 16 - David Jones Site (now Central Park)
- TPS 21 - FAI Site
- TPS 23 - Paragon
- LPS 26 - Normalised Redevelopment Areas

SPECIAL CONTROL AREAS

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

- 2 - CTA Building
- 5 - 240 St Georges Tce & 899-915 Hay St
- 6 - 141 & 125-137 St Georges Tce & 18 Mounts Bay Road
- 8 - 126-144 Stirling Street
- 11 - 225-239 St Georges Tce (Bishops See)
- 12 - 298-316 Murray Street
- 15 - 92-120 Roe Street
- 17 - St Martins
- 18 - 30 Beaufort Street

PLANNING POLICIES:

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

- James, William, Roe and Lake Street
- King Street
- Goderich
- William Street Station Precinct

LEGEND

- Scheme Area Boundary

CITY OF PERTH SCHEME RESERVES

- Parks & Recreation — P&R
- Public Purposes - Civic Use — CU

CITY OF PERTH SCHEME USE AREAS

- City Centre — CC
- Town Centre — TC
- Residential — R60
- Office/Residential — OR
- Residential/Commercial — RC
- Commercial — CO

OTHER

- Additional Uses — A1
- Normalised Redevelopment Area
- Metropolitan Redevelopment Authority Area — MRA
- City Centre Boundary
- MRS Clause 32 Area
- Minor Town / Local Planning Schemes and Number — 12
- Special Control Areas and Number — 2
- Other Planning Control Areas
- Precinct Boundary
- Precinct Number — P7

METROPOLITAN REGION SCHEME RESERVES

- Parks & Recreation
- Railways
- Civic & Cultural
- Waterways
- Public Purposes
  - Hospital — H
  - Car Park — CP
  - University — U
  - SECWA — SEC
  - Special Uses — SU

ROADS

- Primary Regional Roads
- Other Regional Roads

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

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
- P2 - Cultural Centre
- P3 - Stirling
- P4 - Victoria
- P5 - Citiplace
- P6 - St Georges
- P7 - Civic
- P8 - Foreshore

PARLIAMENT HOUSE AND SURROUNDS:

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

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

The additional Schemes which apply in the city centre are:

- TPS 11 - Wesley Trust and WA Travel Centre
- TPS 13 - State Government Insurance Office
- TPS 16 - David Jones Site (now Central Park)
- TPS 21 - FAI Site
- TPS 23 - Paragon
- LPS 26 - Normalised Redevelopment Areas

SPECIAL CONTROL AREAS

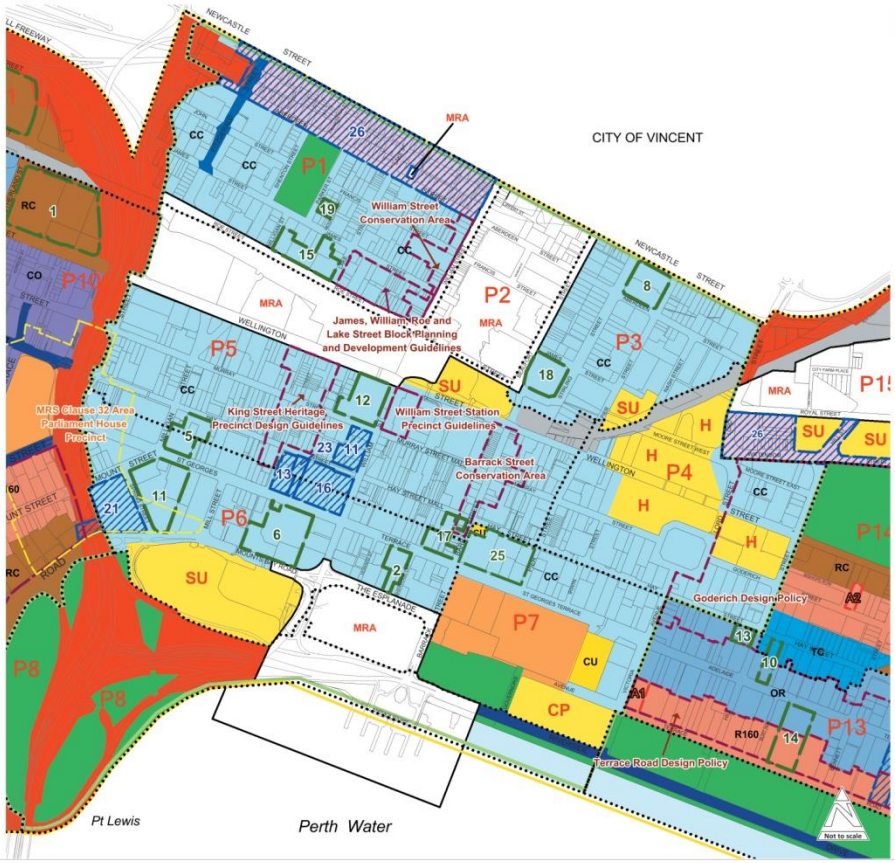
Special control areas apply in the city centre for these areas:

- 2 - CTA Building
- 5 - 240 St Georges Tce & 899-915 Hay St
- 6 - 141 & 125-137 St Georges Tce & 18 Mounts Bay Road
- 8 - 126-144 Stirling Street
- 11 - 225-239 St Georges Tce (Bishops See)
- 12 - 298-316 Murray Street
- 15 - 92-120 Roe Street
- 17 - St Martins
- 18 - 30 Beaufort Street
- 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



LEGEND

Scheme Area Boundary

CITY OF PERTH SCHEME RESERVES

- Parks & Recreation (P&R)
- Public Purposes - Civic Use (CU)

CITY OF PERTH SCHEME USE AREAS

- City Centre (CC)
- Town Centre (TC)
- Residential (R60)
- Office/Residential (OR)
- Residential/Commercial (RC)
- Commercial (CO)

OTHER

- Additional Uses (AU)
- Normalised Redevelopment Area
- Metropolitan Redevelopment Authority Area (MRA)
- City Centre Boundary
- MRS Clause 32 Area
- Minor Town / Local Planning Schemes and Number (32)
- Special Control Areas and Number (2)
- Other Planning Control Areas
- Precinct Boundary
- Precinct Number (P7)

METROPOLITAN REGION SCHEME RESERVES

- Parks & Recreation
- Railways
- Civic & Cultural
- Waterways
- Public Purposes
  - Hospital (H)
  - Car Park (CP)
  - University (U)
  - SECWA (SEC)
  - Special Uses (SU)

ROADS

- Primary Regional Roads
- Other Regional Roads

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

Agenda Item 13.3 **Final Adoption of Amendment No. 40 to City Planning Scheme No. 2 to Introduce a Special Control Area Over 28 (Lot 51) and 32 (Lot 52) Troode Street and 196 (Lot 200) Colin Place, West Perth**

Recommendation:

That Council:

1. ***pursuant to Regulation 50(3) of the Planning and Development (Local Planning Schemes) Regulations 2015, ADOPTS Amendment No. 40 to City Planning Scheme No. 2, with modifications, as detailed in the Scheme Amendment Report – Attachment 13.3B;***

2. ***pursuant to Regulation 53 of the Planning and Development (Local Planning Schemes) Regulations 2015, FORWARDS Amendment No. 40 to City Planning Scheme No. 2 and associated documents to the Western Australian Planning Commission for consideration and recommendation to the Minister for Planning;***

3. ***pursuant to clause 3A of Schedule A (Supplemental Provisions) of City Planning Scheme No. 2, ADOPTS the amended Hamilton Precinct Plan as detailed in Attachment 13.3B – Scheme Amendment Report, subject to the gazettal of Amendment No. 40 to City Planning Scheme No. 2.***

FILE REFERENCE:	P1034993
REPORTING UNIT:	City Planning
RESPONSIBLE DIRECTORATE:	Planning and Development
DATE:	9 April 2018
ATTACHMENT/S:	Attachment 13.3A – Summary of Submissions Attachment 13.3B – Scheme Amendment Report

Council Role:

☐	Advocacy	*When the Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.*
☐	Executive	*The substantial direction setting and oversight role of the Council e.g. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.*
☒	Legislative	*Includes adopting local laws, town planning schemes and policies*

☐ 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	Clauses 75, 81, 84 and 87 of the *Planning and Development Act 2005* Clause 3A of Schedule A (Supplemental Provisions) of the City Planning Scheme No. 2 Regulations 47, 50 and 53 of the *Planning and Development (Local Planning Schemes) Regulations 2015* Clause 5 of the *Deemed Provisions (Local Planning Schemes) Regulations 2015*
Integrated Planning and Reporting Framework Implications	Strategic Community Plan Goal 2 – An exceptionally well designed, functional and accessible city
Policy Policy No and Name:	Hamilton Precinct Plan No. 11

Background:

Amendment No. 40 to City Planning Scheme No. 2 (CPS2) is intended to allow the land at 28 (Lot 51) and 32 (Lot 52) Troode Street and 196 (Lot 200) Colin Place, West Perth to be treated as one site for the purposes of allocating plot ratio floor area and commercial tenant car parking, as requested by PTS Town Planning on behalf of the landowners.

At its meeting held on **21 November 2017,** Council resolved to initiate Amendment No. 40 to CPS2; to refer the Amendment to the Environmental Protection Authority (EPA); and to commence public advertising.

Details:

Environmental Protection Authority Referral

Following its initiation, Amendment No. 40 to CPS2 was referred to the EPA. On 8 January 2018, the EPA advised the City that the Scheme Amendment should not be assessed under the *Environmental Protection Act 1986.*

Public and Stakeholder Consultation

Following its initiation, and in accordance with Clause 47 of the *Planning and Development (Local Planning Scheme) Regulations 2015*, Amendment No. 40 was advertised for a period of 42 days concluding on 21 March 2018. The Amendment was advertised using the following methods:

- Letters being sent to the surrounding land owners and the relevant Government and service agencies;
- A notice being published in the local newspaper 'The Western Suburbs Weekly' on 6 February 2018;
- Information being published on the City's website; and
- Information being made available for viewing at the City's Customer Service Centre and Library.

A total of five submissions were received during advertising including one submission from Main Roads, two from the Department of Transport (Department) and two from the applicant PTS Planning and Design.

There were no objections from Main Roads however the Department raised concerns regarding proposed clause 27.4.1 which allows for commercial tenant car parking to be determined based on the total site area of the Special Control Area. The Department requested further background and justification for car parking to be shared, particularly given the overall quantum of car parking may be more than otherwise approved if calculated on the site area of the individual lots.

In response to this concern the applicant provided further background/justification and a modified commercial tenant car parking clause which will be discussed in further detail under the comments section of this report.

Financial Implications:

ACCOUNT NO:	CL 16201000
BUDGET ITEM:	Planning Schemes and Policies
BUDGETED AMOUNT:	$ 27,106
AMOUNT SPENT TO DATE:	$ 25,325
PROPOSED COST:	$ 850
BALANCE:	$ 931

All figures quoted in this report are exclusive of GST.

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

Comments:

Car Parking

The subject site is located in the Perth Parking Management Area and therefore is guided by the Department's Perth Parking Policy 2014. The commercial tenant car parking requirements

are based on a maximum provision taking into consideration the total site area, the type of vehicular access provided (at grade or integrated) and the category of street (pedestrian and public transport priority). With respect to residential car parking the City's Parking Policy 5.1 requires a minimum of one bay per dwelling and a maximum of two bays per dwelling to be provided in this location.

The Department raised concerns regarding the requirement for commercial tenant car parking to be determined based on the site area of the entire Special Control Area. The Department's main concern was if one of the vacant sites was developed solely for residential purposes the remaining vacant lot could have more commercial tenant car parking bays allocated to it than would otherwise be the case if car parking was calculated on the site area of the individual lot.

In response to this concern the applicant has provided further background and justification for the shared car parking arrangements of the Special Control Area. The applicant has also proposed an amended car parking clause to limit the shared arrangement to vacant Lots 52 and 200, where it is required.

The applicant advises that the Department of Housing and Georgiou have entered into an agreement to pursue the coordinated development of Lots 52 and 200. The intent is to lodge a joint development application across the two lots with a coordinated podium and vehicle parking and access approach, thereby improving the overall design and reducing the number of crossovers to the street. This is consistent with objectives and principles of the Department's Perth Parking Policy which seeks to reduce vehicular access disruptions to pedestrians. It is also noted that a joint application could be lodged without a Special Control Area in place, allowing for commercial tenant car parking to be calculated based on the area of the entire site (with a condition requiring the amalgamation of the separate lots). The Special Control Area has the advantage of allowing for additional development potential to be realised on the site by incorporating the plot ratio of Lot 51 and resulting in an overall better design outcome.

The Department advised that they are satisfied that the Special Control Area will enable a better design outcome across the site and are supportive of the proposal subject to the shared allocation of commercial tenant car parking being limited to vacant Lots 52 and 200, as proposed by the applicant.

Based on the above it is recommended that car parking clauses 27.4.1 and 27.4.2 be amended as follows:

Existing clause 27.4.1
"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."

Proposed clause 27.4.1
"For the purpose of determining the tenant car parking allowance for the Special Control Area under the provisions of the Perth Parking Policy, Lots 52 and 200 shall be treated as one lot."

Existing clause 27.4.2
"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."

Proposed clause 27.4.2

"The tenant car parking facilities located on Lots 52 and 200 may have reciprocal parking arrangements in place whereby the tenants of one lot may use or lease the car parking bays of the other lot."

Conclusion:

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

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

Amendment No. 40 to CPS2 will allow for the land to be treated as one site for the purposes of allocating plot ratio floor area and for Lots 52 and 200 to be treated as one site for the purposes of calculating commercial tenant car parking. 0

Based on the above, it is recommended that Amendment No. 40 to CPS2 be adopted with modification, as outlined in the comments section.

Summary of Submissions - Amendment No.40 to City Planning Scheme No. 2

Summary of Submissions (5 in total)				
Date Received		**Organisation**	**Comment**	**City's Response/Action**
1.	16/03/2018	Main Roads	No objections.	Noted.
2.	7/03/2018	Department of Transport (DoT)	The DoT raised concerns that if one of the two vacant lots is developed for residential purposes the remaining lot would have more commercial tenant car parking bays allocated to it than would otherwise have been permitted based on the site area of the individual lot. The DoT requested further justification be provided by the applicant in terms of why the separate sites should be treated as one site for the purpose of allocating commercial tenant car parking with reference to the objectives and principles of the Perth Parking Policy.	The advice and further information requested by the DoT was referred to the applicant (PTS Planning and Design) to address in terms of the principles and objectives of the Perth Parking Policy.
3.	7/03/2018	PTS Planning and Design	PTS Planning and Design advised that the Department of Housing and Georgiou have entered into an agreement to pursue the coordinated development of vacant Lots 52 and 200. The benefit of a coordinated approach to development will include a shared podium and the provision of integrated access into the development, thereby reducing the number of crossovers and disruption to pedestrians. The applicant also advised that a joint development application could be submitted for the two vacant sites (with a condition requiring the amalgamation of the lots). This would result in a similar outcome in terms of the shared allocation of commercial tenant car parking across the two sites.	The response provided by the applicant was referred back to DoT for further consideration.

4.	16/3/2018	Department of Transport (DoT)	The DoT advised that they agree that the Special Control Area will enable a better design outcome across the site, as outlined by the applicant and are supportive of the proposal. The DoT have requested that for the purposes of calculating commercial tenant car parking for the Special Control Area, only the vacant sites Lots 52 and 200, shall be treated as one site.	The City agrees there is benefit in a coordinated approach to development across the two vacant sites and supports shared tenant car parking across Lots 52 and 200.
5.	19/03/2018	PTS Planning and Design	The applicant PTS Planning and Design raises no objections to modifying the provisions of the Special Control Area to limit the shared allocation of carparking to Lots 200 and 52 as per the Department of Transport's advice.	The City will modify clauses 27.4.1 and 27.4.2 to restrict the shared allocation, use and leasing arrangements of commercial tenant car parking bays to vacant Lots 52 and 200.

Amendment No. 40

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. 41

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):

   (aa) 28 and 32 Troode Street and 196 Colin Place Special Control Area.

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

27. 28 and 32 Troode Street and 196 Colin Place Special Control Area

27.1 Special Control Area

The following provisions apply to the land marked as Figure 27 being the 28 and 32 Troode Street and 196 Colin Place Special Control Area.

27.2 Objective

To facilitate the development of the Special Control Area as a whole in a coordinated manner.

27.3 Plot Ratio

27.3.1 For the purpose of determining the maximum plot ratio within the Special Control Area, the Special Control Area shall be treated as one site.

27.3.2 The maximum plot ratio shall be allocated in the Special Control Area as follows:

27.3.2.1 Lot 51 – 1,980m^2 plot ratio floor area for use groups other than Residential and/or Special Residential or 2,970m^2 plot ratio floor area for the Residential and/or Special Residential use groups;

27.3.2.2 Lots 52 and 200 – the balance of the maximum plot ratio.

27.3.3 For the purposes of determining any bonus plot ratio under Clause 28 and transferable plot ratio under Clause 30, the Special Control Area shall be treated as one site.

27.3.4 Any bonus plot ratio or transferable plot ratio granted shall be allocated fully to Lots 52 and 200.

27.4 Car Parking

27.4.1 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.

27.4.2 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.

27.5 Maximum Building Heights

27.5.1 Building heights greater than the indicative heights outlined in the *Hamilton Precinct Urban Design Study – Development Plan Framework* may be considered.

27.5.2 In considering greater building heights under clause 27.5.1, consideration shall be given to the *Development Framework Principles* of *the Hamilton Precinct Urban Design Study*, Clause 67 of *the Deemed Provisions* and the principles contained within the City's *Building Heights and Setbacks Policy*.

27.6 Public Space

27.6. 1 Any future development of the site should incorporate public space on the western portion of the site to provide sightlines between Colin Place and the underpass, and to enhance passive surveillance and the perceived safety of the underpass.

27.6.2 The public space created as part of any future development should provide public access, remain under the ownership and management of the landowners and be protected by an easement in gross.

27.7 Passive Surveillance

Any future development should be designed to provide passive surveillance to the underpass and pedestrian path to the west of the site.

3. Inserting Figure 27 – 28 and 32 Troode Street and 196 Colin Place Special Control Area into Schedule 8 – Special Control Areas of the Scheme.

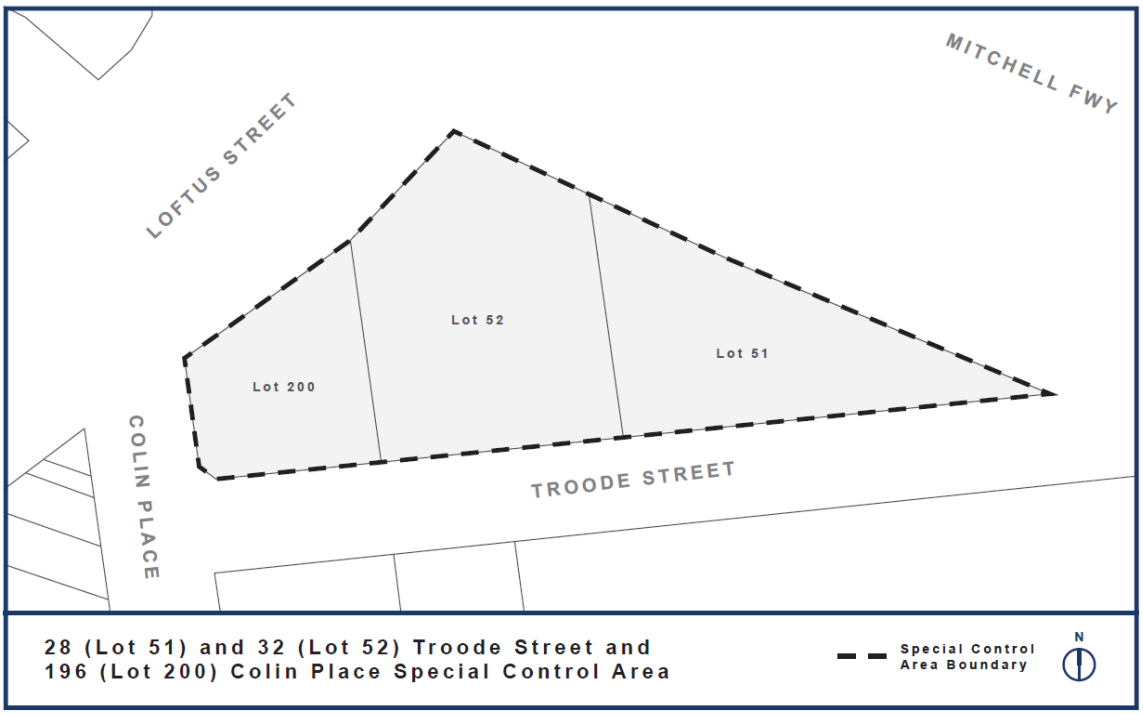


Figure 27 - 28 and 32 Troode Street and 196 Colin Place Special Control Area

4. Amending the Hamilton Precinct Plan Map (P11) accordingly.

Dated this __ day of ____ 2018

_____

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 28 (Lot 51) and 32 (Lot 52) Troode Street and 196 (Lot 200) Colin Place, West Perth.

The SCA over the subject area is proposed to enable the land to be treated as one site for the purposes of allocating plot ratio and tenant car parking.

The SCA will also allow for the built form outcomes proposed by the *Hamilton Precinct Urban Design Study* to be achieved whilst maintaining the integrity of CPS2 and the Approval to Commence Development on Lot 51.

2.0 BACKGROUND

The site has an area of 6,143m^2 and is bound by the Graham Farmer Freeway to the north, Troode Street to the south, Colin Place to the west and Loftus Street to the north-west.

A three level office building currently exists on 28 Troode Street while 32 Troode Street and 196 Colin Place are currently vacant.

3.0 SUBJECT SITE

The SCA is depicted in Figure 1 below.

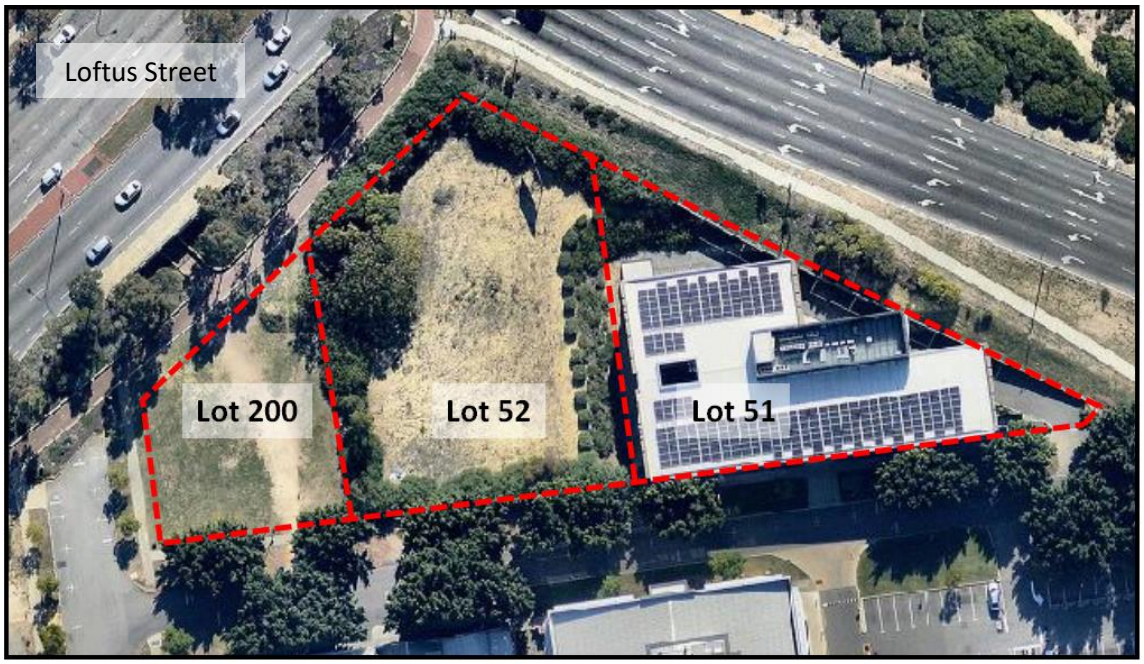


Figure 1: Aerial of the SCA

4.0 PLANNING FRAMEWORK

4.1 Metropolitan Region Scheme

The subject site is zoned 'Urban' under the Metropolitan Region scheme (MRS). The land to the north-east and north-west of the site, being the Graham Farmer Freeway Off-Ramp and Loftus Street, are Reserved as Primary Regional Roads under the MRS.

These Reservations do not impact on the SCA as no access can be obtained from either Loftus Street or the Graham Farmer Freeway Off Ramp.

4.2 City Planning Scheme No. 2

4.2.1 Use Area and Precinct

The subject site is located within the Hamilton Precinct (P11) and is a Residential-Commercial Land Use Area. The Statement of Intent for the Hamilton Precinct, relevant to the subject site, states:

'A wide range of commercial uses will be provided which primarily serve the needs of the city centre, West Perth and nearby health, education, business and retail uses. The scale of the commercial development, in particular office development, should be economically proven to support a range of local services and importantly, complement rather than compete with similar uses situation within the city centre. The precinct's status as an out-of-centre node offering easy access to and from the city centre with pricing to reflect this position, as well as attracting differing commercial markets to those within the city centre, will be its primary points of difference'.

An extract of the CPS2 Scheme Use Area map is provided below in Figure 2:

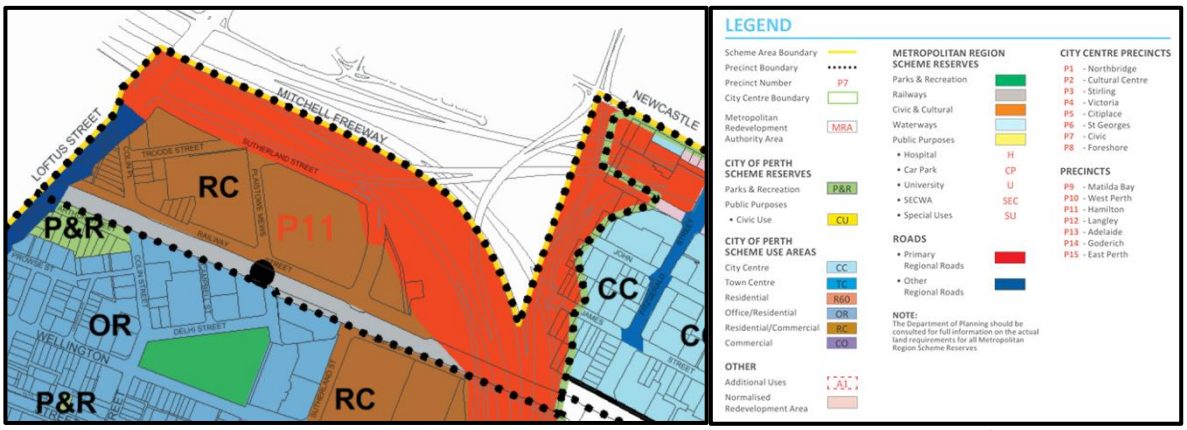


Figure 2: Extract from City Planning Scheme No.2 Scheme Map

4.2.2 Land Use Permissibility

Preferred Uses within the Hamilton Precinct are Business Services, Community and Cultural, Dining, Healthcare 1, Home Occupation, Office, Recreation and Leisure, Residential, Retail (Local) and Special Residential.

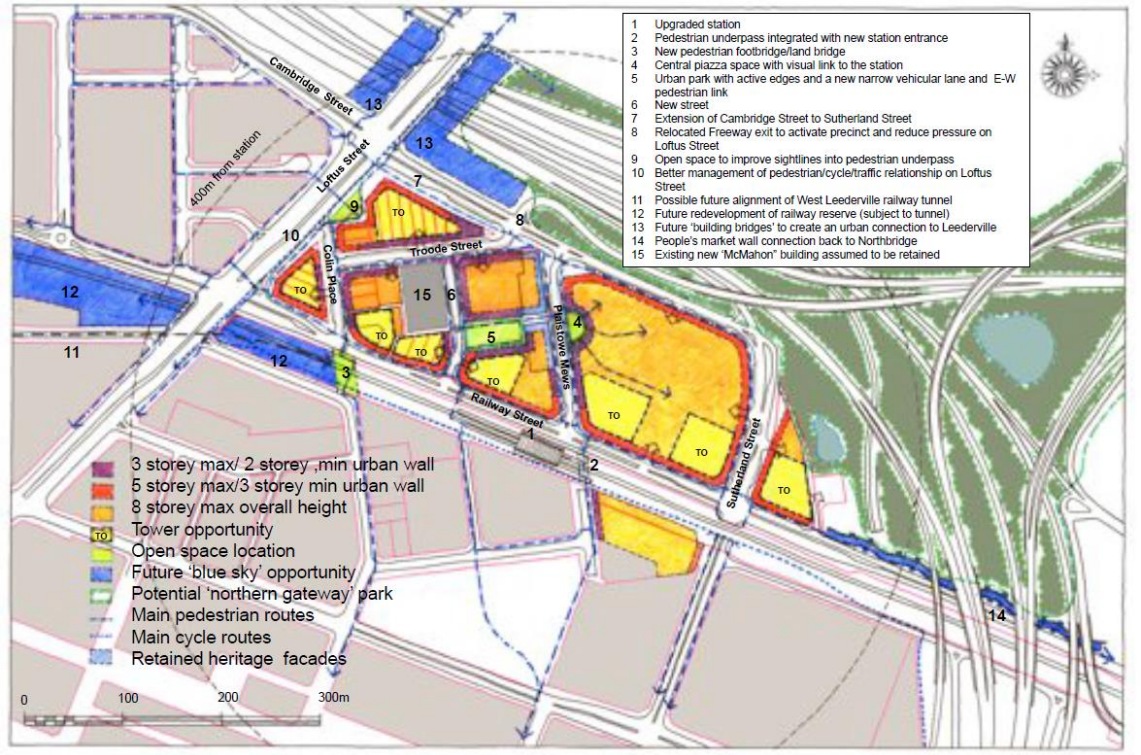
Contemplated Uses include Civic, Education 1, Education 2, Entertainment, Healthcare 2, Industry – Service, Industry – Cottage, Mixed Commercial, Retail (General) and Storage.

Prohibited Uses are Industry – Light and Retail (Central).

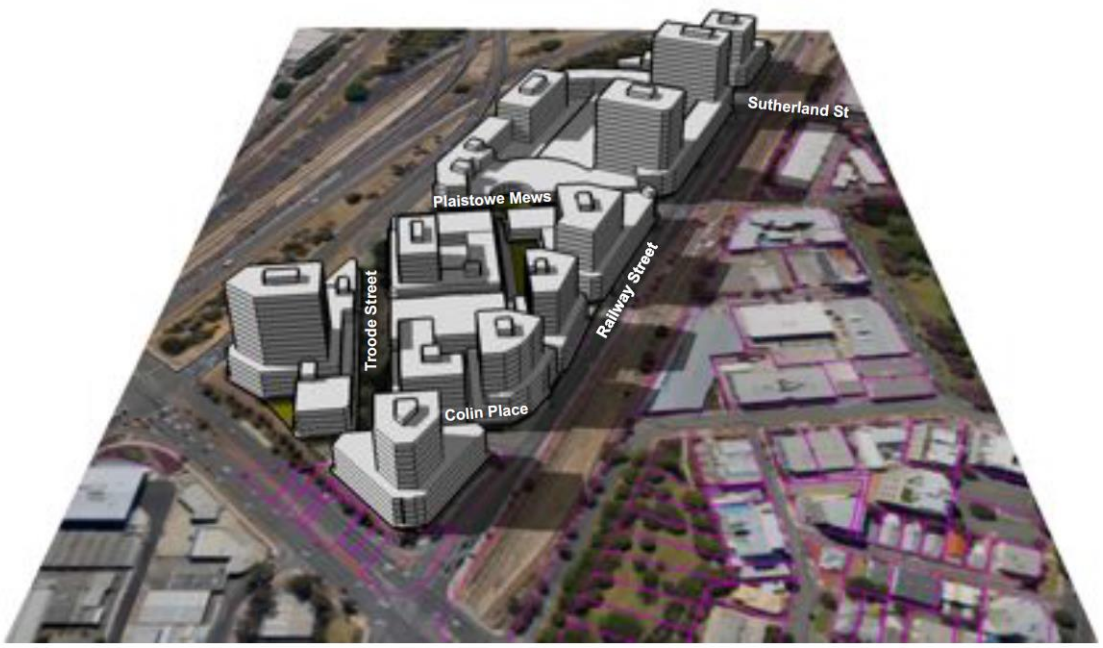
4.3 *Hamilton Precinct Urban Design Study*

The *Hamilton Precinct Urban Design Study* was prepared in 2010/2011 to investigate an appropriate vision, scale and form of development for future redevelopment within the Hamilton Precinct. The following is an extract from the *Hamilton Study* which shows the Development framework plan. This includes heights of approximately eight storeys and includes a tower opportunity on the subject sites.

Hamilton precinct urban design study — Development framework plan



The *Hamilton Study* recommended the highest density scenario of three options that were considered. This option was Scenario Two, shown below, where the built form outcome identified for the sites is in the order of 15 to 18 storeys.



Scenario 2 (high development scenario) viewed from the south west

5.0 THE PROPOSAL

The proposed SCA will enable the land to be treated as one site for the purposes of plot ratio and tenant car parking. The SCA will not change the overall quantum of plot ratio available on the site, however the proposed distribution of plot ratio will allow for greater height on the western portion of the site than would be possible without the SCA.

As outline above, a tower opportunity within the proposed SCA was identified in the *Hamilton Precinct Urban Design Study* therefore the proposal is generally consistent with the Study and the SCA will ensure the integrity is maintained.

6.0 PLANNING AND DEVELOPMENT (LOCAL PLANNING SCHEMES) REGULATIONS 2015

The *Planning and Development (Local Planning Schemes) Regulations 2015* include three categories for amending Local Planning Schemes which are; 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.

7.0 MODIFICATIONS

During advertising of the proposed SCA the Department of Transport raised concerns regarding the shared allocation of commercial tenant car parking which would be determined based on the total site area of the SCA, not the individual lot. The Department's main concern was if one of

the vacant lots was developed solely for residential purposes the remaining vacant lot could have more commercial tenant car parking bays allocated to it than would otherwise be the case based on the site area of the individual lot. In response to this concern the applicant has advised that they intend to complete a coordinated development with a combined parking facility and integrated vehicle access and have agreed to amend proposed car parking clauses 27.4.1 and 27.4.2 to be limited to vacant Lots 52 and 200.

The Amendment number has also had to be modified from No. 40 to 41 due to a previous proposed Amendment not being formally progressed.

8.0 CONCLUSION

The proposed SCA is consistent with the relevant statutory planning framework provided by CPS2 and the intent of the City's strategic planning policies. The SCA may also facilitate the development of two important vacant sites within the city and is therefore supported.

PLANNING AND DEVELOPMENT ACT 2005
CITY OF PERTH

CITY PLANNING SCHEME NO. 2

AMENDMENT NO. 40

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):

(aa) 28 and 32 Troode Street and 196 Colin Place Special Control Area.

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

27. 28 and 32 Troode Street and 196 Colin Place Special Control Area

27.1 Special Control Area

The following provisions apply to the land marked as Figure 27 being the 28 and 32 Troode Street and 196 Colin Place Special Control Area.

27.2 Objective

To facilitate the development of the Special Control Area as a whole in a coordinated manner.

27.3 Plot Ratio

27.3.1 For the purpose of determining the maximum plot ratio within the Special Control Area, the Special Control Area shall be treated as one site.

27.3.2 The maximum plot ratio shall be allocated in the Special Control Area as follows:

27.3.2.1 Lot 51 – 1,980m^2 plot ratio floor area for use groups other than Residential and/or Special Residential or 2,970m^2 plot ratio floor area for the Residential and/or Special Residential use groups;

27.3.2.2 Lots 52 and 200 – the balance of the maximum plot ratio.

27.3.3 For the purposes of determining any bonus plot ratio under Clause 28 and transferable plot ratio under Clause 30, the Special Control Area shall be treated as one site.

27.3.4 Any bonus plot ratio or transferable plot ratio granted shall be allocated fully to Lots 52 and 200.

27.4 Car Parking

27.4.1 For the purpose of determining the tenant car parking allowance for the Special Control Area under the provisions of the Perth Parking Policy, Lots 52 and 200 shall be treated as one lot.

27.4.2 The tenant car parking facilities located on Lots 52 and 200 may have reciprocal parking arrangements in place whereby the tenants of one lot may use or lease the car parking bays of the other lot.

27.5 Maximum Building Heights

27.5.1 Building heights greater than the indicative heights outlined in the *Hamilton Precinct Urban Design Study – Development Plan Framework* may be considered.

27.5.2 In considering greater building heights under clause 27.5.1, consideration shall be given to the *Development Framework Principles* of *the Hamilton Precinct Urban Design Study*, Clause 67 of *the Deemed Provisions* and the principles contained within the City's *Building Heights and Setbacks Policy*.

27.6 Public Space

27.6. 1 Any future development of the site should incorporate public space on the western portion of the site to provide sightlines between Colin Place and the underpass, and to enhance passive surveillance and the perceived safety of the underpass.

27.6.2 The public space created as part of any future development should provide public access, remain under the ownership and management of the landowners and be protected by an easement in gross.

27.7 Passive Surveillance

Any future development should be designed to provide passive surveillance to the underpass and pedestrian path to the west of the site.

3. Inserting Figure 27 – 28 and 32 Troode Street and 196 Colin Place Special Control Area into Schedule 8 – Special Control Areas of the Scheme.

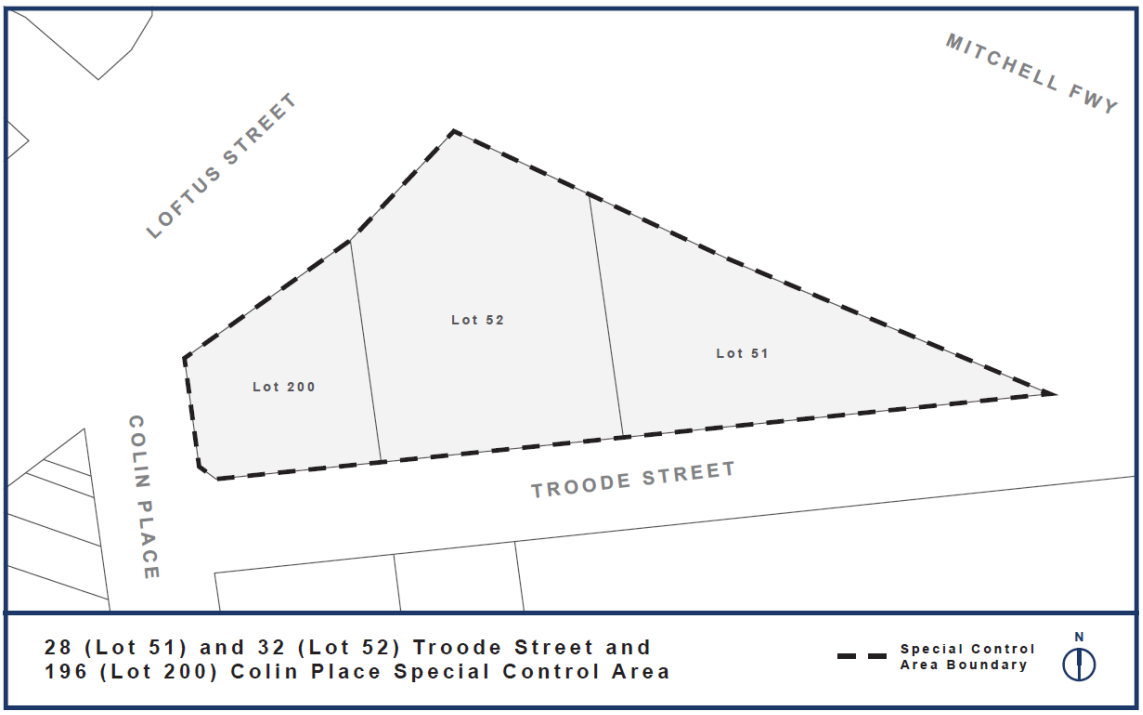


Figure 27 - 28 and 32 Troode Street and 196 Colin Place Special Control Area

4. Amending the Hamilton Precinct Plan Map (P11) accordingly.

ADOPTION

Adopted by resolution of the City of Perth at the Ordinary Meeting of the Council held on the __ day of ____ 2018.

_____
CHAIR OF COMMISSIONERS

_____
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 _____ 2018_, 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:

_____
CHAIR OF COMMISSIONERS

_____
CHIEF EXECUTIVE OFFICER

_____
Recommended / Submitted for Final Approval

DELEGATED UNDER S.16 OF PD ACT 2005

_____
DATE

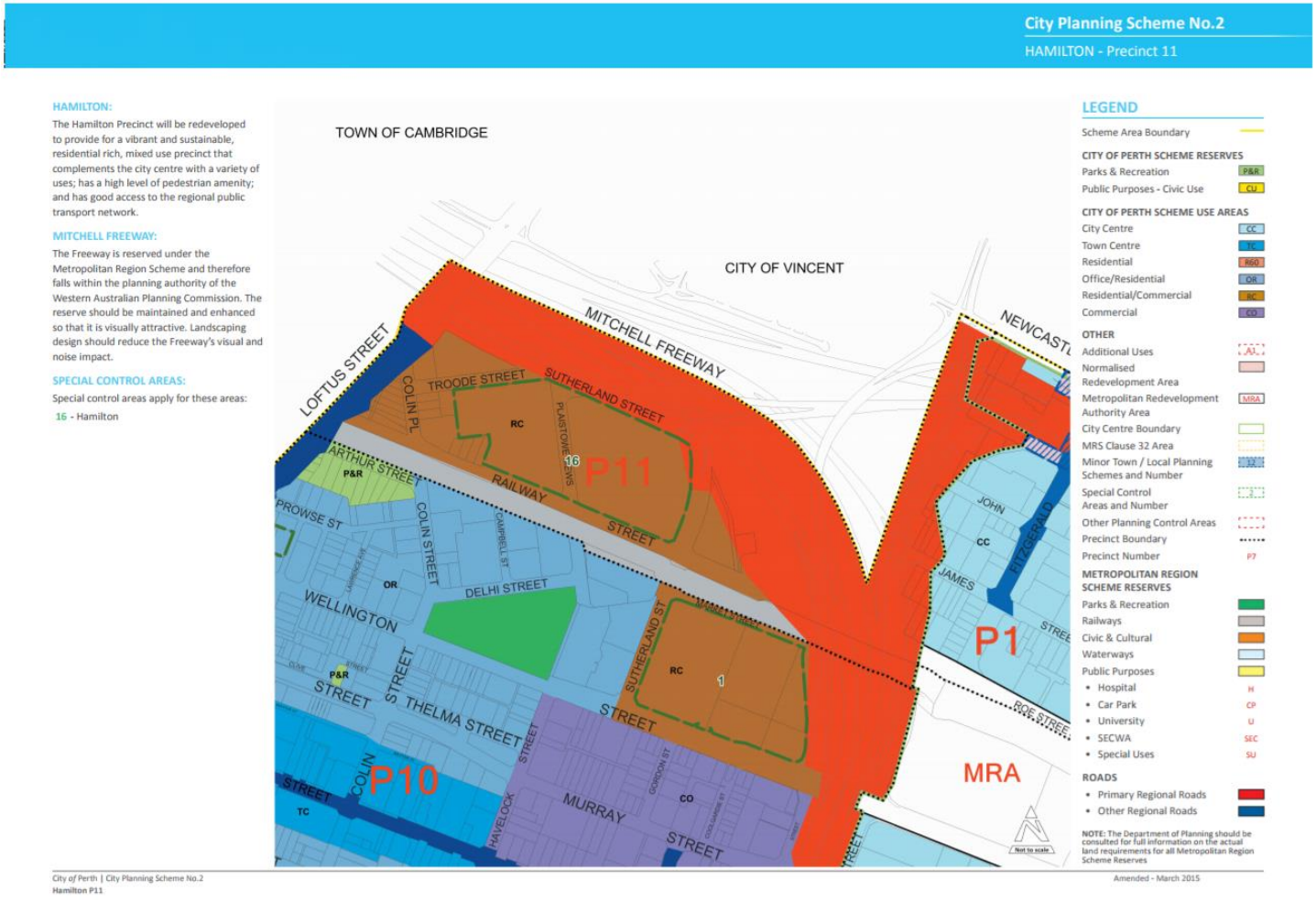
FINAL APPROVAL GRANTED

_____
MINISTER FOR PLANNING

_____
DATE

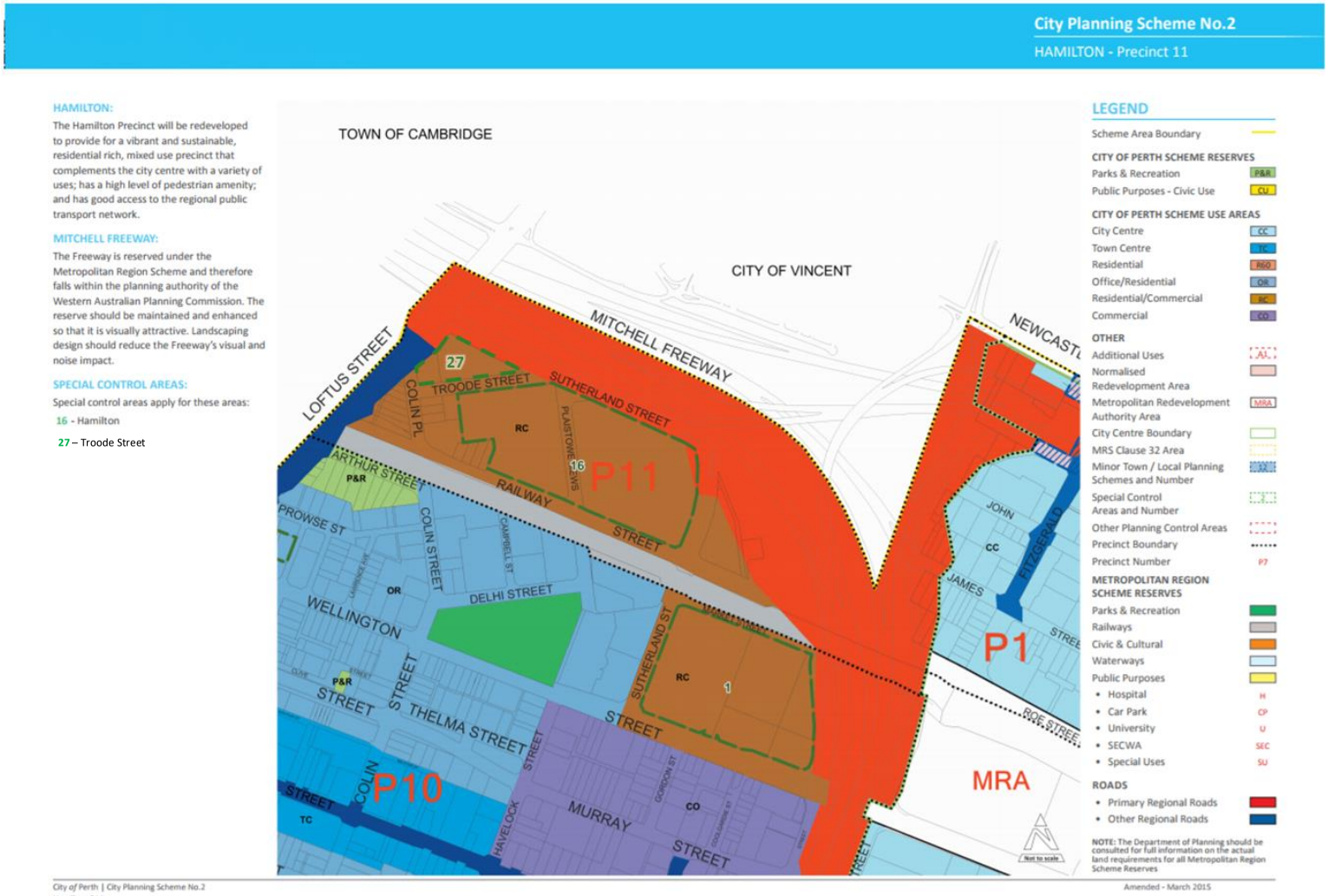
SCHEDULE 1

EXISTING CITY CENTRE PRECINCTS PLAN (P11)



SCHEDULE 2

PROPOSED HAMILTON PRECINCT PLAN (P11)



Agenda Item 13.4 **Review of the City of Perth's Local Planning Schemes**

Recommendation:

That Council:

1. ***pursuant to Regulation 66(1) of the Planning and Development (Local Planning Schemes) Regulations 2015, resolves to:***
   - ***1.1. APPROVE the review of the City of Perth's Local Planning Schemes as detailed in the report forming Attachment 13.4A and 13.4B; and***
   - ***1.2. PROVIDE the approved report to the Western Australian Planning Commission (WAPC); and***

2. ***pursuant to Regulation 66(3) RECOMMEND to the WAPC that upon finalisation of the City Planning Strategy, a new Local Planning Scheme (City Planning Scheme No. 3) be prepared and that upon approval of this, the current City of Perth's Local Planning Schemes as outlined below be repealed:***
   - ***2.1. City Planning Scheme No 2;***
   - ***2.2. Minor Town Planning Schemes No's 11, 13, 14, 16, 21, 23 and 24;***
   - ***2.3. Local Planning Scheme No. 26 – Normalised Redevelopment Areas;***
   - ***2.4. City of Subiaco Town Planning Scheme No. 4; and***
   - ***2.5. City of Nedlands Town Planning Scheme No. 2.***

FILE REFERENCE:	P1035483
REPORTING UNIT:	City Planning
RESPONSIBLE DIRECTORATE:	Planning and Development
DATE:	16 February 2018
ATTACHMENT/S:	Attachment 8.5A – Review of the City of Perth's Local Planning Schemes. Attachment 8.5B – Amendments to City Planning Scheme No. 2

Council Role:

☐	Advocacy	*When the Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.*
☐	Executive	*The substantial direction setting and oversight role of the Council e.g. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.*
☒	Legislative	*Includes adopting local laws, town planning schemes and policies.*

☐ 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 (e.g. 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	Regulations 65, 66 and 67 of the *Planning and Development (Local Planning Schemes) Regulations 2015* City Planning Scheme No 2 Minor Town Planning Schemes No's 11, 13, 14 16, 21, 23 and 24 Local Planning Scheme No. 26 – Normalised Redevelopment Areas City of Subiaco Town Planning Scheme No. 4; and City of Nedlands Town Planning Scheme No. 2.
Integrated Planning and Reporting Framework Implications	**Strategic Community Plan** Goal 1 A city for people Goal 2 An exceptionally well designed, functional and accessible city. Goal 4 A future focused and resilient city. Goal 5 A prosperous city.
Policy Policy No and Name:	N/A

Purpose and Background:

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

The City of Perth (the City) is required under regulations 65 and 66 of the Regulations 2015 to review its local planning schemes within two years on which the regulations came into operation (i.e. by 19 October 2017) and to prepare a report on the review within 6 months (i.e. by 19 March 2018). The City's local planning schemes include:

- City Planning Scheme No.2 (CPS2);
- Minor Town Planning Schemes (MTPS) No's 11, 13, 14 16, 21, 23 and 24; and
- Local Planning Scheme No. 26 – Normalised Redevelopment Areas (LPS26).

In accordance with the *Local Government (Constitution) Regulations 1998*, the City has been applying the following local planning schemes within the areas transferred to the City on the 1 July 2016 under the *City of Perth Act 2016*:

- City of Subiaco's Town Planning Scheme No. 4 (TPS4); and
- City of Nedlands Town Planning Scheme No. 2 (TPS2).

The *Local Government (Constitution) Regulations 1998* enables each local government to apply their Schemes independently over their respective areas.

Legal advice has confirmed that the City must review TPS4 under regulation 65, insofar as it relates to land within Perth City, by the 30 June 2021. This also applies to the City of Nedlands TPS2. Notwithstanding this, to ensure a holistic approach is undertaken to the review of the City's local planning schemes, it is considered appropriate that a review of both TPS4 and TPS2 also occurs at this time.

The purpose of the review is to ascertain whether the above local planning schemes:

- are up-to-date;
- meet the objectives outlined in the various local planning schemes; and
- comply with any relevant legislation, Region Planning Scheme or State Planning Policy.

The review must make recommendations to the Western Australian Planning Commission (WAPC) as to whether the local planning schemes:

- are satisfactory in their existing form; or
- should be amended; or
- should be repealed and a new local planning scheme prepared in their place.

Details:

A report has been prepared in accordance with regulation 66 of the *Regulations 2015* and the WAPC's 'Review of Local Planning Schemes' guide. Please refer to Attachment 13.4A.

The report provides details on the following:

- A brief overview of Perth City including its location, size, predominant land uses and current population;
- A list of the local planning schemes to be reviewed;
- The date the local planning schemes were gazetted;
- A list of amendments to the local planning schemes including dates they were gazetted;
- An overview of subdivision and development activity (residential and commercial), and population changes in Perth City since January 2004 (i.e. the gazettal date of CPS 2);
- An overview of the extent to which the local planning schemes have been amended to comply with the requirements of any relevant legislation, Region Planning Scheme or State Planning Policy;
- An update on the preparation of the City's City Planning Strategy;
- Further matters to be considered;
- The planning implications that arise out of the analysis of the amendments to the local planning schemes, subdivision and development activity and population changes; and
- Recommendations with respect to the local planning schemes.

The *Planning and Development (Local Planning Schemes) Regulations 2015*

The Regulations 2015 set out the elements and contents of local planning schemes. It requires Schedule 1 (Model Provisions) to be the basis of the local planning scheme text and Schedule 2 (Deemed Provisions) to be applicable to all local planning schemes in Western Australia in order to provide greater consistency.

The Model Provisions are significantly different to the previous version contained in the Town Planning Regulations 1967 in terms of the local planning scheme format/structure, the introduction of new provisions (relating to additional site and development requirements and State Planning Policy 3.6 – Developer Contributions), in addition to the zoning categories and land use definitions. There are also changes to the way some mechanisms operate.

Financial Implications:

The preparation of a new local planning scheme is estimated to cost $200,000 in the 18/19 financial year. It is likely that further budget will also be needed in subsequent financial years for this.

Comments:

City Planning Scheme No.2

City Planning Scheme No.2 (CPS2) was gazetted on the 9 January 2004. The CPS2 is the City's overarching local planning scheme and controls and guides development and growth within the majority of Perth City.

A total of 37 amendments to CPS 2 have been approved since 2004, with three amendments still in progress as indicated in Attachment 8.5B.

These amendments have varied in nature from significant strategic amendments to reflect State and City planning objectives; to administrative amendments to clarify the intent and application of certain provisions, remove inconsistencies as well as address changes to State Planning legislation; to site specific amendments.

Strategic Amendments

Amendments 25 and 26 (made in February 2013 and July 2014 respectively) were substantial amendments to CPS2 based on the City's 'Perth City: Growth Needs for the Future - Plot Ratio and Built Form Study (2011)'. These amendments facilitated major changes to the plot ratio provisions under CPS2 and have helped to maximise the development potential of Perth City and to maintain the prominence of the Central Business District (CBD). These increases encourage a greater intensity of development around Perth City's train stations and town centres, helping Perth City to grow in a sustainable manner.

Additionally, to encourage more housing in the inner city core and extend its liveliness beyond business hours, bonus plot ratio for residential developments was introduced. Additional bonus plot ratio was also introduced to encourage the provision of hotels and other short term visitor accommodation within Perth City.

The changes also revised the approach to controlling building heights in Perth City by specifying maximum building heights only in select areas, where there is a need to protect the public amenity of key pedestrian areas or public spaces and established character areas. Elsewhere, building heights are indirectly controlled through plot ratio, street building height and setback controls as well as broader development objectives.

A strategic planning review has also been undertaken over the area to the north of the City West train station, known as the Hamilton Precinct, which culminated in Amendment 24 being made in early 2013. This amendment enabled higher plot ratio on a large portion of the precinct subject to the provision of public infrastructure and facilities in order to promote residential development within the predominately commercial precinct to increase vitality after normal business hours. In addition, the plot ratios for Residential/Special Residential Uses and other Use Groups were increased within the remainder of the Precinct due to its proximity to the train station.

Site Specific Amendments

A total of 22 amendments have been made to CPS2 to create Special Control Areas (SCA) over specific sites across Perth City. These were initiated predominately with land owners and have varied in complexity. Most SCAs have been created to ensure co-ordinated development over the sites and to treat the lots within a SCA as one site for the purposes of calculating plot ratio and tenant car parking provisions. In some instances additional built form provisions, or provisions to encourage the restoration and maintenance of existing heritage properties within the SCAs were also incorporated.

Administrative Amendments

A number of substantial amendments have also been made to CPS2 to for the purpose of achieving greater accuracy and clarity as well as responding to State Government legislative changes.

Local Planning Policy/Precinct Plan Amendments

A number of local planning policies and Precinct Plans made pursuant to CPS2 have been reviewed to address current issues, State planning legislation, or to reflect changes to the local planning schemes.

This has included a review of the built form and landscaping provisions within West Perth and the area around Goderich Street as well as a review of the parking and sign provisions.

CPS2 has generally been considered to be an effective and flexible planning and development control instrument during its tenure and facilitated a period of significant growth in Perth City during the economic boom.

A number of matters have been identified as part of this review of CPS2 as requiring further consideration and are discussed in detail in Attachment 13.4A. These include a need to:

- review some of the broad land use categories to ensure that amenity impacts are adequately considered;
- ensure that potential land use conflicts between entertainment and residential land uses are appropriately managed;
- review the residential parking standards; and

- improve housing diversity.

From an administrative perspective, CPS2 is inconsistent with the Model Provisions of the Regulations 2015 in terms of its structure/format, terminology, zoning categories, and a number of its land use and general definitions. CPS2 also does not incorporate the model provisions for developer contributions.

Local Planning Scheme No. 26 (Normalised Redevelopment Area)

Local Planning Scheme No. 26 (LPS26) was gazetted on 11 September 2007. LPS26 provides planning provisions for the 'normalised' redevelopment areas with the administrative power to determine applications and amend policy being provided by CPS2. The majority of the planning provisions in LPS26 were adopted from the former 'East Perth Redevelopment Scheme No.1', now the 'MRA Central Perth Redevelopment Scheme 2012'.

LPS26 has had two amendments. Amendment No. 1 made in March 2015 was a major amendment to incorporate the normalisation of Stage 1A New Northbridge and Stages 2 & 3 Claisebrook Village Project Areas. A further minor amendment was made in February 2017 to reflect the terminology of the Deemed Provisions.

LPS26 has a similar framework to the 'MRA Central Perth Redevelopment Scheme 2012'. Whilst this is inconsistent with the Model Provisions of the Regulations 2015, it provides for an easy transition of the redevelopment areas back into the City's planning framework once normalised. This will continue to remain an important consideration in any further detailed review of the City's local planning schemes.

A number of matters have been identified as part of this review of LPS26 as requiring further consideration and are discussed in Attachment 13.4A. These include a need to review the residential density controls within LPS26 to establish whether they need to be increased to align more closely with the State Government's housing infill strategies and to create a more vibrant urban environment.

Minor Town Planning Schemes

A number of MTPS apply to specific sites throughout Perth City. The MTPS were prepared for the purpose of enabling the comprehensive redevelopment of the land within each of the Scheme Areas. The MTPS are complementary to CPS2.

Each of the MTPS has been amended to primarily address procedural and administrative issues.

A number of the MTPS have inconsistent terminology and the application of their plot ratio provisions in relation to CPS2 is unclear. This has led to a recent appeal at the State Administrative Tribunal.

It should also be noted that since the introduction of Special Control Areas into the State planning framework in 1999 and gazettal of the CPS2 in 2004, the City has been incorporating Special Control Areas under CPS2 in preference to creating new MTPS to create site specific planning and development standards.

City of Subiaco Town Planning Scheme No. 4

TPS4 was gazetted on 23 March 2001 and over 25 amendments have been made to it since that time by the City of Subiaco, with several amendments in progress.

The City of Subiaco undertook a review of TPS4 in November 2016 as part of the preparation of its new local planning scheme (Town Planning Scheme No. 5) to address boundary and demographic changes/implications associated with the City of Perth Act and other changes to the State and local planning framework.

The TPS4 is set out similarly to the Model Scheme Text of the former 'Town Planning Regulations 1967' however is inconsistent with the Model Provisions of the Regulations 2015 with regard to the structure/format, zoning categories and new provisions. A number of other matters requiring further consideration are highlighted in Attachment 13.4A.

City of Nedlands Town Planning Scheme No. 2

TPS2 was gazetted in April 1985. It has been reviewed by the City of Nedlands to create a draft Local Planning Scheme No. 3 (LPS3). The draft LPS3 has been endorsed by the City of Nedlands and WAPC and is currently being advertised for public comment.

The City of Nedlands review of TPS2 identified that it did not adequately take into account the latest objectives of the State nor reflect the aspirations of the community. TPS2 is not consistent with the Model Provisions of the Regulations 2015 for similar reasons as per the City of Subiaco's TPS4. It has limited application however within Perth City as the majority of the land (UWA and QEII) which was transferred to the City is reserved under the Metropolitan Region Scheme.

City Planning Strategy

The City of Perth released a new Strategic Community Plan in June 2017, which encapsulates the community's vision for the future of Perth City. The Strategic Community Plan was shaped by extensive community and stakeholder consultation carried out in early 2017.

Following the finalisation of the Strategic Community Plan, the City has commenced development of a new City Planning Strategy (the Strategy). Extensive background research and technical analysis is currently being undertaken along with preliminary community engagement.

The Strategy will provide the strategic direction under the Strategic Community Plan for the future planning and development of Perth City over the next 10 years and beyond. It will respond to social trends, economic drivers, environment, cultural change and population growth. It will guide the form, nature and function of the future physical development of the city and needs to take into account land use, built form, transport, sustainability, the environment, the economy and governance.

Any recommendations of and direction established in the Strategy will need to be implemented through the local planning scheme.

The draft Strategy is expected to be ready for the Council's consideration in July 2018. It will then be lodged with the WAPC for certification and approval to formally advertise to the public for comment.

UWA/QE11 Structure Plan

The WAPC State Planning Policy No. 4.2- *'Activity Centres for Perth and Peel' (August 2010)* identifies land around UWA/QEII as a 'Specialised Centre' for Health, Education and Research. These facilities are key drivers of innovation and information exchange and generators of employment. They provide significant opportunities for the development of business synergies and agglomeration of like activities.

The policy requires the preparation of an 'Activity Centre Structure Plan' for this centre to establish a detailed and integrated statutory planning framework for the future development of the area.

It is understood that both UWA and QEII are currently commencing masterplans for each of their individual landholdings. It is therefore timely for the broader 'Activity Centre Structure Plan' to also be prepared.

It is intended that this planning exercise will be jointly led by the City of Perth and the Department of Planning, Lands and Heritage (DPLH) in collaboration with UWA, QEII and the local community.

Capacity for Future Development

The capacity for future development under the City's local planning schemes should align with the State Government's and the City's plans for future growth. In this regard the State Government's recently endorsed *'Central Sub-regional Planning Framework' (March 2018)* forms an integral part of the *'Perth and Peel @ 3.5 Million' (March 2018)* which aims to ensure that there will be sufficient suitable land available for future housing and employment in order to accommodate population growth to 2.9 million by 2031 and 3.5 million by 2050. Within this strategy, the State Government identified the need for an additional 213,130 infill dwellings and 831,960 new jobs within the Central Sub-Region by 2050 and has set an infill target for Perth City of 15,910 additional dwellings by 2050.

Perth City has experienced rapid residential population growth over the last decade, growing from 13,972 residents in 2005 to 26,893 residents in 2016. Over the next 20 years, an additional 14,000 people are expected to make Perth City their home. This would bring the total population to over 40,000 people by 2036.

In addition to the resident population, around 205,750 workers and visitors are estimated to visit the CBD on a typical weekday and around 25,000 students, workers and visitors attend UWA and QEII on a daily basis.

It is considered that the major changes that were made to the plot ratio provisions of CPS2 discussed above have helped to maximise the development potential of Perth City and assist it in achieving State Government objectives. The changes provided the capacity for the development of an additional 1,124,000m^2 of floorspace, taking the total potential for additional floorspace in the City (pre-July 2016) to 5,000,000m^2 which was considered in 2011 to effectively provide for any floorspace demand for the foreseeable future.

It is important to ensure that adequate and suitable housing and community services and essential infrastructure is provided to support the forecast levels of growth. Accordingly as part of the Strategy, the City is undertaking a number of technical studies including a 'Housing

Analysis Study', 'Utility Services and Infrastructure Study' and 'Community Infrastructure Study'. Further details are provided in Attachment 13.4A.

Conclusion:

Overall, it is considered that CPS2 has been an effective planning tool which has provided flexibility to cater for different types of land uses as demand has changed over time. This has been an important factor to ensure the capacity for future growth. As such, it is considered that CPS2 has been achieving its key objectives.

There are however a number of matters that have been identified as part of this review of the City's local planning schemes as requiring further consideration, many of which will be addressed through the City Planning Strategy currently under preparation.

The City Planning Strategy will also set a new planning and development vision for Perth City in line with State Government planning objectives and the City's vision for Perth City as set out in its Strategic Community Plan.

Once prepared, it will be important to ensure that the City's future local planning scheme/s are in alignment with the Strategy.

The City is currently applying 11 local planning schemes across Perth City. These have inconsistencies in terms of objectives, terminology, land use zones and categories, structure and format, as well as development standards. Whilst having numerous schemes is not optimal from an administrative perspective as outlined in this report, it has not affected the City in its exercise of its local planning functions. The preparation of a new local planning scheme will provide the opportunity to reduce the number of local planning schemes operating in Perth City.

In order to ensure consistency and best planning practice, it is recommended in accordance with Regulation 66(1) and (3) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, that Council:

- approve the report of the review of the Schemes and forward this to the WAPC for its consideration; and
- upon finalisation of the City Planning Strategy, prepare a new local planning scheme and upon approval of this, repeal the existing local planning schemes.

March 2018

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1 Introduction

The 'Planning and Development (Local Planning Schemes) Regulations 2015' (hereafter referred to as the Regulations 2015) were gazetted on 25 August and took effect from 19 October 2015.

The City of Perth (the City) is required under regulations 65 and 66 of the Regulations 2015 to review its local planning schemes within two years on which the regulations came into operation (i.e. by 19 October 2017) and to prepare a report on the review within 6 months (i.e. by 19 March 2018). The City's local planning schemes include:

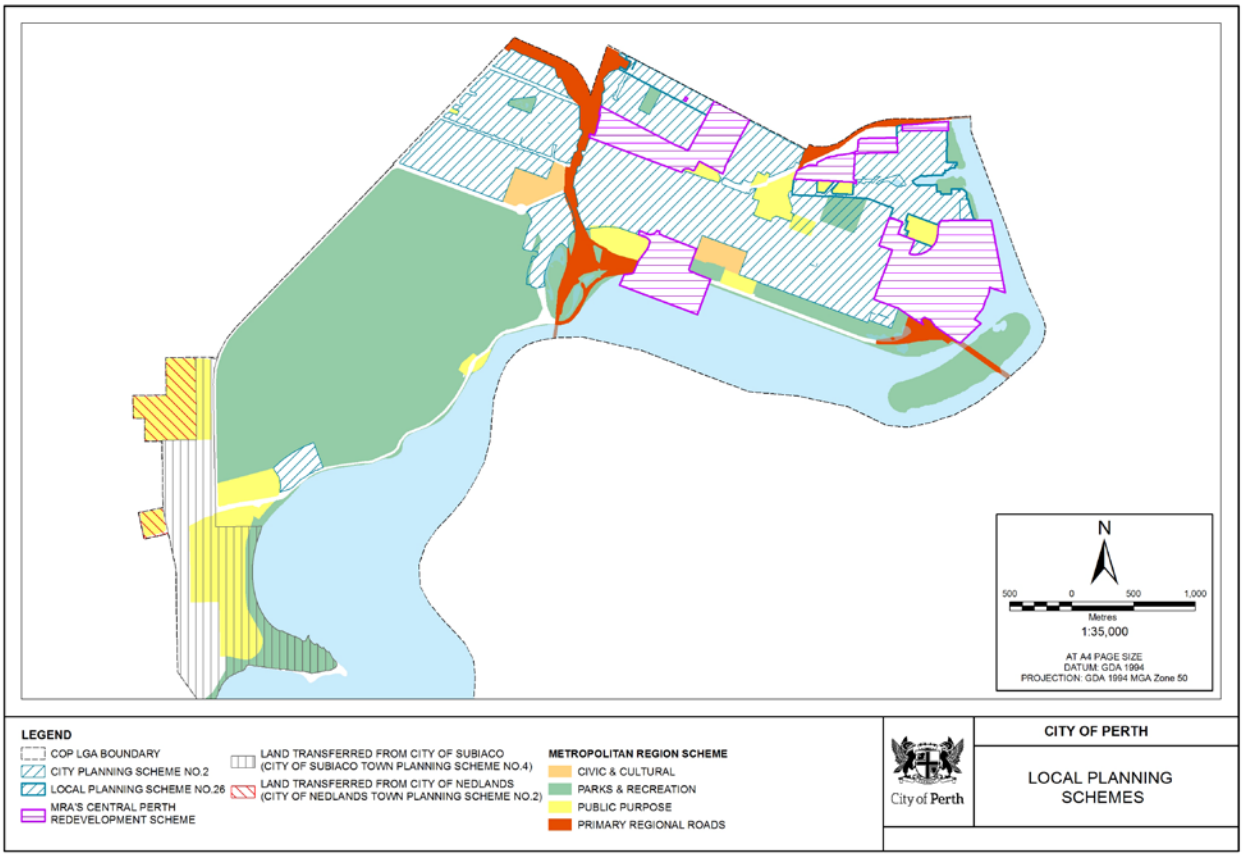
- City Planning Scheme No.2 (CPS2);
- Minor Town Planning Schemes (MTPS) No's 11, 13, 14 16, 21, 23 and 24; and
- Local Planning Scheme No. 26 – Normalised Redevelopment Areas (LPS26).

In accordance with the Local Government (Constitution) Regulations 1998, the City has also been applying the following local planning schemes within the areas transferred to the City on the 1 July 2016 under the City of Perth Act:

- City of Subiaco's Town Planning Scheme No. 4 (TPS4); and
- City of Nedlands Town Planning Scheme No. 2 (TPS2).

The Local Government (Constitution) Regulations 1998 enables each local government to apply their Schemes independently over their respective areas.

Figure 1: Local Planning Schemes within the City of Perth



Legal advice has confirmed that the City must review TPS4 under regulation 65, insofar as it relates to land within Perth City, by the 30 June 2021. This also applies to the City of Nedlands TPS2. Notwithstanding this, to ensure a holistic approach is undertaken to the review of the City's local planning schemes, it is considered appropriate that a review of both TPS4 and TPS2 also occurs at this time.

The purpose of the review is to ascertain whether the above local planning schemes are:

- up-to-date;
- meet the objectives outlined in the various local planning schemes; and
- comply with any relevant legislation, Region Planning Scheme or State Planning Policy.

In accordance with regulation 66 of the Regulations 2015 a report must be prepared in the manner and form approved by the Western Australian Planning Commission (WAPC) and must include the following information:

- A brief overview of Perth City including its location, size, predominant land uses and current population;
- A list of the local planning schemes to be reviewed;
- The date the local planning schemes were gazetted;
- A list of amendments to the local planning schemes including dates they were gazetted;
- An overview of subdivision and development activity (residential and commercial), and population changes in Perth City since January 2004 (i.e. the gazettal date of CPS2);
- An overview of the extent to which the local planning schemes have been amended to comply with the requirements of any relevant legislation, Region Planning Scheme or State Planning Policy;
- An update on the preparation of the City's City Planning Strategy;
- Further matters to be considered;
- The planning implications that arise out of the analysis of the amendments to the local planning schemes, subdivision and development activity and population changes; and
- Recommendations with respect to the local planning schemes.

The review must make recommendations to the WAPC as to whether the local planning schemes:

- are satisfactory in their existing form; or
- should be amended; or
- should be repealed and a new local planning scheme prepared in their place.

2 Background

Perth City covers an area of just under 14 square kilometres on the northern banks of the Swan River. It includes the suburbs or parts thereof of Crawley, East Perth, Nedlands, Northbridge, Perth and West Perth, and contains over 11 kilometres of river frontage.

Perth City has the largest concentration of jobs, services, education and cultural and leisure activities in Greater Perth. It houses the State Parliament of Western Australia, key Federal and State judicial institutions, and numerous international consulates.

2.1 City of Perth Act 2016

The introduction of the 'City of Perth Act 2016' (the Act) on 1 July 2016 brings the City in line with other Australian capital cities and acknowledges its central role in tourism, business and economic development.

The boundaries of the City have been revised in accordance with the Act. Limited areas of land from the City of Subiaco and the City of Nedlands were transferred to the City of Perth and include the University of Western Australia (UWA), the Queen Elizabeth II Medical Centre (QEII) and the Royal Perth Yacht Club, in addition to 1,348 new properties (formerly from the City of Subiaco).

2.2 Metropolitan Redevelopment Authority

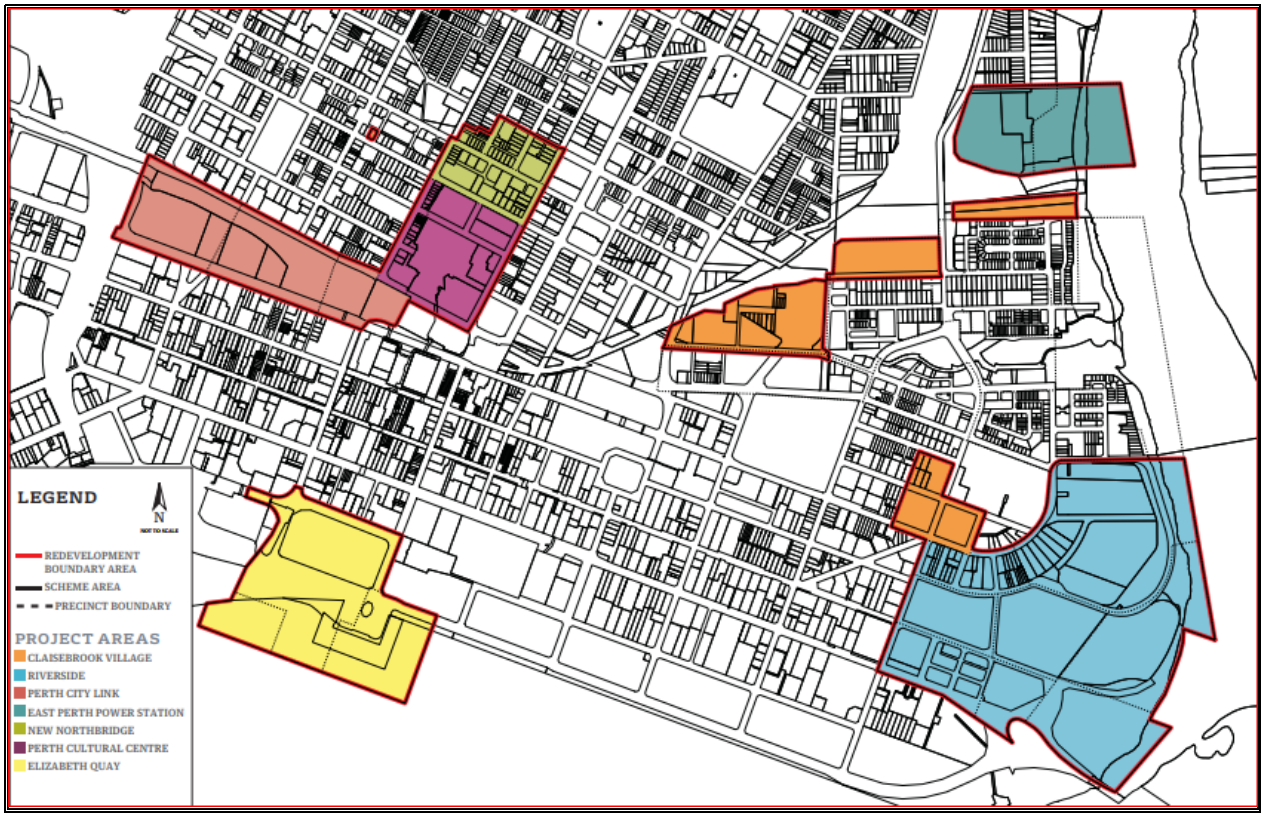
The now repealed 'East Perth Redevelopment Act 1991' created the East Perth Redevelopment Area (Claisebrook Village Project Area) in which planning control was removed from the City of Perth and granted to the former East Perth Redevelopment Authority (EPRA) – now the Metropolitan Redevelopment Authority (MRA).

The original Redevelopment Area was subsequently extended within the city to include:

- the Riverside Project Area in November 1998;
- the New Northbridge Project Area in December 1999;
- the Waterbank Precinct in November 2004 (as part of the Riverside Project Area);
- the Perth City Link Project Area in July 2005;
- the Perth Cultural Centre Project Area in August 2005; and
- the Elizabeth Quay Project Area in August 2012.

All planning provisions, land use zones and reserves within the Metropolitan Region Scheme (MRS) and the City of Perth's City Planning Scheme No. 2 (CPS2) applicable to land in the Redevelopment Area were repealed and replaced with the provisions of the Redevelopment Authority's Scheme (initially the 'EPRA Redevelopment Scheme 1', now the MRA's 'Central Perth Redevelopment Scheme' dated 2012). Please refer to Figure 2.

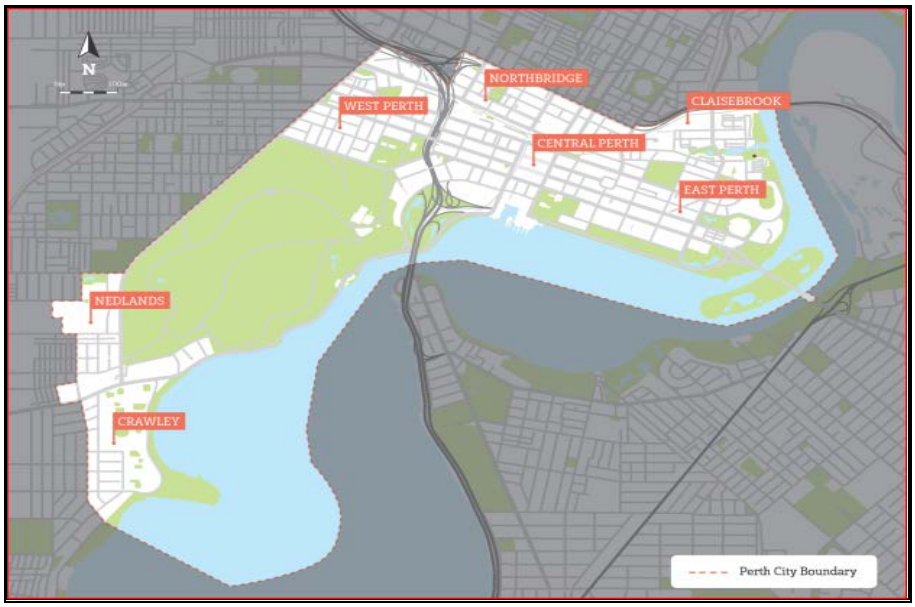
Figure 2: Central Perth Redevelopment Scheme Map



2.3 Distinctive Areas

There are several distinct areas within the boundaries of Perth City as shown on Figure 3, each with unique character and built form as discussed below.

Figure 3: Context



Central Perth is the heart of Perth City. The large scale development in this area reflects its high profile, its image as a group of landmark buildings and predominance of the area as the State's central business district (CBD). The area is centred on the retail precinct of the Hay Street and Murray Street malls, and the business, finance, and administration area along St Georges Terrace. These two core activities make up the dominant land use of the area and are supported by a range of other uses and activities, including visitor accommodation, entertainment, medical and food and beverage uses. The area is rich in history and includes key major development and landmark sites such as Elizabeth Quay, Perth Arena, Yagan Square, Perth Convention and Exhibition Centre, the Supreme Court Gardens, St Mary's Cathedral, Perth Concert Hall, Perth Town Hall and the Royal Perth Hospital.

The area is predominantly identified as 'City Centre' under the City of Perth's City Planning Scheme No. 2 (CPS2) with the exception of the MRA areas and a number of Metropolitan Region Scheme Reserves (MRS) including 'Public Purposes', 'Civic and Cultural', and 'Parks and Recreation', an MRS 'Primary Regional Road' (Mitchell Freeway) and a Local Scheme Reserve for 'Civic Use'.

Claisebrook is located on the north eastern edge of Perth City and is the result of extensive remediation and rehabilitation of the environment to regenerate an area once used for industrial activity for almost 50 years. The area has a mix of land ownership patterns, with a large amount of government owned landholdings within the western portion of the area which support a strong employment base. The area generally consists of low to medium rise residential development with several larger scale residential developments being approved in recent years. The area has comparatively little commercial space but accommodates a large number of retail, dining and entertainment (such as bars) premises around Claisebrook Cove and Royal Street.

The majority of Claisebrook is covered by the City of Perth's 'Local Planning Scheme No. 26 – Normalised Redevelopment Areas' (LPS26) with only a few precincts remaining under the control of

the MRA. A number of MRS Reserves (including 'Special Use', and 'Parks and Recreation') and Local Scheme Reserves for 'Parks and Recreation' are also situated within this area.

East Perth is located between the CBD and the Causeway which connects the city with nearby Victoria Park and Burswood. East Perth has a mix of commercial uses and multi-level residential apartment towers which dominated redevelopment during the boom. Notable facilities within East Perth include the WACA Ground, Trinity College, East Perth Cemeteries and Gloucester Park.

East Perth is covered by a range of Scheme Use areas under the City of Perth's CPS2, such as:

- 'Office/Residential' – straddling either side of Adelaide Terrace;
- 'Town Centre' – along Hay Street;
- 'Residential R160' - fronting Terrace Road and between Hay Street and Wellington Street; and
- 'Residential/Commercial' – two separate areas between Hay Street and Wellington Street

A number of MRA areas and MRS Reserves (including 'Parks and Recreation') and a Local Scheme Reserve for 'Parks and Recreation', in addition to an MRS 'Primary Regional Road' (including parts of Adelaide Terrace and Riverside Drive, as well as the Causeway) are also situated within this area.

Northbridge is a diverse, interesting and dynamic inner city area which is characterised by a robust entertainment and night time economy. It also provides a variety of residential and visitor accommodation and commercial services. Northbridge is located to the north of the CBD, sharing its boundary to the south with Yagan Square, assimilating with its nearby CBD environment. The area contains predominately low scale development with larger scale development interspersed more recently in certain sections.

The area is predominantly identified as 'City Centre' under the City of Perth's CPS2 with the exception of the MRA areas, an MRS 'Primary Regional Road' and a Local Scheme Reserve for 'Parks and Recreation'.

Nedlands-Crawley is located to the south west of the CBD, bounded by Kings Park to the east, the Swan River to the south and Broadway/Hampden Road to the west. This area comprises of predominantly low density residential, but also includes a mix of medium and high density residential developments interspersed throughout the area. The area contains the UWA, QEII, residential and commercial areas around Hampden Road and Broadway, and the Matilda Bay foreshore. It borders the City of Nedlands to the west, and the City of Subiaco to the north.

The majority of the area was transferred to the City of Perth in mid-2016 and is covered by the City of Subiaco's Town Planning Scheme No. 4 comprising 'Residential R20 to R80' zones, in addition to a 'Neighbourhood Mixed Use' zone along the eastern side of Broadway. The foreshore and UWA are covered by MRS Reserves. There are also a number of Local Scheme Reserves.

QE11 and a portion of UWA are covered by the City of Nedlands Town Planning Scheme No. 2; however, its application is limited as the facilities are situated on MRS Reserves.

A small section of Crawly is also identified as 'Residential R 60' under the City of Perth's CPS2.

West Perth is a mixed use residential and commercial precinct. A significant proportion of the original low scale housing stock has been converted to commercial uses or demolished and sites amalgamated to accommodate larger scale mixed use developments. The area houses a number of mining and consulting companies, and also several medical specialists. Parliament House is situated on the south-eastern end of the area, overlooking the CBD. The main retail/café strip and small scale commercial facilities are situated along Hay Street. The night time economy is limited, and low-key weekend trading caters for local residents. The Watertown complex, a factory outlet, is also situated in the area.

A section of West Perth to the north, over the railway line, accommodates predominantly lower scale commercial development. Scitech, offices, in addition to bulky retail services are situated in this area.

The area is predominantly identified under the City of Perth's CPS2 as:

- 'Town Centre'- along both sides of Hay Street between Havelock Street and Thomas Street;
- 'Office/Residential' – the area to the north and south of the 'Town Centre';
- 'Residential/Commerical' – situated to the north of the area focussed on Railway Street and adjacent to the Mitchell Freeway, as well as along Mounts Bay Road;
- 'Commercial' – located between Havelock Street and the Mitchell Freeway; and
- 'Residential R160' – on either side of Mount Street.

A number of MRS Reserves (including 'Parks and Recreation' and 'Public Purposes') and a Local Reserve for 'Parks and Recreation' are situated within the area.

Kings Park and Botanical Gardens located to the west of the CBD, comprises over 4 square kilometres and is one of the world's largest inner city parks. It is situated on an MRS Reserve, however, its ongoing management is the generally responsibility of the 'Botantic Gardens and Parks Authority'.

3 Local Planning Scheme Details

3.1 The Planning and Development (Local Planning Schemes) Regulations 2015

The Regulations 2015 set out the elements and contents of local planning schemes. It requires Schedule 1 (Model Provisions) to be the basis of the local planning scheme text and Schedule 2 (Deemed Provisions) to be applicable to all local planning schemes in Western Australia in order to provide greater consistency.

The Deemed Provisions are generally the administrative parts of local planning schemes and cannot be varied. There is provision in the 'Planning and Development Act 2005' to add Supplemental Provisions that may expand on the Deemed Provisions but cannot act to limit them.

The Model Provisions are significantly different to the previous version contained in the Town Planning Regulations 1967 in terms of the Scheme format/structure, the introduction of new provisions (relating to additional site and development requirements and the State Planning Policy 3.6 – Developer Contributions), in addition to the zoning categories and land use definitions. There are also changes to the way some mechanisms operate.

A number of model zoning categories which are considered relevant to Perth City are outlined in Table 1.

Table 1: Zoning Categories and Objectives (summarised)

Residential	• To provide for a range of housing and a choice of residential densities to meet the needs of the community.
Environmental conservation	• To identify land set aside for environmental conservation purposes.
Light Industry	• To provide for a range of industrial uses and service industries generally compatible with urban areas, that cannot be located in commercial zones.
Commercial	• To provide for a range of shops, offices, restaurants and other commercial outlets in defined town sites or activity centres.
Mixed Use	• To allow for the development of a mix of varied but compatible land uses such as housing, offices, showrooms, amusement centres, eating establishments and appropriate industrial activities which do not generate nuisances detrimental to the amenity of the district or to the health, welfare and safety of its residents.
Service Commercial	• To accommodate commercial activities which, because of the nature of the business, require good vehicular access and/or large sites.
Centre	• To designate land for future development as a town centre or activity centre.
Tourism	• To promote and provide for tourism opportunities.
Private clubs, institutions and places of worship	• To provide sites for privately owned and operated recreation, institutions and places of worship.
Special Use Zone	• To facilitate special categories of land uses which do not sit comfortably within any other zone.

Schedule 3 of the Regulations 2015; prescribe the legends which are to be used in the local planning scheme maps.

The symbols used in the model zoning table have the following meanings:

- 'P'- means that the use is permitted if it complies with any relevant development standards and requirements of this Scheme;

- 'I' - means 'that the use is permitted if it is consequent on, or naturally attaching, appertaining or relating to the predominant use of the land and it complies with any relevant development standards and requirements of this Scheme';
- 'D' - means 'that the use is not permitted unless the local government has exercised its discretion by granting development approval';
- 'A' – 'means that the use is not permitted unless the local government has exercised its discretion by granting development approval after giving notice in accordance with clause 64 of the deemed provisions'; and
- 'X' – means 'that the use is not permitted by this Scheme'.

The City's local planning schemes have been reviewed to ascertain whether or not they accord with the new Regulations 2015. The findings of this review are outlined in Section 3.2.

3.2 City Planning Scheme No. 2

The City of Perth's City Planning Scheme No. 2 (CPS2) was gazetted on the 9 January 2004. The CPS2 is the City's overarching local planning scheme and controls and guides development and growth within the majority of the Perth City.

The CPS2 is made up of various Scheme documents, including the Scheme Map, Scheme Text, Building Heights Plan, Plot Ratio Plan, the Maximum Bonus Plot Ratio Plan (including Bonus Plot Ratio Plans for public facilities, heritage, residential and special residential), the Street Building Height and Setback Plan.

With the introduction of the Regulations 2015, the Deemed Provisions and a number of Supplemental Provisions have also been incorporated into CPS2.

There are also documents made pursuant to the CPS2 which includes the Precinct Plans, Planning Policies, the Heritage List, the City's registers and the functional road hierarchy map.

The objectives and intentions of the CPS2 are outlined in detail in clause 6. Key objectives include:

- to control and guide development and growth in a responsible manner;
- to recognise and reinforce the role of Perth as the capital of Western Australia and the administrative, financial and political centre of the State;
- to cater for the diversity of demands, interests and lifestyles by facilitating and encouraging the provision of a wide range of choices in housing, business, employment, education, leisure, visitor accommodation and attractions, transport and access opportunities;
- to ensure that the use and development of land is managed in an effective and efficient manner within a flexible framework which –
    - promotes development of a sufficient intensity within the city to reflect its capital city status;
    - recognises the individual character and needs of localities within the Scheme area;
    - can respond readily to change; and
    - is consistent with the Region Planning Scheme and wider regional planning strategies and objectives;
- to promote the development of a sense of local community and recognise the right of the community to participate in the evolution of localities;
- to promote and safeguard the economic well-being and functions of the local government;
- to promote and safeguard the cultural heritage of the local government;
- to ensure that all development –
    - is of a high architectural design quality;

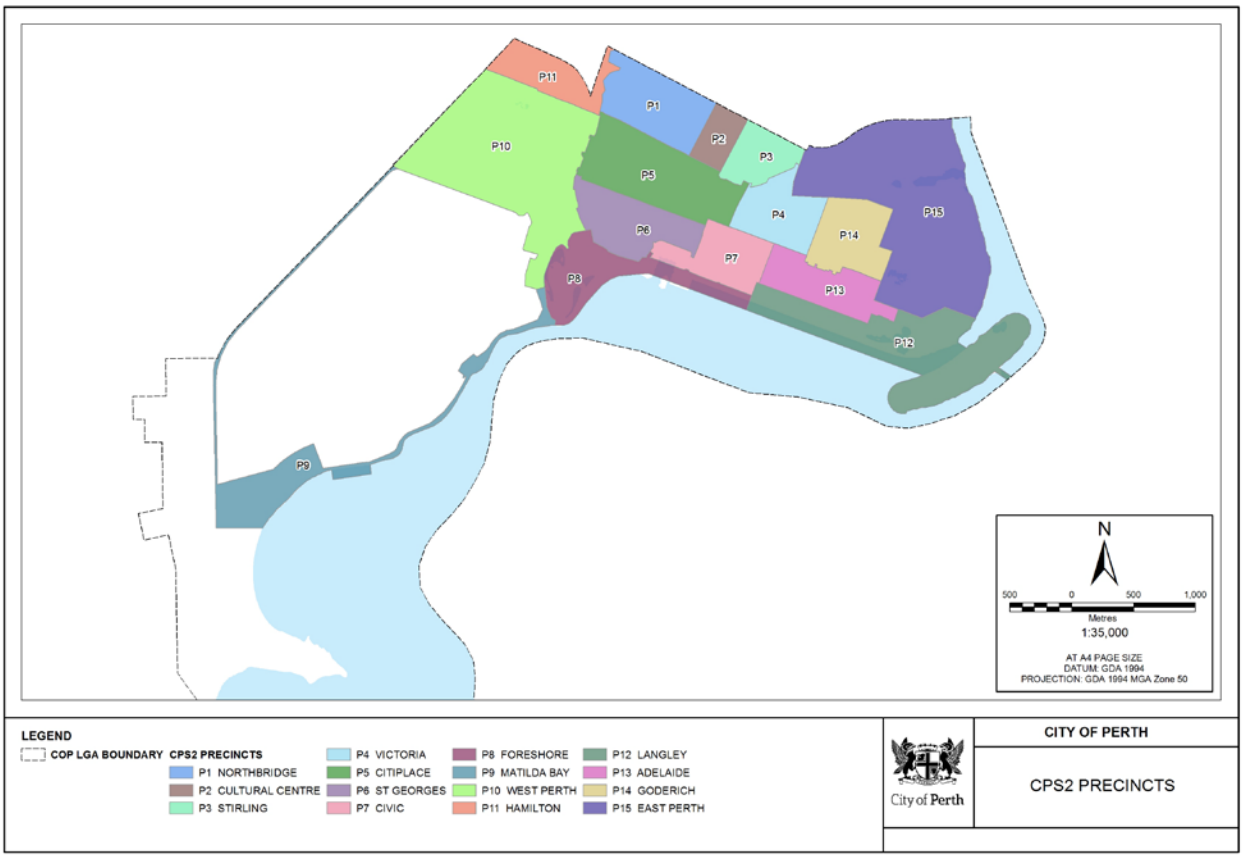
- delivers a high level of amenity within buildings by providing for appropriate natural light access, natural ventilation, privacy and outlook; and
- contributes to an attractive city skyline and outlook from the public realm.

The CPS2 Scheme Area is divided into 15 Precincts as outlined in Table 2 and Figure 4. For each Precinct there is a Precinct Plan (made pursuant to CPS2) which contains a Statement of Intent which summarises the future development which is considered to be appropriate for the Precinct. Each Precinct Plan also provides information about the purposes for which land may be used in line with CPS2 and guidelines for the development of land and buildings.

Table 2: Precincts

P1 Northbridge	P6 St Georges	P11 Hamilton
P2 Cultural Centre	P7 Civic	P12 Langley
P3 Stirling	P8 Foreshore	P13 Adelaide
P4 Victoria	P9 Matilda Bay	P14 Goderich
P5 Citiplace	P10 West Perth	P15 East Perth P14

Figure 4: Location of Precincts



The CPS2 also breaks the Scheme Area up by Scheme Use Areas which operate similar to zones in other local planning schemes. These include:

- City Centre – is the State's primary location for business and administration as well as commercial, civic, cultural entertainment and retail activity. Residential development is

strongly encouraged in the central core to create a 'living' city. It covers Precincts P1 Northbridge, P2 Cultural Centre, P3 Stirling, P4 Victoria, P5 Citiplace, P6 St Georges and P7 Civic.

- Town Centre - should have the potential to accommodate a range of commercial and residential uses, however it is intended that they be identified principally as shopping/service nodes serving the needs of residents and workers in surrounding areas and generally functioning at a smaller, more localised scale than the retail precincts of the central city. It covers parts of Precincts P10 West Perth and P14 Goderich.

- Residential - the emphasis is on permanent residential accommodation of various types, developed in accordance with the relevant R-Code, with associated home-based business also favoured. A limited range of complementary uses may also be considered appropriate in certain instances, provided that the amenity of the surrounding residential fabric is adequately preserved. It covers parts of Precincts P9 Matilda Bay, P10 West Perth, P13 Adelaide and P14 Goderich.

- Office/Residential - is intended to develop as mixed use areas comprised primarily of permanent residential accommodation and office/business activities, together with a limited range of complementary uses. It covers parts of Precincts P10 West Perth and P13 Adelaide.

- Residential/Commercial - is intended to develop as lively and diverse mixed-use areas providing for an extensive range of residential and commercial uses to be established either in association with each other or independently, in a compatible manner. It covers parts of Precincts P10 West Perth, P11 Hamilton and P14 Goderich.

- Commercial – is intended to continue to develop as a general commercial area accommodating a diverse mix of facilities and services. . It covers parts of Precinct P10 West Perth.

Note land shown on the Scheme map as a 'Region Planning Scheme Reserve' is reserved under the Metropolitan Region Scheme (MRS). Development on a Region Planning Scheme Reserve requires approval from the Western Australian Planning Commission (WAPC).

Land use permissibilities are assigned to the Scheme Use Areas by way of broad land use categories. These include those listed below in Table 3.

Table 3 – Use Group Categories

Business Services	Civic	Community and Cultural;	Dining	Education 1;
Education 2	Entertainment;	Healthcare 1	Healthcare 2;	Home Occupation
Industry - Cottage	Industry - Light	Industry - Service	Mixed Commercial	Office
Recreation and Leisure	Residential	Retail (Central)	Retail (General)	Retail (Local)
Special Residential	Storage			

Uses are classified in CPS2 as - (a) preferred uses; (b) contemplated uses; (c) prohibited uses; (d) additional uses; (e) non-conforming uses; and (f) unlisted uses.

The Scheme Text incorporates provisions relating to development standards such as Building Height and Setback, and Plot Ratio to assist to achieve desirable built form and land use outcomes. Incentives for particular types of development (Residential, Special Residential or Public Facility) within certain areas of Perth City or to retain properties of cultural heritage significance are also incorporated in the CPS2 Scheme Text by way of the Bonus Plot Ratio or the Transfer of Plot Ratio provisions.

The Scheme Text is inconsistent with the Model Provisions of the new Regulations 2015 with regard to structure/format, terminology (symbols used in the Scheme Use table), zoning categories and associated map legend, and a number of land use and general definitions. For instance 'Special Residential' is classified as a zone in the Model Provisions which relates to lot sizes in the range of 2 000m² and 1 ha, whereas in the CPS2 it is a term used to define short stay accommodation. Also the general definitions for 'floor area of a building' and 'building height' differ. CPS2 does not currently incorporate provisions for developer contributions. Other matters are outlined in Section 10.

The bulk of the CPS2 planning provisions which provide guidance on land use and development matters are contained within the local planning policies (in addition to the Precinct Plans) made pursuant to the Scheme Text. There are 36 local planning policies dealing with matters relating to residential development, parking, in addition to design policies for specific areas. A number of general development and design policies address matters such as heritage, signage, city design, residential design and plot ratio.

The inclusion of the bulk of the planning standards within the local planning policies rather than the Scheme Text reflects a contemporary approach which enables greater flexibility and allows the City to respond to urban planning matters more quickly and efficiently. Any changes to the Scheme Text require a lengthy administrative process and Ministerial approval, whereas changes to a local planning policy do not require Ministerial approval and involve a less arduous administrative process. Conversely, the new Regulations 2015 encourage the bulk of the planning provisions to be contained in the Scheme Text which is discussed further in Section 10.

3.3 Minor Town Planning Schemes

A number of Minor Town Planning Schemes (MTPS) apply to specific sites throughout the Perth City as indicated in Table 4 below:

Table 4: Minor Town Planning Schemes

Name	Gazettal Date	Amendments
No.11 – Wesley Trust	24 December 1974	• 22 May 2005 • 24 February 2017
No. 13 – S.G.I.O	14 January 1983	• 27 September 1991 • 23 November 2004 • 24 February 2017
No.14 -Withernsea	10 December 1982	• 22 May 2005 • 24 February 2017
No. 16 -AMP	2 October 1987	• 19 April 2005

		• 24 February 2017
No. 21 –Mounts Bay	9 June 1998	• 23 November 2004 • 24 February 2017
No. 23 - Paragon	24 March 2000	• 23 November 2004 • 24 February 2017
No. 24 – 131-137 Adelaide Terrace	10 August 2001	• 23 November 2004 • 24 February 2017

The MTPS were prepared under the former 'Town Planning and Development Act 1928' and the former 'Metropolitan Region Town Planning Scheme Act 1959' for the purpose of enabling the comprehensive redevelopment of the land within each of the Scheme Areas. The MTPS are complementary to CPS2.

Each of the MTPS has been amended to primarily address procedural and administrative issues.

3.4 Local Planning Scheme No. 26 – Normalised Redevelopment Areas

Once the majority of land in a Redevelopment Area is developed, planning control for the area is transferred back to the City, a process known as 'Normalisation'.

Local Planning Scheme No. 26 – Normalised Redevelopment Areas (LPS26) was gazetted on 11 September 2007. LPS26 provides planning provisions for the 'normalised' redevelopment areas with the administrative power to determine applications being provided by the CPS2. The majority of the planning provisions in LPS26 were adopted from the former East Perth Redevelopment Scheme No. 1.

LPS26 comprises the Scheme Text and Scheme Map, in addition to the Deemed Provisions. It is complementary to and is not a substitute for the CPS2.

The objectives of LPS26 are to:

- deliver sustainable urban development within the Scheme Area, with outcomes such as compact growth, mixed land use, good design, primacy of public spaces, heritage conservation and reduced motor vehicle usage;
- deliver vibrant and attractive urban environments which infuse the city with vitality, life and character;
- deliver development excellence through high quality design, by connecting people and places, and ensuring a successful mixture of land uses and activities;
- increase the resident population; facilitate increased employment opportunities and a diverse range of businesses, facilities, services, amenities and infrastructure.

LPS26 is made up of two Project Areas which are divided into Precincts as outlined in Table 5.

Table 5: Project Areas

Claisebrook Village		
Precinct EPI: Claisebrook Inlet	Precinct EP2: Constitution Street	Precinct EP3: Royal Street Central
Precinct EP3: Royal Street Central	Precinct EP4: Silver City	Precinct EP6: Boans

Precinct EP7: East Parade	Precinct EP8: Belvidere	Precinct EP9: Brown Street
Precinct EP10: Riverbank	Precinct EP11: Cemeteries	Precinct EP12: Waterloo
New Northbridge Project Area		
Precinct NB1: Russell Square	Precinct NB2: Lake Street	

Each Precinct contains a Statement of Intent which summarises the future development which is considered to be appropriate for the Precinct.

Land use permissibilities are assigned to the Precincts (not zones or Scheme Use Areas) by way of several land use categories. These differ in some respects to those outlined in CPS2 and the Model Provisions and include the following:

- Category 1: Cultural and Creative Industry - Businesses and activities which have their origin in individual creativity, skill and talent and which contribute to the cultural richness and economic advantage of an area.

- Category 2: Commercial – Business activities, professional services and other principally profit-based land uses of a non-retail, low impact nature. The category does not include businesses of an industrial, entertainment or other moderate to high impact nature.

- Category 3: Light Industry - Low to moderate impact businesses, predominately based in skilled trades, manufacturing, goods handling, the automotive industry and other land uses of an industrial nature.

- Category 4: Retail – Places of business offering goods displayed on the premises for sale or hire to the public, and also includes premises for the provision of services of a personal nature.
- Category 5: Residential - A building or a portion of a building that is designed or adapted for habitation. This category distinguishes between 'Permanent Residential' and 'Transient Residential' uses.

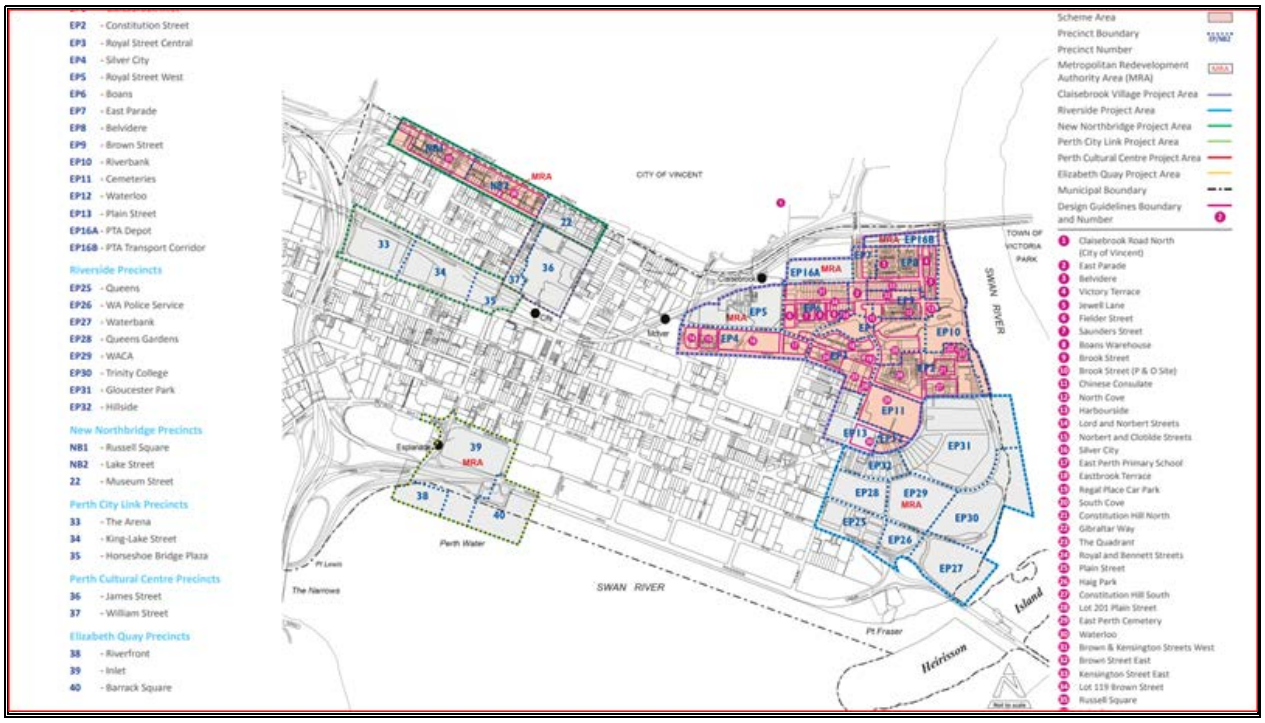
- Category 6: Community -Premises or land uses which provide essential services or leisure facilities to local residents and workers or the wider community, also referred to as 'social infrastructure.

- Category 7: Dining and Entertainment - Premises designed and used to provide public entertainment or social interaction, principally dining and drinking. Usually involves extended/evening trading and may involve service of alcohol and amplified music.

LPS26 uses similar terminology as per the CPS2 such as 'Preferred Uses' or 'Contemplated Uses' to indicate whether the different types of land use categories are appropriate within in the Precincts.

Similar to CPS2 the bulk of the planning and development provisions are contained in local planning policies. Each Project Area has a general policy dealing with matters such as the vision for the area, streetscapes, scale and massing of buildings. The Project Areas and Precincts are broken down further into 36 areas with prescriptive policies/design guidelines existing over each of these as outlined in Figure 5. These design guidelines also apply to individual lots dealing with such matters as preferred uses, building envelopes, building design, access and parking. The level of prescription is far greater than that provided under CPS2 and is considered to limit innovative architectural approaches which may produce better built form outcomes.

Figure 5: Planning Policies and Design Guidelines Areas



Similarly to CPS2, the LPS26 Scheme text is inconsistent with the Model Provisions of the new Regulations 2015 with regard to structure/format, terminology (symbols used in the Scheme Use table), zoning categories and map legends, in addition to a number of land use and general definitions and new provisions. Other matters are outlined in Section 10.

3.5 City of Subiaco Town Planning Scheme No. 4

The City of Subiaco's Town Planning Scheme No. 4 (TPS4) covers the area outlined in Figure 1 and was gazetted on 23 March 2001. Over 25 amendments have been approved since that time by the City of Subiaco, with several amendments in progress. The City of Subiaco undertook a review of TPS4 in November 2016 as part of the preparation of its new Scheme (Town Planning Scheme No. 5) to address boundary and demographic changes/implications associated with the City of Perth Act and other changes to the State and local planning framework.

TPS4 is comprised of the Scheme Text, Scheme Maps, in addition to the Deemed Provisions.

The objectives and intentions of TPS4 are outlined in detail in clause 7. A number of objectives are similar to those outlined in CPS2.

The Scheme Area is classified and divided into zones (as opposed to Scheme Use Areas as per CPS2) as outlined below:

- Residential
- Local Centre
- Commercial/Residential
- Neighbourhood Mixed Use
- Town Centre

Land use permissibilities are assigned to the zones by way of detailed land use categories. The land uses outlined in the zoning table are broken into more categories than those of CPS2 and LPS26.

Unlike CPS2 and LPS26, TPS4 uses the same terminology as per the Model Provisions of the Regulations 2015 in terms of the symbols used in the zoning table.

The Scheme Text is set out similar to the requirements outlined in the Model Scheme Text of the former 'Town Planning Regulations 1967' and incorporates detailed provisions relating to development standards for the various zones, in addition to tree preservation and car parking requirements. Unlike CPS2 and LPS26, the TPS4 Scheme Text has not been formally updated to reflect the clauses which have been superseded by the Deemed Provisions.

The Scheme Area is divided into 14 Precincts which are covered by local planning policies. Two of these Precincts (Hollywood and University) are included in the recent transfer of land to the City of Perth. The Precinct planning policies set out the vision for the areas and provide a comprehensive basis for the control of development within the Precincts. A number of general planning policies have also been made pursuant to TPS4. It is noted that there are some inconsistencies between CPS2 and TPS4 in dealing with certain matters such as advertising.

TPS4 is inconsistent with the Model Provisions of the new Regulations 2015 with regard to the structure/format, zoning categories and associated legends, and new provisions. Other matters are outlined in Section 10.

3.6 City of Nedlands Town Planning Scheme No. 2

The City of Perth has very limited application of the City of Nedlands Town Planning Scheme No. 2 (TPS2) given that only QEII and a portion of UWA land were transferred to the City under the City of Perth Act and they are situated on MRS Reserves.

The City of Nedlands TPS2 covers the area shown in Figure 1 and was gazetted in April 1985. It has been reviewed by the City of Nedlands to create a draft Local Planning Scheme No. 3 (LPS3). The Draft LPS3 has been endorsed by the City of Nedlands and WAPC and is currently being advertised for public comment.

The City of Nedlands review of TPS2 identified that it did not adequately take into account the latest objectives of the State nor reflect the aspirations of the community. TPS2 is inconsistent with the Model Provisions of the Regulations 2015 for similar reasons as per the City of Subiaco's TPS4.

4 Scheme Amendments

4.1 City Planning Scheme No. 2

A total of 37 amendments have been made to CPS2 since 2004, with three amendments still in progress as indicated in detail in Attachment B.

These amendments have varied in nature from significant strategic amendments to reflect State and City planning objectives, administrative amendments to clarify the intent and application of certain provisions, remove inconsistencies as well as address changes to State Planning legislation; to site specific amendments.

Strategic Amendments

Amendments 25 and 26 (gazetted on 26 February 2013 and 18 July 2014 respectively) were substantial amendments to CPS2 based on the City's 'Perth City: Growth Needs for the Future - Plot Ratio and Built Form Study (2011)'.

- Amendment No. 25: Plot Ratio – resulted in the following changes:
  - Changes to the maximum plot ratios across large parts of Perth City in order to reinforce the prominence of the CBD, increase the intensity of development around train stations and increase residential development within the Perth City to enhance the vitality of the Perth City after normal business hours;
  - An expansion of the items eligible for bonus plot ratio to include residential use in the city core (up to 20%) and special residential use (up to 20% and up to 40% for high quality hotels) in select areas of the Perth City;
  - An increase in the overall maximum bonus plot ratio from 20% to 50% in select areas of the Perth City;
  - Changes to the permissibility of 'Residential' and 'Special Residential' uses in a number of precincts within the Perth City to facilitate the objectives of encouraging increased residential and special residential development.
- Amendment No.26: Building Heights and Setbacks – resulted in the following changes to CPS2:
  - Refinement of the maximum height of buildings at the street, so that it aligns with City's hierarchy of streets outlined in the 'Urban Design Framework'.
  - Specification of maximum building heights only in select areas of the city, where there is a need to protect the public amenity of key pedestrian areas or public spaces and established character areas. Elsewhere, building heights are indirectly controlled through plot ratio, street building height and setback controls as well as broader development objectives.
  - Application of side/rear setback controls across the majority of the city, to protect both public and private amenity.

A strategic planning review has also been undertaken over the area to the north of the City West train station, known as the Hamilton Precinct, which culminated in Amendment 24 being made in early 2013. This amendment enabled higher plot ratio on a large portion of the precinct subject to the provision of public infrastructure and facilities in order to promote residential development within the predominately commercial precinct to increase vitality after normal business hours. In addition, the plot ratios for Residential/Special Residential Uses and other Use Groups were increased within the remainder of the Precinct due to its proximity to the train station.

Site Specific Amendments

A total of 22 amendments were made to CPS2 to create Special Control Areas (SCAs) over specific sites across the city. These were initiated predominately by landowners and have varied in complexity. Most SCAs have been created to ensure co-ordinated development over the sites and to treat the lots within a SCA as one site for the purposes of calculating plot ratio and tenant car parking provisions. In some instances additional built form provisions, or the restoration and maintenance of existing heritage properties within the SCAs were also incorporated.

Administrative Amendments

Three substantial omnibus amendments (Nos. 2, 4 and 29) were made to CPS2 for the purpose of achieving greater accuracy and clarity as well as responding to State Government legislative changes.

Further modifications (Amendment No. 14) were made to CPS2 to strengthen the Council's intent and ability to consider plot ratio bonuses as a result of plot ratio transfers.

With the introduction of the 'Planning and Development (Local Planning Schemes) Regulations 2015' Amendment No. 35 to CPS2 was gazetted on the 24 February 2017 to:

- Remove those provisions of CPS2 that have been superseded by the Deemed Provisions;
- Include existing clauses of CPS2 which are not covered in the Deemed Provisions but relate to these, in the Supplemental Provisions of CPS2; and
- Amend the existing provisions of CPS2 to make them consistent with the Deemed Provisions.

4.1.1 – Local Planning Policy/Precinct Plan Amendments

A number of local planning policies and Precinct Plans have been reviewed to address current issues, State planning legislation, or to reflect the changes to the Scheme outlined above. A number of substantial local planning policy/ Precinct Plan amendments are outlined in Table 6 below:

Table 6: Local Planning Policy/Precinct Plan Amendments

Local Planning Policy/Precinct Plan	**Date of Adoption**	Intent of the amendment
West Perth Precinct Plan No. 10	26 January 2010	The adopted precinct modifications are summarised as follows: o Clarifying the development control provisions in line with the proposed Scheme Amendment No.13 modifications to Building Heights Plan and landscaping definitions. o Modifications to the development control provisions to: - rationalise the building height restrictions against the Building Code of Australia (BCA) standards and the height limit between the different uses; - clarify the statement of intent to more accurately identify specific areas of interest in West Perth; - address pertinent landscaping issues – particularly within the front setback areas; - replace the tiered, setback system with a single standard setback for lots more than 16 metres in width, and a setback proportionate to the width of the lot for lots less than 16 metres in width;

		- address front fencing and the construction of basements within front setback areas in order to facilitate a seamless interface between the public and private realm; and - ensure car parking should not be visible from streets and public spaces.
Goderich Street Design Policy	16 September 2014	The amendments generally align the Policy with the built form aspirations of the City's adopted Urban Design Framework and recent changes to maximum plot ratios. Changes have been made to the following built form controls: o street building heights; o maximum building heights; and o street, side and rear setbacks.
Parking Policy	30 June 2015	The amendments made changes to the Parking Policy as outlined below: o refers to the State Government's Perth Parking Policy (as amended) for the assessment of 'tenant' and 'public' parking facilities within the Perth Parking Management Area and incorporate some of its key principles and objectives; o remove unnecessary duplication of provisions which are already set out in the State Government's Perth Parking Policy (as amended); o clarify the application of the policy; o accommodate the proposed separate amendments to the policy relating to the Normalised Redevelopment Area; and o generally simplify the provisions. The CPS2 'Perth Parking Policy' was also rescinded at this time.
Signs Policy	13 December 2016	The amendments to the Signs Policy included: o clearer objectives, principles and standards; o requirements for a more coordinated approach to signage on buildings with clearer guidance on appropriate design and location; o updated requirements for specific sign types and sign content; o updated place specific requirements and heritage provisions; and o updated exemptions from development approval with regulation only where essential.

The City is currently reviewing a number of its local planning policies such as the City Design Guidelines to clearly communicate the City's expectations and aspirations for new development and provide a clear statutory basis for decision-making.

4.2 Local Planning Scheme No. 26 – Normalised Redevelopment Areas

There have been two amendments made to LPS26 since its gazettal in 11 September 2007.

Amendment No. 1 to LPS26 was gazetted on 17 March 2015 and resulted in a number of changes to incorporate the normalisation of the Stage 1A New Northbridge and Stages 2 and 3 Claisebrook Village Project Areas. The amendment also updated LPS26 to reflect the creation of the Metropolitan Redevelopment Authority and the introduction of its 'Central Perth Redevelopment Scheme'2012.

Modifications were also undertaken to the East Perth Planning Policies and Design Guidelines.

Amendment 28 to CPS2 was also undertaken at this time to facilitate the integration of the Normalised Redevelopment Areas into the City's planning framework. Further details are provided in Attachment B.

Minor amendments to the LPS26 Scheme provisions were gazetted on 24 February 2017 to accord with aspects of the Deemed Provisions.

5 Development Activity in the City of Perth

5.1 Predominant Land Uses

Perth City's land area totals 1375 hectares, comprising 586 hectares (42%) of developable land, 542 hectares of public open space (39%), and 256 (18%) hectares of streets. Of the developable land, 337 hectares (58%) is currently built upon, with the remaining 249 hectares (42%) being private open space or vacant land[1].

Table 7 outlines the land use mix in Perth City based on floor space area in 2007 and 2015[2][3]. The most common type of use is office/business, comprising about a third (32.1%) of the total floorspace area in the Perth City. Residential use and health/welfare/community services are the next most common types of use, each with around a sixth of the total floorspace (17.0% and 16.3% respectively).

The current downturn in economic activity has affected the CBD office market with high vacancy rates. The proportion of floor area found to be vacant more than doubled between 2007 and 2015, from 6.8% to 16.3% . The Property Council's February 2018 Office Market Report key findings included:

- Vacancy Down: decreasing from 21.2% to 19.8 % [Perth CBD] in six months to January 2018;
- Vacancy Increase: increasing from 15% to 16.7% (West Perth) in the six months to January 2018;
- Flight to Quality + two tier market: prime grade vacancy recorded the biggest drop – 11.7% vacancy in July 2017 to 6.3 % January 2018. B and below grade office stock is losing tenants to centrally located, quality assets;
- Trends influencing the market:
    - *'Refurbishments and future proofing are key for tenant attraction & retention';*
    - *'Landlords are chopping up floor plates/special fit outs to accommodate smaller tenant demand'.*[4]

The report indicated that Perth has reached the bottom of the market but a prolonged recovery is likely.

[1] City of Perth, 2016, GIS land composition analysis (unpublished)

[2] Department of Planning, 2007, Perth Land Use and Employment Survey

[3] Department of Planning, 2015, Perth Land Use and Employment Survey (unpublished)

[4] Property Council's February 2018 Office Market Report.

Table 7: Land Use by Floorspace Area (NLA), City of Perth, 2007 and 2015

Land Use Category	2007[5]		2015[6]		Change Between 2007 and 2015 (m^2)
	Floorspace (m^2)	% of Total	Floorspace (m^2)	% of Total	
Office / Business	1,902,852	46.5%	2,034,995	32.1%	132,143
Residential	401,303	9.8%	1,078,635	17.0%	677,332
Health / Welfare / Community Services	722,267	17.6%	1,035,982	16.3%	313,715
Vacant Floor Area	277,745	6.8%	759,776	12.0%	482,031
Utilities / Communications [1]	68,671	1.7%	572,649	9.0%	503,978
Entertainment / Recreation / Culture	189,777	4.6%	346,340	5.5%	156,563
Shop / Retail	311,275	7.6%	334,167	5.3%	22,892
Storage / Distribution	100,683	2.5%	65,297	1.0%	-35,386
Service Industry	67,393	1.6%	63,201	1.0%	-4,192
Manufacturing / Processing / Fabrication	29,568	0.7%	32,680	0.5%	3,112
Other Retail	21,164	0.5%	17,217	0.3%	-3,947
Primary / Rural	0	0.0%	2,039	0.0%	2,039
TOTAL	**4,092,698**	**100.0%**	**6,342,978**	**100.0%**	**2,250,280**

5.1.1 Building approvals

Figure 6 shows the yearly value of residential and non-residential building approvals in the Perth City over the past eleven years. In 2007-08, there was a significant spike in the value of non-residential approvals resulting from buoyant economic conditions and a peak of office construction. During that year, there were seven 'major' permits (each over $100 million) approved for construction, including Westralia Square and Brookfield Place ($351 million). Over the past five years, the annual value of building approvals has remained relatively steady, averaging $187 million per year for residential approvals, and $743 million per year for non-residential approvals[7].

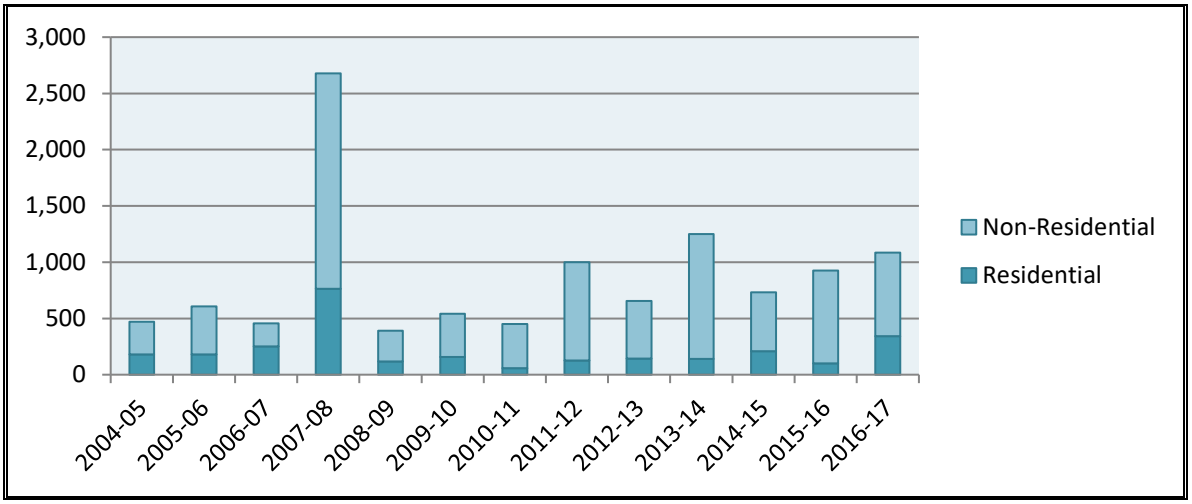
[5] Note this includes those areas of Crawley-Nedlands that joined the City of Perth at 1 July 2016 (mainly UWA, QE2 Medical Centre and Hampden/Broadway commercial areas).

[6] The 2015 figures are estimates only and may be subject to further verification and change. The large increase in Utilities/Communications is due to previously unsurveyed carparks.

[7] REMPLAN (2016) *City of Perth Economic Profile.* Available from www.economicprofile.com.au/perth

More than 128,000m^2 of new commercial floorspace was constructed in 2015 and over 86,000m^2 was under construction in 2016 and over 209,000m^2 is unconfirmed but possible from 2017 onwards.[8]

Figure 6: Value of Building Approval ($m), Perth City (pre-July 2016), 2004-05 to 2016-17



5.1.2 Current key projects

Perth City has been at the epicenter of significant public and private investment over the past five years. All tiers of government, businesses and investors have supported new road and rail projects and development of property assets and civic areas. The key projects currently being undertaken in the Perth City are outlined in Table 8.

Table 8: Current Key Developments in (or affecting) Perth City

Project	Cost	Description
Elizabeth Quay	$2.6 billion	Development of a premier river foreshore precinct, including high quality public spaces and a 2.7 hectare inlet. The precinct will contain 800 apartments, 400 hotel rooms, and 225,000m^2 of commercial, retail and office space when completed.
Riverside (Waterbank)	$2 billion	Development of a cosmopolitan mixed-use waterfront precinct in the east of Perth City. The precinct will contain 7,000 residents (4000 dwellings) and 94,000m^2 of retail and office space (6,000 workers) when complete.
Perth City Link	$5.3 billion	Development of a 13.5 hectare precinct between the CBD and Northbridge, with 4 hectares of public space and a central city square (Yagan Square), new underground bus station, 3000 residents (1,650 dwellings) and 244,000m^2 of office, retail, hospitality and entertainment businesses (13,500 workers).

[8] Perth City Snapshot2016

Cathedral and Treasury Precinct	n/a	The renaissance of a heritage precinct is complete and has transformed old and new buildings into a unique destination with a boutique hotel, numerous bars and restaurants, vibrant public squares, iconic City library and office buildings.
Western Australian Museum Redevelopment	$428 million	This project will transform the existing heritage buildings into a larger, new Museum for WA with 7,000m^{2}of galleries, learning studios, 'behind the scene' spaces, retail and cafe spaces by 2020.
Perth Children's Hospital	$1.2 billion	This new hospital is located in the Queen Elizabeth II Medical Centre and will form part of a centre of excellence for health and research. It will host major paediatric research and education initiatives led by the Telethon Kids Institute and the University of Western Australia.
Optus Stadium and Pedestrian Footbridge	$1.3 billion	The new 60,000 seat Optus stadium has recently been completed. The arena will host a variety of sporting and entertainment events. The pedestrian footbridge (to be completed in June 2018) will link the new stadium to East Perth, enabling the direct flow of spectators to and from the Perth City.

5.2 Residential Development

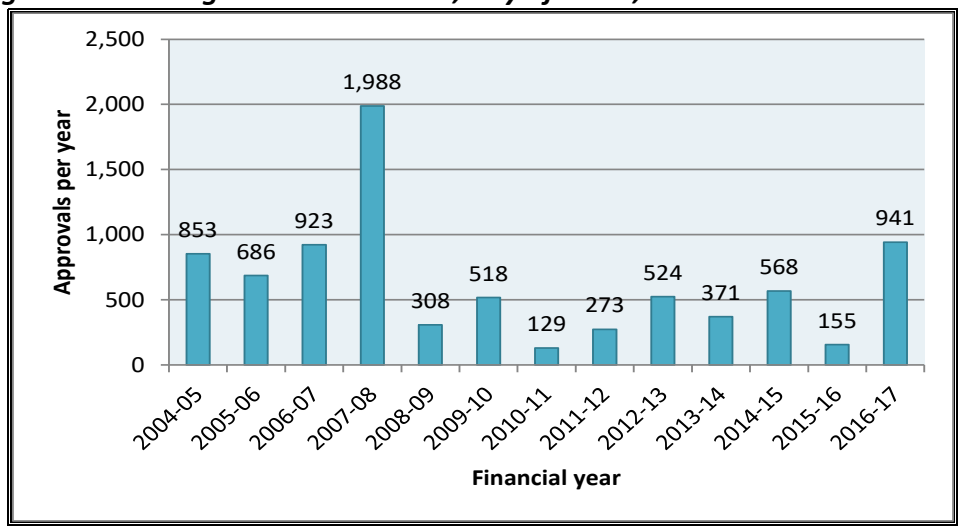
5.2.1 Dwelling Commencements

There were 14,943 dwellings in the City of Perth in 2016, equating to 15.9 dwellings per hectare. Figure 7 below shows residential dwelling commencements since 2004, based on building approvals. There has been an overall addition of approximately 8,237 dwellings between 2004 and 2016, an increase of 123 per cent over the 12 year period, or 6.9 per cent annually. During the economic boom period there was a significant growth in residential development followed by a sharp decline.

Residential development forecasts assume the number of dwellings in the Perth City will increase by an average of 531 dwellings per annum to 25,568 in 2036. The main areas where the future residential development and the population growth are expected to occur are in East Perth – Riverside, Perth – Central and Perth – West End[9]. Please refer to Table 10 below.

[9] https://forecast.id.com.au/perth/residential-development

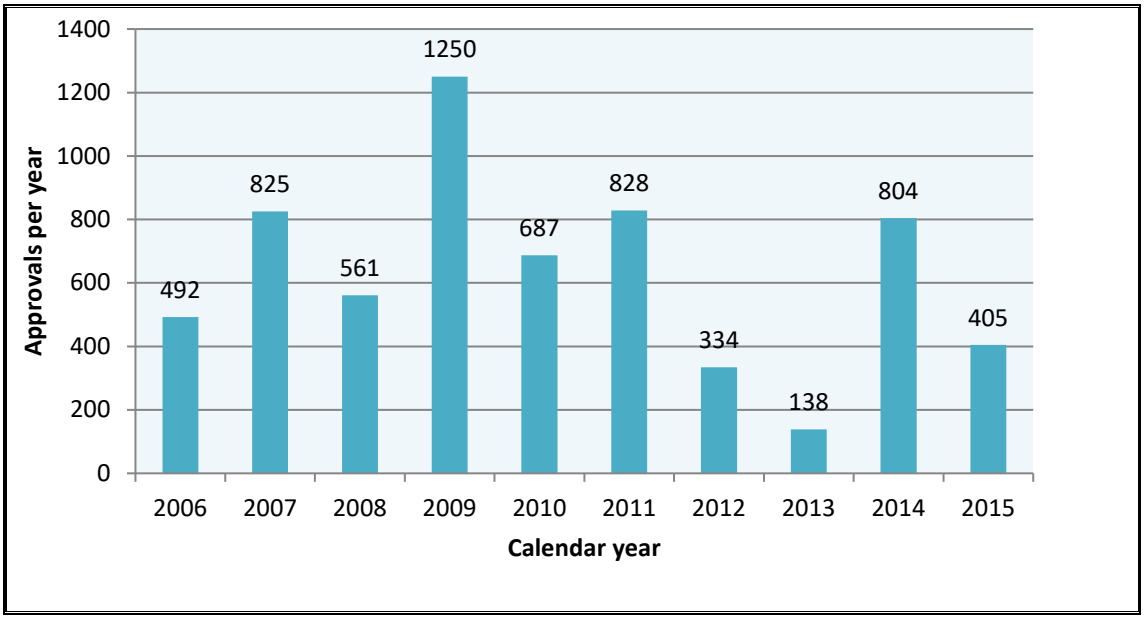
Figure 7: Dwelling Commencements, City of Perth, Financial Years 2005-17[10]



5.2.2 Strata Lot Creation

Between 2006 and 2015 there were 6,324 residential strata lots created in the City of Perth (pre-July 2016), an increase of 71.3 percent over the 9 year period, or an average growth rate of 5.5 percent per year[11].

Figure 8: Residential Strata Lots Approved, City of Perth, 2006-2015



[10] Australian Bureau of Statistics, Building Approvals, Australia. Compiled and presented in profile.id by .id

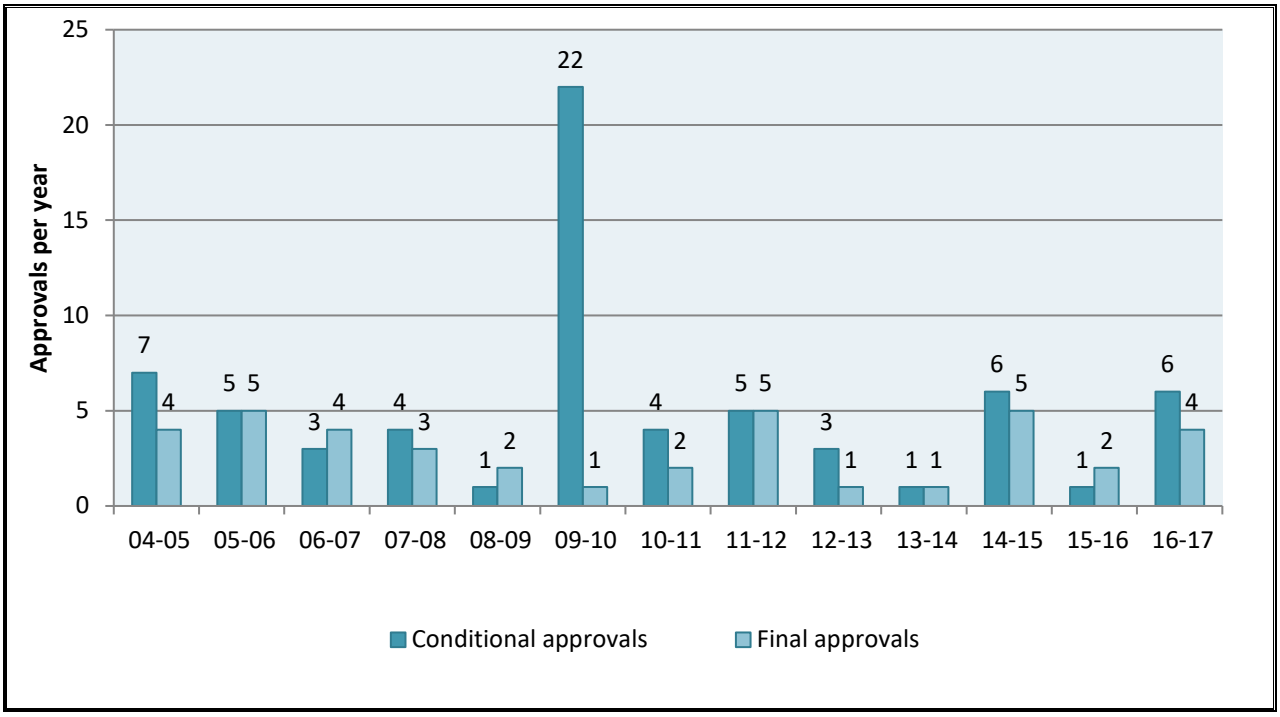
[11] Perth City Snapshot 2016

5.2.3 Residential Lot Creation

There has been relatively little residential subdivision activity occurring in Perth City in recent years. Between 2004-05 and 2016-17, there were a total of 68 conditional approvals and 39 final approvals for residential lot creation (excluding built strata lots). This represents an average of five conditional approvals and three final approvals per year. These are relatively small figures, reflecting the limited amount of land available for new lot creation within the city. This is expected given the land values and intensity/form of residential development in the city.

Further investigation should be undertaken of the nature of subdivision/amalgamation applications to ascertain whether residential lots are typically being amalgamated and if so, the impact this may have on the character of local areas.

Figure 9: Residential Lot Creation – Conditional and Final, City of Perth, 2004-2017[12]



5.3 Commercial Development

5.3.1 Economic Activity

The State Government identifies the Perth City as the Capital City, providing the most intensely concentrated development within Greater Perth. It is intended to have the greatest range of high order services and jobs, and the largest commercial component of any activity centre[13].

[12] Data extracted from the Department of Planning, Lands and Heritage internal databases

12 Data extracted from the Department of Planning, Lands and Heritage internal databases

[13] Western Australian Planning Commission, 2010, State Planning Policy 4.2 – Activity Centres for Perth and Peel

Perth City is home a mix of global and national businesses complemented by a local business sector. In 2015, there were a total of 14,000 businesses registered in Inner Perth of which 40% (5,531 businesses) employed workers and are a major source of innovation and entrepreneurship[14]. The Perth City area generates $39.7 billion, or 26 percent of Greater Perth's Gross Regional Product[15].

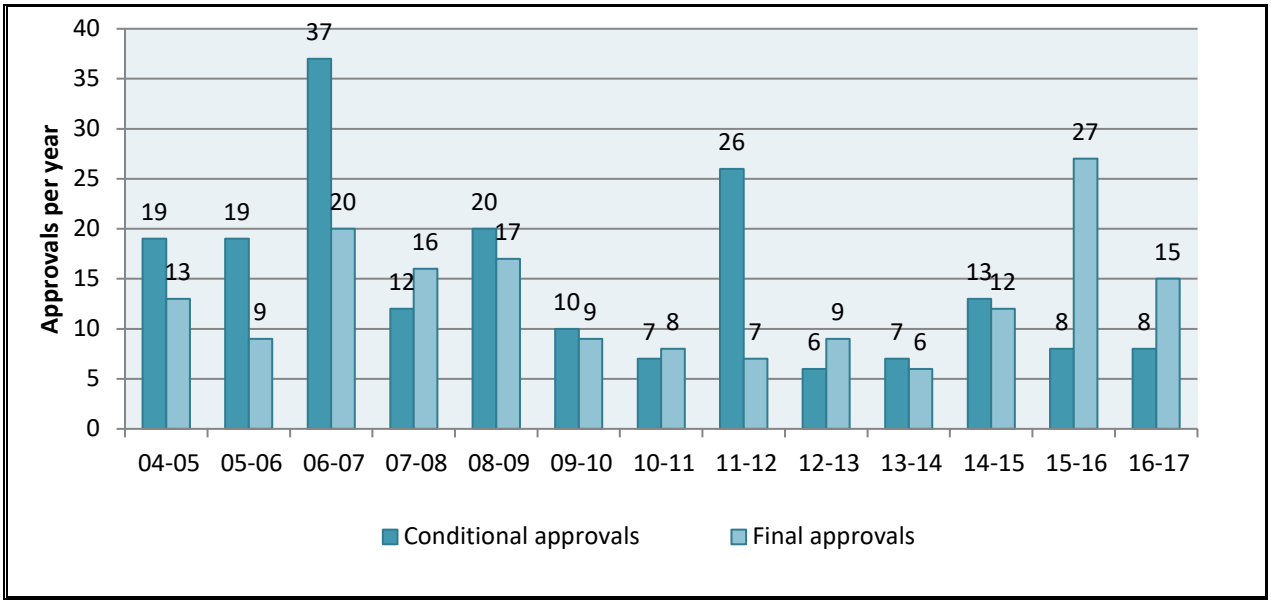
5.3.2 Non-Residential Lot Creation

Between 2004-05 and 2016-17, there were a total of 192 conditional approvals and 168 final approvals for non-residential lot creation as shown in Figure 10. This represents an annual average of 15 conditional approvals and 13 final approvals in the Perth City since 2004.

In general lots were amalgamated to suit redevelopment. On some occasions there were amalgamations and re-subdivisions. A policy may be necessary if the City would like to achieve certain strategic outcomes in certain areas. For example in West Perth and Goderich Street the CPS2 currently applies different setbacks and in some cases heights for narrow lots compared to wider lots. The City may also consider introducing a minimum lot size for certain levels of development.

For business/commercial/shopping active streets the City may prefer a finer grain development pattern to promote continuous development and reduce the bulky podiums currently being created on the larger development lots.

Figure 10: Non-Residential Lot Creation – Conditional and Final, City of Perth, 2004-2017[16]



[14] Note – the Inner Perth Region refers to the ABS SA2 area which takes into account Perth City CBD, East and West Perth, Northbridge and parts of Highgate and Leederville. It does not accurately align to the whole of Perth City.

[15] REMPLAN (2016) *City of Perth Economic Profile.* Available from www.economicprofile.com.au/perth

[16] Data extracted from the Department of Planning, Lands and Heritage internal databases

5.3.3 Lot sizes

The large majority (76.4%) of lots within Perth City are small in size (<1000m^2) and are generally evenly distributed across its breadth. Some concentrations of medium sized lots (between 1001m^2 and 9000m^2) can be found along Terrace Road in East Perth, Mounts Bay Road in Crawley and in the area to the north of the McIver train station. Most of the large lots (>9000m^2) in the city house government institutional uses or are located within State Government redevelopment areas.

Table 9: Diversity of Lot Sizes, Perth City, 2016[17]

CATEGORY	COUNT	%
0 - 1000 m^2	4670	76.4
1001 - 3000 m^2	1035	13.8
3001 - 5000 m^2	213	2.8
5001 - 7000 m^2	77	1.0
7001 - 9000 m^2	13	0.217
9001+ m^2	107	1.4
TOTAL m^2	**6115**	**95.6**

[17] City of Perth, 2016, GIS lot size analysis (unpublished)

6 Population and Dwellings

Perth City has experienced rapid residential population growth over the last decade, growing from 13,972 residents in 2005 to 26,893 residents in 2016 (housed)[18] This equates to an average annual rate of 6.1 per cent between 2006 and 2015.

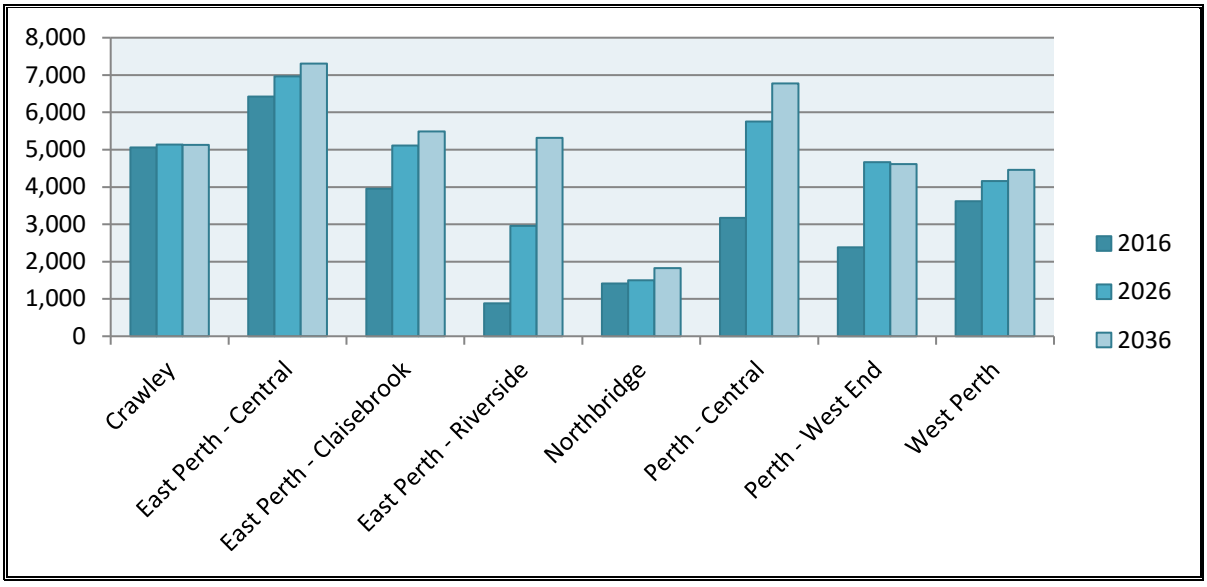
In addition to the resident population, around 205,750 workers and visitors are estimated to visit the CBD on a typical weekday[19] and around 25,000 students, workers and visitors attend the UWA[20] and the QEII on a daily basis[21].

6.1.1 Population Change

New residential developments in Perth City have spurred residential population growth over the decade. Over the next 20 years, an additional 14,000 people are expected to make Perth City their home, at an average annual change of 2.1 %. This would bring the total population to over 40,000 people by 2036[22].

Figure 11 and Table 10 shows the population projections to 2036 for local areas within Perth City. Further information is available at the City of Perth's population growth forecast website: forecast.id.com.au/perth.

Figure 11: Residential Population Forecasts to 2036, City of Perth



[18] Profile.ID (2016) City of Perth Estimated Resident Population 2015. Available from http://profile.id.com.au/perth

[19] Arup (2015) City of Perth Daytime Visitor Estimates (unpublished).

[20] Pers comms O'Brien, D August 2016

[21] Martin, J (2014) Parking Supply Restriction and Mode Shift at QEII Medical Centre – A Case Study

[22] Profile.ID (2016) City of Perth Population Forecast. Available from http://forecast.id.com.au/perth

Figure 12: Location Plan

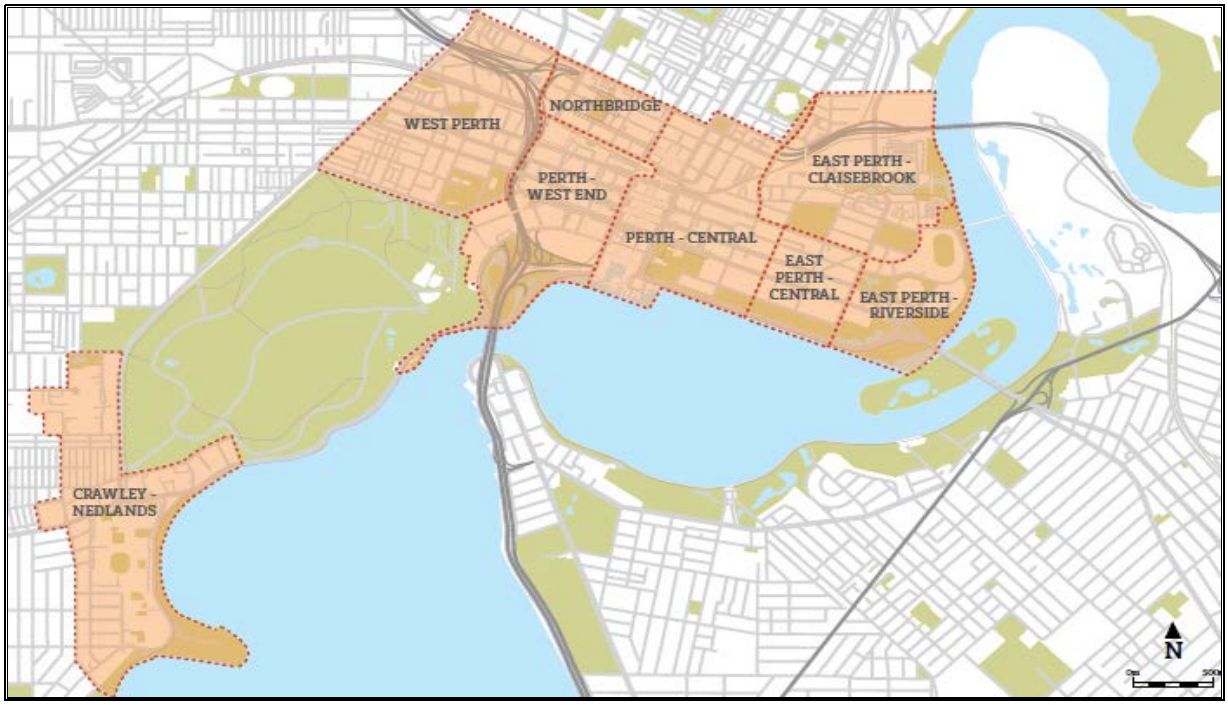


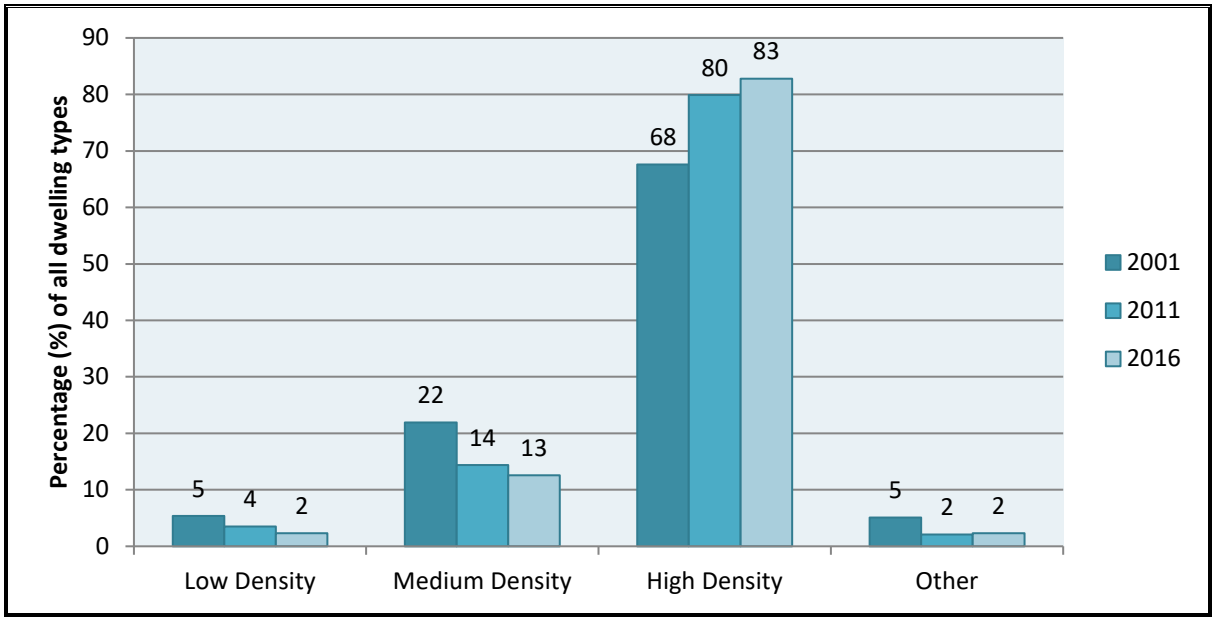
Table 10: Residential Population Forecast

City of Perth	Forecast year			Change between 2016 and 2036	
Area	2016	2026	2036	Total Change	Avg. Annual % Change
Crawley	5,058	5,135	5,127	+69	0.1
East Perth - Central	6,423	6,959	7,305	+882	0.6
East Perth - Claisebrook	3,949	5,107	5,484	+1,535	1.7
East Perth - Riverside	882	2,954	5,317	+4,435	9.4
Northbridge	1,413	1,496	1,829	+416	1.3
Perth - Central	3,175	5,755	6,773	+3,598	3.9
Perth - West End	2,387	4,666	4,609	+2,222	3.3
West Perth	3,615	4,161	4,459	+845	1.1

6.1.2 Residential density

In 2016, the majority (83%) of the City of Perth's 14,745 dwellings were high density apartments. As shown in Figure 13, the proportion of dwellings that are categorized as high density has increased over the past 15 years.

Figure 13: Dwelling Type by Density Category, Perth City, 2001 - 2016



In 2016, Perth City had 31 residents per hectare (excluding Kings Park), up from 25 per hectare in 2011, and 14 per hectare in 2001. Perth City is forecast to have 40 residents per hectare (excluding Kings Park) by 2036.

7 City Planning Strategy

The City of Perth released a new Strategic Community Plan in June 2017, which encapsulates the community's vision for the future of Perth City. The Strategic Community Plan was shaped by extensive community and stakeholder consultation carried out in early 2017.

Following the finalisation of the Strategic Community Plan, the City has commenced development of a new City Planning Strategy (the Strategy). Extensive background research and technical analysis is currently being undertaken. Two rounds of community consultation are also scheduled as outlined in Table 11.

The Strategy will establish a vision under the Strategic Community Plan to respond to social trends, economic drivers, environment, cultural change and population growth. It will guide the form, nature and function of the future physical development of the city and needs to take into account land use, built form, transport, sustainability, the environment, the economy and governance.

The Strategy will provide the strategic direction for the future planning and development of Perth City over the next 10 years and beyond. Any recommendations and direction established in the Strategy will be implemented through a new local planning scheme as discussed in Section 10.

The draft Strategy is expected to be ready for Council's consideration in July 2018. It will then be lodged with the Western Australian Planning Commission (WAPC) for certification and approval to formally advertise to the public for comment.

Table 11: Timeline for Development of the City Planning Strategy

Task	Timing
Technical Reports and background analysis	Jul 2017 – Jul 2018
Technical Steering Group Meetings	Monthly from Nov 2018
Community and Stakeholder Engagement	Nov 2017 – April 2018
Multi-stakeholder Collaborate Events	April 2018
Spatial Plan and Strategy Preparation	Feb – Jul 2018
Draft Strategy Lodgement with State Government	Aug-18
Formal Consultation	TBD -18/2019
Finalisation and Approval	TBD-18/2019

8 Future development demands

8.1 Capacity for future land development

The potential for development should align with the State Government's and the City's plans for future growth. In this regard, the State Government's recently endorsed 'Central Sub-Regional Planning Framework' (March 2018) forms an integral part of the 'Perth and Peel @ 3.5 Million' (March 2018) which aims to ensure that there will be sufficient suitable land available for future housing and employment to accommodate population growth to 2.9 million by 2031 and 3.5 million by 2050. Within this strategy, the State Government identified the need for an additional 213,130 infill dwellings and 831,960 new jobs within the Central Sub-Region by 2050 and has set an infill target for Perth City of 15,910 additional dwellings by 2050.

Major changes to the plot ratio provisions under the CPS2 were made in February 2013 and have helped to maximise the development potential of Perth City. Amendment 25 increased the maximum plot ratios across large parts of Perth City to provide for additional capacity for development in the CBD and maintain its prominence. Increases in plot ratio were also made to encourage a greater intensity of development around the city's train stations and town centres, helping the city to grow in a sustainable manner.

Amendment 25 provided the capacity for the development of an additional 1,124,000m^2 of floorspace across the parts of the Perth City governed by CPS2 (this excludes the State Government redevelopment area such as EQ, PCL and Riverside), taking the total potential for additional floorspace in Perth City (pre-July 2016) to 5,000,000m^2 which was considered in 2011 to effectively provide for any floorspace demand for the foreseeable future.[23]

To encourage more housing in the inner city core, a development incentive was introduced as part of Amendment 25 in the form of additional plot ratio for residential developments in this area. This is intended to help to extend the liveliness of the CBD beyond business hours.

Amendment 25 also introduced bonus plot ratio to encourage the provision of hotels and other short term visitor accommodation within the Perth City – which has worked well as highlighted in Figure 14 below. In particular, the area within Precinct Plan No.3 – Stirling to the north of McIver train station (which is currently an underutilised predominantly commercial area) is undergoing a period of transition as indicated by Figure 14 with the recent introduction of residential and special residential (including student accommodation) developments, in addition to mixed use developments.

Amendment 25 was informed by the 'Perth City: Growth Needs for the Future - Plot Ratio and Built Form Study', completed in 2011. The Study included floorspace demand/supply forecasts for both office/commercial use and residential use over a 20 year period up until 2029. It is considered prudent that a review of these forecasts be undertaken as part of the Strategy to ensure that Perth City is able to accommodate the additional residential and commercial floorspace required by the State Government's planning policies.

Figure 15 highlights the number, location and types of major development applications received within Perth City (including MRA development applications) since 2013. Some of these

[23] Perth City Snapshot 2016

developments have been completed or are currently being constructed which will assist to transform Perth City into a more vibrant place to live, work and play.

Figure 14: Bonus Plot Ratio Applications since 2013

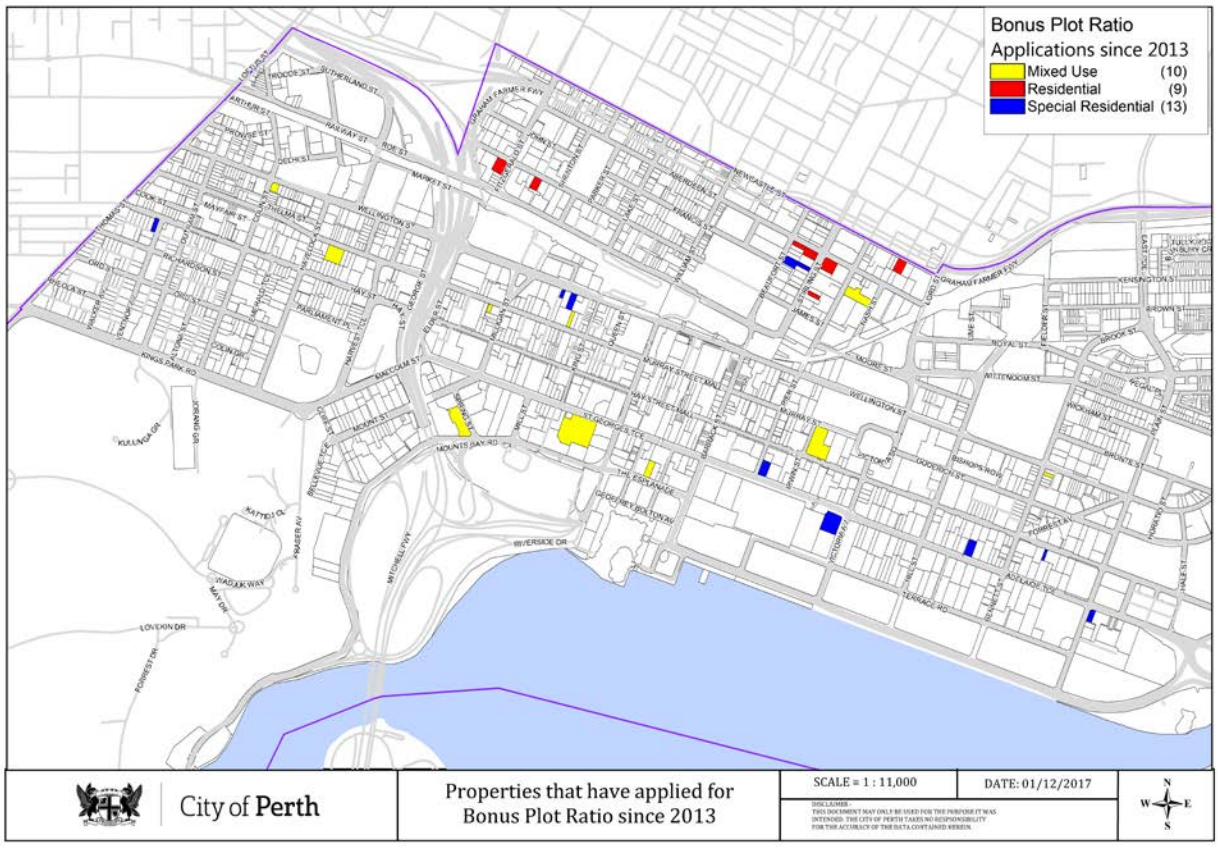
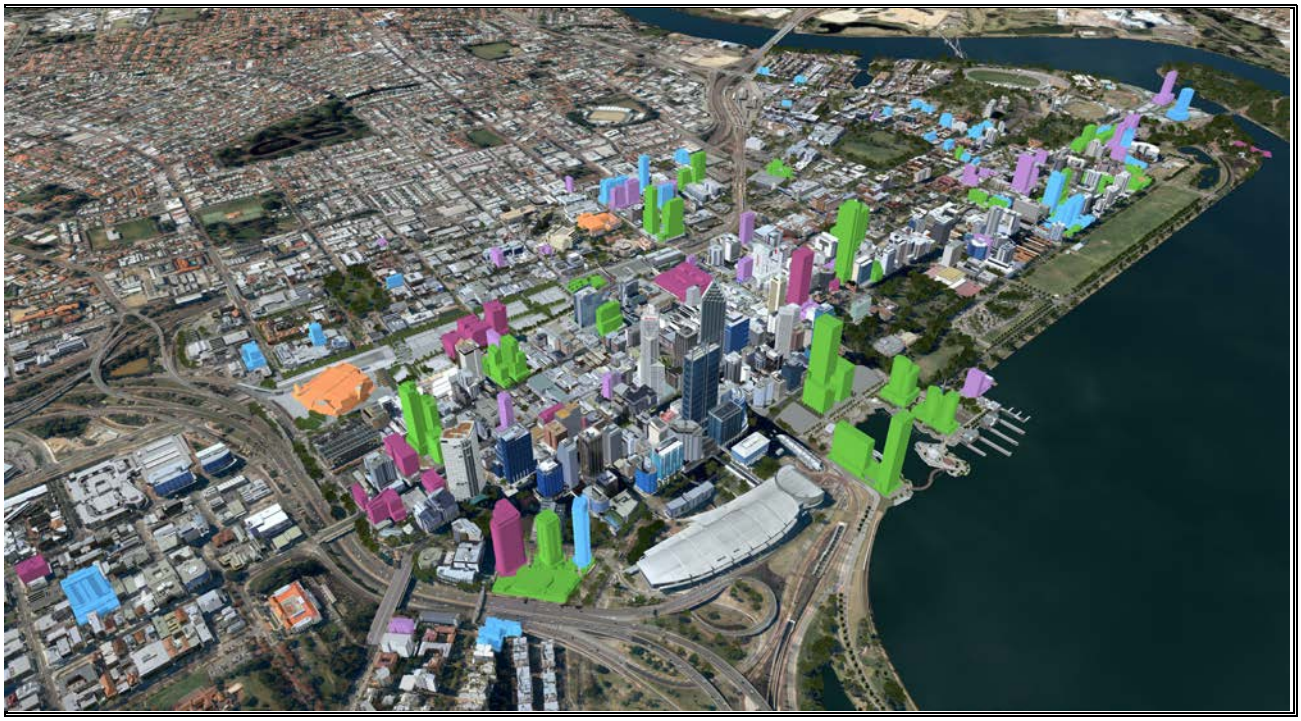


Figure 15: Major Development Applications since 2013



LEGEND	Special Residential (lilac)	Residential (blue)	Mixed Use (green)	Commercial (burgundy)	Other (orange)

8.1.1 Utility services capacity

By 2036 the Perth City population is expected to reach over 40,000 people. It is important that the City's Strategy provides a coordinated infrastructure plan and framework for delivery to ensure that future growth can be adequately supported. This infrastructure is required for the community to maintain a high quality of living and to remain globally competitive as envisioned by the City's 'Strategic Community Plan'.

Under the 'Planning and Development Act 2005', the Western Australian Planning Commission (WAPC) is primarily responsible for strategic infrastructure planning and coordination to ensure alignment with growth forecasts and strategic plans. This responsibility is delegated to the Infrastructure Coordinating Committee (ICC) which is a statutory committee of the WAPC with representation from a range of government and infrastructure agencies. The State Government's 'Central Sub-Regional Planning Framework' (March 2018) stated that the service capacity of existing infrastructure to accommodate the proportion of the 3.5 million people who will live in the Perth and Peel in infill development within the next 30-40 years is adequate or provision has been made by the infrastructure agencies and utilities providers for the expansion of the system as demand for additional housing grows.[24]

[24] Central Subregional Planning Framework (March 2018)

Similar advice was received from the public utility providers in 2013 (in increasing plot ratios across the Perth City as part of the Amendment 25 process)[25].

As part of the preparation of the Strategy, the City of Perth will be seeking to engage a suitably qualified and experienced consultant to undertake further research and analysis of the City's utility infrastructure and services. The study will provide suitable recommendations to ensure that utility infrastructure and services supports the long-term development and growth of Perth City.

8.1.2 Community service infrastructure

Perth City has numerous essential services that residents and visitors can access. A desktop survey of community services in 2016 suggests that Perth City residents are well-serviced in some domains (e.g. large medical facilities), but are poorly-serviced in others (e.g. no primary school).

Accordingly, the City of Perth will be undertaking a 'Community Infrastructure Study' (addressing social, recreation and educational facilities) as part of the development of its Strategy to ensure that Perth City's community services will cater for population growth in the medium to long term.

8.1.3 Housing

The City of Perth is currently undertaking a 'Housing Analysis Study' to inform the Strategy on Perth City's current and future housing needs; the effect current policy, legislation and funding have on housing supply and diversity in a capital city context; and to identify future target demographic groups and areas for housing.

The aim of the 'Housing Analysis Study' is to provide a 10-15 year plan to manage housing growth within Perth City.

Population and housing forecasts are to be investigated to identify future needs for the medium to long-term sustainable development of housing. This investigation is to be based on three (3) population scenarios up until 2036 to assist the City of Perth in policy preparation which can manage various urban growth situations.

The findings from the 'Housing Analysis Study' will inform the development of the Strategy as it seeks to respond to trends and challenges in order to create opportunities for future residential growth.

The City of Subiaco's 'Local Planning Strategy' which was endorsed by the WAPC in March 2015 indicated that higher densities may be acceptable in the Hollywood Precinct along Winthrop Avenue and Hampden Road. The Strategy acknowledged that building heights could be a contentious issue within the University Precinct and recommended that a site specific master plan be prepared in consultation with UWA to address future growth, density and building height issues. This is discussed in Section 8.1.5 below.

The City of Subiaco's Strategy also noted that a large amount of student accommodation was constructed adjacent to the UWA core campus as part of the 'National Rental Affordability Scheme, which is a joint Federal/State Government funded initiative.

[25] Perth City Snapshot 2016

8.1.4 City Centre Analysis Study

The City of Perth is also currently preparing a 'City Centre Analysis Study' for the development of the Strategy. The key purpose of this scope of work is to undertake a 'health check' of all of Perth City's neighbourhood centres via a multi-criteria assessment based upon an indicator set which spans across the themes of economic, built form, social, movement and accessibility, in addition to the environment. This is based on the premise that whilst the whole of Perth City is recognised as an 'activity centre' under the State Government's 'Perth and Peel @ 3.5 Million', a series of centres exist within the greater Perth City activity centre which play a different role regionally and locally.

Having an understanding of the centres and how they are performing will reveal where efforts should be focussed in the Strategy and the multi-criteria assessment method will allow the City of Perth to undertake a 'health check' every few years to monitor change.

8.1.5 Structure Plan

The WAPC's State Planning Policy No. 4.2- 'Activity Centres for Perth and Peel' (August 2010) identifies land around UWA/QEII as a 'Specialised Centre' for Health, Education and Research These facilities are key drivers of innovation and information exchange and generators of employment. They provide significant opportunities for the development of business synergies and agglomeration of like activities.

The policy requires the preparation of an 'Activity Centre Structure Plan' for this centre to establish a detailed and integrated statutory planning framework for the future development of the area.

It is understood that both UWA and QEII are currently commencing masterplans for each of their individual landholdings. So it is timely for the broader 'Activity Centre Structure Plan' to also be prepared.

It is intended that this planning exercise will be jointly led by the City of Perth and the Department of Planning, Lands and Heritage (DPLH) in collaboration with UWA, QEII and the local community.

9 Consultation

As outlined above, extensive community engagement was undertaken in March and April 2017 in preparing the City's new Strategic Community Plan. This plan has since been endorsed by Council as its vision and guiding strategy for the next 10 years.

This community engagement, known as 'Share to Shape Our Capital' involved more than 1,900 citizens who shared over 10,000 ideas that will help shape the development of Perth City over the coming decade. These ideas were captured in the Share to Shape Strategic Community Plan Synthesis Report that provides an insight into the vision for the future of Perth City.

The key visioning topics are outlined in Table 12 below:

Table 12: Key Visioning Themes

Public Transport	- efficiently and effectively move people in and out of the city (for work, shopping and recreation).
A Happy, Connected Community	- a community that is happy, tolerant and friendly.
A Beautiful, Unique City	- unique aesthetics of buildings, natural landscape and public realm.
Flexibility and Choice	- a diverse range of events and recreation activities and longer trading hours (for retail and hospitality).
Culturally Diverse	- a multicultural and culturally engaged community, particularly with Aboriginal heritage and culture.
A Socially Conscious Community	- marginalized community members will have access to quality services and resources to improve their circumstances - great strides in addressing homelessness will have been achieved.
Safe and Clean	- a city that is safe and clean is a city that allows for a relaxed and worry-free experience.
A Place to Live, Work	- a city that nurtures a diverse community comprised of a range of ages, ethnicities, socio-economic status and family dynamics (with a mixture of housing options available).
Activation	- 'dead areas' in Perth will be a thing of the past as public spaces will be active and vibrant throughout the city.
Food and Beverage Culture	- people will be spoiled for choice of dining options and price points when they come to the city.
Public Open Space, Green Space and the River	- the public realm will be green, clean and bright. Parks and trees will be encountered wherever you walk as well as integrated green network across the cityscape.

The Share to Shape Collaboration Group (which was made up of 18 community members and City of Perth elected members and executives) distilled that vision into key themes and goals that formed the basis of the Strategic Community Plan.

In preparing the City Planning Strategy, the City has undertaken further local neighbourhood level engagement involving a combination of face to face and event based engagement, with a digital presence on 'Engage Perth' and the City of Perth website. A multi-stakeholder event is also planned for the 2nd quarter of 2018 which will bring together the City of Perth with the various government, non-government and community organisations that have a role in Perth City. The purpose of the event will be to seek solutions to address some of the planning and development issues facing Perth City and agree to a collaborative approach to implementation. Members of the public will also be invited to participate.

The City will also undertake formal public consultation (as outlined in Regulations 2015) as part of the preparations for the City Planning Strategy.

10 Comments

With the introduction of the City of Perth Act 2016, it is important that the planning provisions of the various local planning schemes are able to be applied to achieve its overall aim of ensuring that the City and its environ will be widely recognized as a viable world class city, as well as ensuring that the use and development of land is managed in an effective and efficient manner within a flexible framework.

The CPS2 has been considered to be an effective and flexible planning and development control instrument during its tenure and facilitated a period of significant growth in Perth City during the economic boom. A number of matters for further consideration however relating to the operability of the CPS2, (some of which have arisen as a result of the new Regulations 2015), have been identified and are discussed below.

A number of matters have also been identified as part of this review of LPS26 as requiring further consideration and are discussed in Section 10.1. These include a need to review the residential density controls within LPS26 to establish whether they need to be increased to align more closely with the State Government' housing infill strategies and to create a more vibrant urban environment.

The City of Subiaco's TPS4 and City of Nedlands TPS2 have already been reviewed and found to be outdated and not in accordance with current State Planning legislation, nor reflect the aspirations of the community. A number of other matters are also discussed below.

10.1 Matters for further consideration

There are a number of matters that have been identified as part of this review of the City's local planning schemes as requiring further consideration, many of which will be addressed through the City Planning Strategy currently under preparation. Please refer to Table 13 below.

Table 13 – Local Planning Schemes - Matters for further consideration

Matters for further consideration relating to the City Planning Scheme No. 2	
Consolidation of the various local planning schemes	With the introduction of the City of Perth Act and the expansion of the City of Perth local government boundary, the City has to apply the City of Subiaco Town Planning Scheme No. 4 (TPS4), in addition to the City of Perth's City Planning Scheme No. 2 (CPS2), City of Perth's Local Planning Scheme No. 26 (LPS26), and several Minor Town Planning Schemes. The City of Nedlands Town Planning Scheme No. 2 (TPS2) has had limited application as the land transferred to the City of Perth is situated on MRS Reserves. As discussed in Section 3 of this report, there are inconsistencies between the local planning schemes in terms of objectives, terminology, zones/scheme use areas, land use categories, structure and format, in addition to the application of development standards. This situation is not considered ideal from an administrative perspective. In order to ensure consistency and best planning practice, it is recommended that these local planning schemes be repealed and a new local planning scheme (City Planning Scheme No. 3) be created – informed by the City's City Planning Strategy. It is acknowledged that incorporating LPS26 (in particular) into a new local planning scheme will be challenging given the existing planning framework is based on the MRA's 'Central Perth Redevelopment Scheme' and does not accord with Schedule 1 of the 'Planning and Development (Local Planning Schemes) Regulations 2015'. Any potential modifications will have to be carefully considered to ensure a smooth

	transition of MRA areas (such as EQ and PCL) being 'Normalised' and transferred back to the City.
Schedule 1 of the Regulation 2015 – Model Provisions	CPS2 does not accord with the Schedule 1 of the Regulations 2015 relating to Model Provisions for local planning schemes in terms of the following: - inconsistencies in the Use Group Categories. Additionally, within CPS2 land use permissibilities are assigned to the 'Scheme Use Areas' by way of broad land use categories. - terminology – Schedule 1 refers to zones and uses different Use Symbols such as 'P' (permitted use) and 'D' (discretionary use). By comparison CPS2 and LPS26 refer to 'P' (preferred use), and 'C' (contemplated use). - new provisions outlined in Schedule 1 (such as Developer Contributions) have yet to be incorporated into the City's local planning schemes. - general format and structure. However, it is recommended that any new local planning scheme maintain the more contemporary approach of CPS2 whereby the majority of the planning provisions are situated within local planning policies to enable greater flexibility as discussed in Section 3 of this report.
Schedule 2 of the Regulations 2015 - Deemed Provisions *Permitted ('P') Use Exemption*	Clause 61(2)(b) of Schedule 2 (Deemed Provisions) of the 'Regulations 2015'allows the exemption from development approval of permitted uses in the zone in which the development is located '*where there is no works component; or development approval is not required for the works component of the development*'. Currently, the City is not applying this provision as it uses different terminology as outlined above. If clause 61(2) (b) were to apply to CPS2 it would have significant amenity implications. As the State Government is likely to require the City to use consistent terminology in its new local planning Scheme to that in the Model Provisions there will be a need for the City to ensure development approval is required for any land uses which may impact the amenity of other uses and vice versa. Accordingly the City will need to review its land use categories and associated use permissibilities for the following reason: - broad land use categories such as 'Entertainment' which is a preferred use in certain areas of Perth City such as Northbridge would be exempt from development approval which would remove the ability for Council to assess the impacts of these and to place standard conditions relating to noise attenuation, restrictive trading hours etc. on any change of use development application for 'Entertainment'.
Schedule 2 of the Regulations 2015 - Deemed Provisions *Internal Works Exempt from Development Approval*	Clause 61(1)(b) of the Deemed Provisions states that development approval is not required for the 'carrying out of internal building work which does not materially affect the external appearance of the building unless the development is located in a place that is – - *included on a heritage list prepared in accordance with this Scheme and identified on that list as having an interior with cultural heritage significance;* The State Government and City are currently working on developing design excellence standards. However, by removing the requirement for development approval for significant interior modifications of large scale developments, this may potentially compromise good interior design and reduce the internal amenity for the existing or future occupants of the affected buildings. The City is also unable to apply any relevant existing local planning and design policies such as the Residential Design Policy which provides guidance on minimum floor space, noise attenuation, cross ventilation, privacy, lighting, and the general layout. This will compromise a key objective of CPS2 which is to deliver a high level of amenity within buildings by providing for appropriate natural light access, natural ventilation, privacy and outlook.

	It is acknowledged that this issue needs to be addressed by changes to the Deemed Provisions as the City has no ability to modify these as part of a new local planning scheme.
Precinct Statements/Precinct Plans	It is recommended that the 15 Precinct Plan Statements contained within CPS2 be reviewed as many are out of date and do not reflect more recent development. This also has implications for the associated 'Use Group Table' which will need to be reviewed to reflect more accurately what types of development are preferred. There may also be an opportunity as part of the review of the Precinct Plans for consolidation to occur where appropriate. Additionally, it is important that there is no overlap between the planning provisions contained within the Precinct Plans and the local planning policies.
Review the Use Groups	It is considered that certain Use Groups such as 'Entertainment' are too broad and should be reviewed. For example the potential impact on local amenity within an area varies extensively between a small bar (with limited patron numbers) and a tavern.
Plot Ratio Provisions	Bonus Plot Ratio and Transfer of Plot Ratio provisions need to be reviewed to: - consider their application in split plot ratio areas; - the application of split plot ratio coding versus the application of bonus plot ratio; - review the floor area definition to ensure it meets the City's strategic intentions; - review the bonus plot ratio incentives to ascertain if these are still needed; - consider if there are other strategic objectives that the City may want to incentivise; - consider as to whether the bonus plot ratio and transfer of plot ratio provisions of CPS2 should be modified to apply to the 'Normalised' areas and the recently transferred areas of Crawley and Nedlands.
Special Control Areas	Review the wording of the various plot ratio provisions within the Special Control Areas to ensure the intent and application of the provisions, as well as the relationship with the CPS2 Plot Ratio Plan is unambiguous. This will minimise potential legal costs and challenges.
Protection of critical air ambulance flight paths	Any critical air ambulance flight paths within the Perth City will need to be protected in accordance with the Australian Government's draft 'Guideline on Protecting Strategically Important Helicopter Landing Sites' (which was out for comment late last year). The draft guideline focuses on the protection of strategic Helicopter Landing Sites (HLS) from other land uses and development. Whilst it does state that one of its purposes is to ensure that any new HLS are appropriately located, the guideline provides limited guidance around this. Equal focus needs to be provided on ensuring that both new and existing strategic HLS are appropriately located, taking into consideration the broader planning objectives and development controls already in place for the areas in which they are located. This matter will need to be explored as part of the City Planning Strategy.
Student Housing	The City has been receiving a significant number of development applications for student housing. Student housing is classified as a 'Special Residential' Use under the CPS2. 'Special Residential' is defined within the CPS2 as meaning "*premises providing short-term, temporary or specialised residential accommodation*". Further consideration is required as to whether such a use should be defined as a separate use group and whether further guidance is needed on the size of rooms, types of facilities and servicing.

Noise Policy	The City's development standards with respect to noise management are currently spread across several CPS2 planning policies. This approach has resulted in a number of inconsistencies and it is not particularly user friendly. There are no noise management provisions for Special Residential development. The City has been advocating to the State Government for some time for changes to the 'Environmental Protect (Noise) Regulations 1997' and the planning framework to address the issues associated with noise mitigation and noise management in entertainment and mixed use areas within the city centre. The State Government has now undertaken to give this matter some priority, and the Department of Planning Lands and Heritage are working in collaboration with the Department of Water and Environmental Regulation on this with assistance from the City.
City Design Guidelines	The City's CPS2 design policies are currently being reviewed and will be amended to: - Provide provisions that reflect current best practice approaches; - Provide clarification / more detailed guidance where appropriate to ensure better understanding of the intent and purpose of provisions; - Improve usability by consolidating design matters into a reduced number of policies, removing minor and/or outdated policies; - Strengthen provisions that encourage excellence and innovation in design; and - Strengthen sustainable and environmentally sustainable design (ESD) requirements within the policy provisions.
Hotel Car Parking	Consideration is required as to whether a minimum number of staff/visitor parking and service bays are required. Hotel parking is currently treated as per commercial parking. Under the State Government's 'Perth Parking Policy' there are no minimum commercial parking requirements only maximum commercial parking provisions apply.
Residential Parking	A review of the residential parking provisions for the City of Perth is required to accord with both the State Government's 'Transport @3.5 Million – Perth and Peel Transport Plan' (October 2017) and the City's 'Transport Strategy' (December 2016) of promoting alternative forms of transport to ensure a vibrant, connected and productive city. In this regard it is considered that the maximum residential parking requirement of 1.5 bays per dwelling for residential development situated within the CBD area is too high. This has led to negative impacts with the introduction of podiums to accommodate the parking levels (which need to be screened), in addition to contributing to greater traffic congestion and development costs.
Key Housing Issues	All Capital Cities and inner city councils across Australia need to address housing diversity, housing affordability and housing stress. Further guidance will be provided following the outcomes of the 'Housing Analysis Study' as to how these critical issues may be addressed.
Developer Contributions	The need for all levels of government to leverage more on private investment in infrastructure to get projects off the ground is reflected in the Federal Government's 'Smarter Cities Plan' dated 2016. The Plan promotes innovative financial approaches such as value capture and the development of City Deals to improve infrastructure planning and delivery in Australian cities. The current City's CPS2 does not contain any Development Contributions provisions.

	Clause 27 of Schedule 1 of the Regulations 2015' (the Model Provisions) state that State Planning Policy 3.6 ('Development Contributions for Infrastructure') is to be read as part of the Scheme. However, the draft revised SPP 3.6 dated July 2016 still appears to be green field driven which is counter-intuitive to urban consolidation and the need for inner city areas to accommodate the infill targets set by the State Government. Further explanation and more detailed guidance is required on the implementation of developer contributions within the more complex inner city environments.
Bush Fire Regulations	• State Planning Policy No.3.7- 'Planning in bushfire prone areas' stipulates the need for the local government to consider relevant bush fire hazards when identifying land for future development. The SPP requires strategic planning proposals, subdivision and development applications within designated bushfire prone areas (and under certain ratings) to comply with the policy measures. • Schedule 2 Part 10A – 'Bushfire Risk Management' of the 'Planning and Development (Local Planning Schemes) Amendment Regulations' 2015 deals with the requirements for development in a bushfire prone area. • Each site that is located within the bushfire prone area needs to undertake a detailed BAL assessment. This will be required by the applicant each time a new DA is lodged. Further consideration is required on the development potential of properties situated within the designated bushfire prone area. For example based on the indicative BAL assessment undertaken by the City, the further intensification/redevelopment of some properties located on Mounts Bay Road, Kings Park Avenue, Park Avenue, Mount Street, Cliff Street will be restricted in terms of their location within the BAL 40 and BAL – Flame Zone area.
Disruptive Technology/Shared Economy	Further consideration is required on the impacts of disruptive technology on land use, the existing built form and parking requirements. There may be potential to reduce parking on site which in turn may reduce the need for podiums to be used for car parking and reduce traffic congestion. Additionally, the potential unbundling of parking bays from strata titles may assist to facilitate more affordable housing. Whilst types of uses such as 'Air B&B' are covered in the City's Special Residential (Serviced & Short Term Accommodation) Policy it is acknowledged that further education of the community may be required.
Building Adaptability	Further consideration needs to be given to ensuring the development of robust/adaptable buildings which are capable of changing in use over time without incurring exorbitant costs. Innovative ways to encourage upper floor activation of older building stock which still complies with other legislation and regulations such as the 'Building Code of Australia' and the 'Public Health Act 2016' is required.
Climate Change	The City recognises there are environmental, social and economic risks to its operations and the broader community from climate change. As a signatory to the Global Covenant of Mayors, the City is required to undertake a climate change risk assessment that considers both current and future climate conditions and consequently develop a climate change adaptation plan. The City has engaged a consultant to assist with undertaking a climate change risk assessment and developing an adaptation plan. This matter will also need to be considered by the City Planning Strategy and inform any new local planning scheme.
Matters for further consideration relating to the Minor Town Planning Schemes Nos 11,13,14,16,21,23,and 24	

Inconsistent terminology and application of the Plot Ratio Provisions	The MTPS were created prior to the introduction of CPS2 between 1974 and 2001. A number of the MTPS have inconsistent terminology and the application of their plot ratio provisions in relation to the CPS2 is unclear. This has led to an appeal at the State Administrative Tribunal. The MTPS should be repealed and the provisions of these should be reviewed and incorporated into a new local planning scheme to ensure a consistent approach. It should also be noted that since the gazettal of the CPS2 in 2004, the City has been incorporating Special Control Areas under CPS2 in preference to creating new MTPS to create site specific planning and development standards.
Matters for further consideration relating to Local Planning Scheme No. 26	
Planning Framework	LPS26 has a similar framework to the 'MRA Central Perth Redevelopment Scheme' 2012. Whilst this is inconsistent with the Model Provisions of the Regulations 2015, it provides for an easy transition of the redevelopment areas back into the City's planning framework once normalised. This will continue to remain an important consideration in any further detailed review of the City's local planning schemes.
Design Guidelines for the Normalised Areas	It is considered that the detailed prescriptive planning provisions covering 36 areas, as well as individual lots, do not enable more innovative approaches which may produce better built form outcomes. Further consideration of the current approach is required – particularly as the majority of the area has been developed over the last 20 years.
Density	A review of the existing densities in East Perth is required and should be informed by the findings of the City Planning Strategy. The principle of encouraging residential density within close proximity to services and facilities is well established within the State planning framework including 'Direction 2031 and beyond' (2010), 'Activity Centres for Perth and Peel' (2010) and the 'Capital City Planning Framework' (2013). A review of the Claisebrook Village Case Study released by the MRA in 2012 found that the project was rated as an overwhelming success with the exception "*with the benefit of twenty years of hindsight, it seems that Claisebrook Village lacks the density to be described as a vibrant urban village"*.
Matters for further consideration relating to the former City of Subiaco Town Planning Scheme No. 4.	
General Provisions	As previously mentioned the City of Subiaco has already undertaken a detailed review of the TPS4 and found it to be outdated and inconsistent with the new Regulations 2015 including the Model Provisions. Additionally, the intent of some of the provisions (such as the discretionary clauses) are unclear and the City of Perth has had to seek legal advice on their application. A review of the zonings and densities in Crawley will be required to assist the City to achieve a portion of the additional dwellings required under the State Government's planning framework. This review should be informed by the findings of the City Planning Strategy and the preparation of the 'Activity Centre Structure Plan'.
Discretionary Provisions	A few development approval applications have recently been received by the City seeking larger scaled buildings in Crawley. Further guidance is required when a variation to the development standards (such as plot ratio and building height) is sought under clauses 28 and 42A of TPS4 to ensure good built form outcomes. Particular attention should be given to front setback and landscaping

	requirements, in addition to open space requirements. A review of the parking provisions is also required. An interim policy may be required whilst the 'Activity Centre Structure Plan' for the area is being prepared to ensure the essential characteristics of the existing leafy suburb are not eroded.
Inconsistent Policies	As part of consolidation of TPS4 into a new Scheme, a review will also need to be undertaken of the associated planning policies as some – such as advertising are inconsistent with the Deemed Provisions as well as CPS2. Other policies such as the Hollywood and University Precinct Plans may need to be reviewed pending the findings of the City Planning Strategy and the 'Activity Centre Structure Plan'.
Matters for further consideration relating to the former City of Nedlands Town Planning Scheme No. 2.	
General Provisions	As previously mentioned the City of Nedlands has already undertaken a detailed review of the TPS2 and found it to be outdated and inconsistent with the new Regulations 2015 including the Model Provisions. The City of Perth has limited application of the Scheme. However the preparation of an 'Activity Centre Structure Plan' will assist to guide the future development of QE11.

11 Recommendation

Overall, it is considered that CPS2 has been an effective planning tool which has provided flexibility to cater for different types of land uses as demand has changed over time. This has been an important factor to ensure the capacity for future growth. As such, it is considered that CPS2 has been achieving its key objectives.

There are however a number of matters that have been identified as part of this review of the City's local planning schemes as requiring further consideration, many of which will be addressed through the City Planning Strategy currently under preparation.

The City Planning Strategy will also set a new planning and development vision for Perth City in line with State Government planning objectives and the City's vision for Perth City as set out in its Strategic Community Plan.

Once prepared, it will be important to ensure that the City's future local planning scheme/s are in alignment with the Strategy.

With the introduction of the City of Perth Act and the expansion of the City's local government boundary, the City of Perth has had to apply a number of local planning schemes. These have inconsistencies in terms of objectives, terminology, land use zones and categories, structure and format, as well as development standards.

Whilst having numerous schemes is not optimal from an administrative perspective, it has not affected the City in its exercise of its local planning functions. The preparation of a new local planning scheme will provide the opportunity to reduce the number of local planning schemes operating in Perth City.

Accordingly, in order to ensure consistency and best planning practice, it is recommended in accordance with Regulation 66(1) and (3) of the Planning and Development (Local Planning Schemes) Regulations 2015, that Council:

- approve the report of the review of the local planning schemes and forward this to the WAPC for its consideration; and
- upon finalisation of the City Planning Strategy, prepare a new local planning scheme and upon approval of this, repeal the existing local planning schemes.

CITY PLANNING SCHEME NO. 2

Amend No.	Gazettal Date	Summary	Details
1	01/04/05	**Special Control Area - Metro Markets, CTA Building and West Street** Special Control Areas added; (a) Metro Markets Special Control Area (b) CTA Building Special Control Area (c) West Street Special Control Area Schedule 9 added "Special Control Areas"	**SCHEME TEXT** • Add new clause "57A Special Control Areas". **SCHEDULES** • New Schedule "Schedule 9– Special Control Areas". **MAPS** • Amend the Scheme Map and Precinct Plan accordingly.
2	27/05/04	**Omnibus Amendment** As part of the implementation of the Scheme, a number of amendments to the Scheme were identified that assisted its operation and clarified its intent. The nature of the amendments can be summarised as follows: • Typographical –correction of spelling and cross referencing errors; • Consequential –clarification of the town planning intent for the scheme; and • Minor technical amendments.	**SCHEME TEXT** • Modify subclauses 8(1) (a) to 8(1) (K). • Amend Clauses 26(2), 26(2) (b), 27(2), 28(2) (a) (ii), 39(c), 40(2) (a), 41 and 62. **SCHEDULES** • Schedule 2 of the Scheme, in the description of Retail (general) after Laundromat insert a comma. • Schedule 3 of the Scheme— in the Office use group in the Residential R160 Column delete "X" and insert "X/C(2)"; after footnote 1 insert "(2) Means contemplated in the residential area of the Adelaide Precinct where it complies with the Terrace Road Design Policy. Otherwise prohibited." • Schedule 4 of the Scheme:— in the definition of Industry, in the use group column, delete i.e. "Industry (all categories)"; in the definition of car park, in the use group column, delete "Car park"; delete the definition of Central Area; Sections 1 and 2 of the Schedule are to be amalgamated into one table and sorted alphabetically and for each term that is currently defined in Section 1 insert "not applicable" in the use group column; • Schedule 6 of the Scheme – delete "Clause 24(1) of the Scheme text"; **MAPS** **Scheme Map** • The land that does not currently have an Area designation to have an "City Centre" Area designation; • Boundary between St Georges Precinct and the Foreshore Precinct amended so that all Public Purpose (Special Uses) zoned land is included within the St Georges Precinct. **Building Heights Plan.** • Delete the "WEST PERTH Office/Residential Area"; • Insert a broken blue line around land within West Perth to show the land within the Parliament House Precinct Policy Area that does not have a building height restriction imposed by the Parliament House Precinct Policy as having the same height restriction as the nearest building height; • Replace the words "Specific Policy Areas" with the words "Refer to specific Policy Requirements" in the legend; • Insert the words "Policy Area" after the words "MRS Clause 32 Area Parliament House Precinct" and amend the broken pink line around the Parliament House Precinct Policy Area to the same colour as all other policy areas; • Insert the words "Design Guidelines" after the words "King Street Heritage Precinct"; • Delete "Cultural Centre" and deleting the broken pink line around the Cultural Centre MRS Reserve; • Show all land that is either a City of Perth Parks and Recreation Scheme Reserve or reserved as Parks and Recreation under the Metropolitan Region Scheme being indicated as a City Parks and Foreshore (i.e. coloured green); • Amend the height restrictions within the area bounded by St Georges Terrace, Milligan Street, Hay Street and Barrack Street to coincide with the allotment boundaries, as far as possible.

			Plot Ratio Plan • Delete the title "OFFICE/RESIDENTIAL AREA WEST PERTH PRECINCT" and insert a line between the area surrounded by a black dashed line within the West Perth Precinct; • Show all allotment boundaries; • Insert the following— "A building used solely for non-residential purposes will have a maximum plot ratio of 0.5:1.0. A building solely for residential purposes will have a maximum plot ratio of 1.5:1.0. A building used for both residential and non-residential purposes will have a maximum plot ratio of 2.0:1.0, provided that the plot ratio of the part of the building used for non-residential purposes does not exceed 0.5:1.0 and the part of the building used for residential purposes does not exceed 1.5:1.0." and Insert a line directing from the above text to the land that is bounded by a broken line around the Residential/Commercial area and within the area bordered by Wittenoom, Bennett and Wellington Streets and the precinct boundary line."; • Insert the following—"A building used solely for non-residential purposes will have a maximum plot ratio of 2.0:1.0. A building used solely for residential purposes will have a maximum plot ratio of 4.0:1.0. A building used for both residential and non-residential purposes will have a maximum plot ratio of 4.0:1.0 provided that the plot ratio of the part of the building used for non-residential purposes does not exceed 2.0:1.0." and insert a line directing from the above text to the land that is bounded by a broken line around the Residential/Commercial area within the area bordered by Hay Street and Forrest Avenue."; • Insert the following— "A building used solely for non-residential purposes will have a maximum plot ratio of 2.0:1.0. A building solely for residential purposes will have a maximum plot ratio of 3.0:1.0. A building used for both residential and non-residential purposes will have a maximum plot ratio of 3.0:1.0 provided that the plot ratio of the part of the building used for non-residential purposes does not exceed 2.0:1.0." and insert a line directing from the above text to the land that is bounded by a broken line around the Residential/Commercial area within the area bordered by Wellington, Hill and Bennett Streets and Bishops Row."; • In the legend, replace "Plot ratios are to be in accordance with clause 27(2)" with "Refer to specific plot ratio requirements"; • Remove all reference to the City Centre Boundary on the Legend and from the Plan;
3	16/06/06	**Special Control Area – 1299 -1305 Hay Street** The creation of a Special Control Area over the subject land to enable the area to be treated as one site for the purpose of determining plot ratio and the maximum tenant car parking allowance.	**SCHEME TEXT** • Clause 57(1) – insert after Clause 57A (1) (c) new clause (d). **SCHEDULE** • Schedule 9 – insert"4.0 1299-1305 Hay Street Special Control Area". **MAPS** • Amend the Scheme Map and Precinct Plan accordingly.
4	12/05/06	**Omnibus** • Amended the Building Heights Plan for lots fronting Adelaide Terrace between Victoria Avenue and Plain Street and for lots on the northern side of St Georges Terrace between Victoria Avenue and Pier Street. • Amended the Plot Ratio Plan for the area bounded by Wittenoom, Bennett and Wellington Streets and the Goderich Precinct (P14) boundary. • Administrative changes to clarify the town planning application and planning policy adoption processes. • Minor technical amendments. • Minor typographical changes to correct errors within the Scheme text.	**SCHEME TEXT** • Modify Clause 30(5). • Clause 39 – modifying Clause 39(a). • Clause 41 – inserting new subclause "41 (5)". • Clause 52 – deleting existing Clause 42(1) and replacing with new text. • Clause 56 – amending Clause 56(3) (a) and (b). **SCHEDULE** • Schedule 4 – amending in part (b) of the definition of 'height', after the word 'used', delete the word 'or' and replace with 'for'. • Schedule 6 – moving the heading and text relating to 'Policy 6.1 Mount Street Design Policy' to below the heading and text for 'Policy 5.4 – Bicycle Parking and End of Journey Facilities Policy' and above the heading and text for 'Policy 6.7 – Goderich Design Policy'. • Schedule 7 – amend by deleting and replacing the Note at the bottom of the form to read "Note: Should the owner or applicant be aggrieved by this decision, an application may be made to the Council to revoke or amend this planning approval in accordance with Clause 52 of the City Planning Scheme, or a right of appeal may exist under the provisions of the City Planning Scheme or the Metropolitan Region Scheme." • Schedule 9 – modify Clauses 1.2, 1.3, 2.2, 2.3, 2.4, 2.4(c) and replace 'Clause 39(2)' with 'Clause 39(a)'. **MAPS**

			• Delete and replaced existing Building Heights Plan with new Plan. • Delete and replace existing Plot Ratio Plan with new Plan.
5	11/09/07	**EPRA 'Normalised' Areas** • Incorporated the 'normalised areas' of East Perth into City Planning Scheme No. 2 (CPS2), providing the administrative framework for decision making and policy production. • This amendment to be read in conjunction with the City of Perth Local Planning Scheme No. 26 and the development policies and design guidelines for East Perth.	**SCHEME TEXT** • Clause 3 added clause 3(3). • Delete clause 4 Scheme Area and insert new clause "4(1) and 4(2)". • Modify Clause 8 Minor Town Planning Schemes in clause 8(1) (j), 8(1) (k). • Insert clause 8(1) (l) "City of Perth Local Planning Scheme No. 26 (East Perth Redevelopment Area)". • Clause 57 inserted new clause 57(6). **SCHEDULE** • Schedule 3 - in Use Group Table for Precinct 15 East Perth replace existing text to read "Refer to the relevant local planning scheme for the classification of uses within this Precinct." • Schedule 4 Definitions - delete and replace existing definitions for "Scheme Text" and "Scheme map".
6	19/10/06	**Additional Plot Ratio** • Amended clause 28 of the CPS2 to allow the Council to approve minor plot ratio bonuses above 20% where buildings were approved or built before the gazettal of CPS2 in January 2004. • The minor plot ratio bonus applies in the following instances: o The refurbishment of existing buildings, where it does not involve an increase in the bulk, height or scale of the building; o Development that is to be 'expressed' at street level, to encourage facilities and uses at street level that will promote pedestrian activity and interest. • Amended the Use Group Tables for the precincts where the Use Group 'Office' is a 'Preferred Use', so that the floor space approved at street level as a minor plot ratio bonus cannot be used as offices.	**SCHEME TEXT** • Clause 28 - inserting after clause 28(2) (c) new clause 28(3). **SCHEDULE** • Schedule 3 - amending Use Group Tables for Precincts 3, 6, 7, 13 & 14 by inserting the symbol "(2)" next to the symbol 'P' for the Use Group 'Office' in Precincts 3 and 6 and also at the bottom of these Use Group Tables the words "(2) Means use cannot be located in floor space provided at street level, created through clause 28(3)". • Schedule 3 - amending Use Group Tables for Precincts 7, 13 & 14 by inserting the symbol (3) next to the symbol 'P' for the Use Group 'Office' and also inserting at the bottom of these tables the words "(3) Means use cannot be located in floor space provided at street level, created through clause 28(3)."
7	09/02/07	**Additional Use - 263 Adelaide Terrace** This amendment to CPS2 incorporated the additional uses of 'Office' and 'Business Services' to the southern half of the subject site in order to allow for the development of office, commercial and retail land uses.	**SCHEDULE** • Schedule 5 - amending by adding additional use area A1 being "Southern portion of 263 Adelaide Terrace, Perth located at the corner of Terrace Road and Victoria Avenue" together with relevant particulars of land and permitted use. • Amending Schedule 5 (Additional Use Schedule) of the Scheme Text to include the Preferred Uses of 'Office and Business Uses' to the southern portion of 263 Adelaide Terrace, Perth. **MAPS** • Amending the Scheme Map by annotating the southern half of 263 Adelaide Terrace located at the corner of Terrace Road and Victoria Avenue, measuring 3,450m2, to include 'A1' within the boundary of the subject site, including an appropriate demarcation of the site. • Adding to the legend located on the left hand side of the Scheme Map, the wording 'Additional Uses' and demarcation 'A1,' as detailed in part 1 above.
8	10/07/07	**Special Control Area - Woodside** Creation of a Special Control Area covering 240 St Georges Terrace (Lot 3000) and 899-915 Hay Street (Lot 3001).	**SCHEME TEXT** • Delete Clause 8(1)(i) • After Clause 9(c) insert "(d) town Planning Scheme No. 22 11 December 1998" • After clause 57A(1)(d) insert "(e) 240 St Georges Terrace (Lot 3000) and 899-915 Hay Street (Lot 3001) Special Control Area"

		• The Special Control Area allocated a plot ratio floor area of 58,113m^2 over the two lots and further allocated the plot ratio floor area in the following manner: - Lot 3000 – 45, 294m^2 - Lot 3001 – 12, 819m^2 • The Special Control Area requires development over this land to be undertaken in a coordinated manner, and states that for the purpose of calculating car parking allowance the area will be treated as one site.	**SCHEDULE** • Schedule 9 (Special Control Areas) - insert 240 St Georges Terrace (Lot 3000) and 899-915 Hay Street (Lot 3001) Special Control Area. • Schedule 9 - insert Figure 5 - 240 St Georges Terrace & 899 - 915 Hay Street Special Control Area. **MAPS** • Amending the Scheme Map and Precinct Plan accordingly. **CORRECTION NOTICE:** • Relating to amd 8 gg 10/7/07 for the purpose of creating a special control area covering 240 St Georges Tce (Lot 3000) and 899-915 Hay Street (Lot 3001).
9	30/11/07	**Special Control Area - City Square** Creation of a Special Control Area over 141 St Georges Terrace (Lot 11), 125-137 St Georges Terrace (Lot 13) and 18 Mounts Bay Road (Lot 12) Special Control Area. • Introduced a maximum plot ratio floor area of 143, 000m^2 over the entire site. • The Special Control Area will reflect, where appropriate, the existing provisions of minor Town Planning Scheme No. 18.	**SCHEME TEXT** • Deleting Clause 8(1) (f). • After Clause 9(d) insert "(e) town Planning Scheme No. 18 - 30 March 1990". **SCHEDULE** • Schedule 9 - inserting Special Control Area No. 6 "141 St Georges Terrace (Lot 11), 125-137 St Georges Terrace (Lot 13) and 18 Mounts Bay Road (Lot 12) Special Control Area. **MAPS** • Amending the Scheme Map and Precinct Plan accordingly.
10	16/02/07	**Special Control Area - Ord Street** Creation of a Special Control Area covering 52-56 Ord Street, West Perth to enable the area to be treated as one site for the purpose of determining plot ratio and the maximum tenant car parking allowance.	**SCHEME TEXT** • Clause 57A - after Clause 57A (1) (f) insert "(g) 52-56 Ord Street Special Control Area". **SCHEDULE** • Schedule 9 - insert Figure 7 map. • Schedule 9 - insert "7.0 52-56 Ord Street Special Control Area". **MAPS** • Amending the Scheme Map and Precinct Plan accordingly.
11	15/04/08	**Special Control Area - Stirling Street** Creation of a Special Control Area covering 126 – 144 (Lot 123) Stirling Street, Perth. • The Special Control Area requires development over this land to be undertaken in a coordinated manner, and states that for the purpose of determining plot ratio and maximum car parking allowance the area will be treated as one site.	**SCHEME TEXT** • Part 5 - amending Clause 57A by inserting clause "(h) 126 - 144 (Lot 123) Stirling Street Special Control Area". **SCHEDULE** • Schedule 9 - inserting Special Control Area "8.0 126 - 144 Stirling Street Special Control Area" • Schedule 9 - insert Figure 8 map. **MAPS** • Amending the Scheme Map and Precinct Plan accordingly.
12	27/01/09	**Special Control Area - Kings Park Road** Creation of a Special Control Area located at 60-70 Kings Park Road. • The Special Control Area requires development over this land to be undertaken in a coordinated manner, and states that for the purpose of determining plot ratio and maximum car parking allowance the area will be treated as one site.	**SCHEME TEXT** • After clause 57A (h) insert new Clause 57A (1) (i). **SCHEDULE** • Schedule 9 - inserting Special Control Area "9.0 60-70 Kings Park Road Special Control Area". • Schedule 9 - insert Figure 9 map. **MAPS** • Amending the Scheme Map and Precinct Plan accordingly.

13	24/08/10	**West Perth** The revised amendment details are summarised as follows: • Modified the Building Heights Plan to allow a building height of 29 metres. • Removed inappropriate uses from the definition of 'Landscaped Area', such as 'swimming pools, barbecue areas or children's playgrounds'. • Differentiate between 'Open Space' and 'Landscaped Area' within the Scheme.	**SCHEDULE** • Schedule 4 - Removing inappropriate uses from the definition of Landscaped Area, such as 'swimming pools, barbecue areas or children's playgrounds'. • Schedule 6 – Amended P10 West Perth of Schedule 6 – variations to Residential Design Codes. **MAPS** Building Heights Plan • to allow both residential and non-residential uses in a building on a variety of floor level configurations within the height restriction of 27 metres.
14	10/03/09	**Transfer Plot Ratio** Inserted a reference to clause 34 Transfer of Plot Ratio in clause 47 Determination of Non-complying Applications in order to strengthen the Council's intent and ability to consider plot ratio bonuses as a result of plot ratio transfers.	**SCHEME TEXT** • Amending Clause 47 by replacing Clause (3) (b) (ii) and inserting clause 34(3) (b) (iii).
15	21/04/09	**Special Control Area - 208-210 Adelaide Terrace** Creation of a Special Control Area located at 208-210 Adelaide Terrace. • The Special Control Area requires development over this land to be undertaken in a coordinated manner, and states that for the purpose of determining plot ratio and maximum car parking allowance the area will be treated as one site.	**SCHEME TEXT** • Clause 57A - (1) (i) - inserting clause (f). **SCHEDULE** • Schedule 9 - inserting Special Control Area 10.0 "208-210 Adelaide Terrace Special Control Area". **MAPS** • Amending the Scheme Map and Precinct Plan accordingly.
16	02/09/08	**Special Control Area - Bishop See** Creation of a Special Control Area covering 225 – 239 St Georges Terrace, Perth. • The Special Control Area will replace the minor town planning scheme known as City of Perth Town Planning Scheme No. 19 (Bishops See). • The Special Control Area (Area) seeks to consider the development of the Area as a whole, ensure the provision of pedestrian access ways through the site, preserve the significant improvements already made to the Area and ensure the maintenance of the significant heritage buildings in the Area. • The Special Control Area states that for the purpose of determining plot ratio and the maximum car parking allowance, the area will be treated over two parcels of land.	**SCHEME TEXT** • Part 1 - delete Clause 8.1(g). • Part 1 - modify Clause 9 by adding subclause 9(f). • Part 5 - in Clause 57A adding subclause 57A (k). **SCHEDULE** • Schedule 9 - inserting Special Control area 11 "225 - 239 St Georges Terrace (Bishops See)". **MAPS** • Amending the Scheme Map and Precinct Plan accordingly.
17	30/06/09	**Special Control Area - 298—316 Murray Street** Creation of a Special Control Area covering 298-316 Murray Street. The Special Control Area seeks to:	**SCHEME TEXT** • Part 5 - after clause 57A (1) (k) insert clause 1(l). **SCHEDULE** • Schedule 9 - inserting Special Control Area 12 "298-316 Murray Street".

		o preserve the significant improvements to the facilities and amenities of the Citiplace Precinct provided by the development of the Special Control Area. o ensure all future development shall protect, restore and maintain several culturally significant buildings and structures. • The Special Control Area states that for the purpose of determining plot ratio area and the maximum car parking allowance the area will be treated as one site.	**MAPS** • Amending the Scheme Map and Precinct Plan accordingly.
18	26/10/10	**Exempted Development** • Removed the incorrect and out dated reference to the Signs Local Law in Schedule 8 of the Scheme; • Improved and added to the exemptions from the requirement to obtain planning approval; and • Provided a more comprehensive approach to specifying exemptions listed by the Scheme.	**SCHEME TEXT** • Renumber clauses 37(a), 37(b), 37(c) to clauses 37(1) (a), 37(1) (b), 37(1) (c) respectively. • Delete clause 37(d). • Insert new clause 37(1) (d). • Insert new clause 37(2). **SCHEDULE** • Delete "A sign that complies with the By-law relating to signs (Local Law No. 40)" from Schedule 8. • Insert new content into Schedule 8.
19	16/03/10	**Special Control Area - 347 Hay Street** Creation of a Special Control Area covering 347 Hay Street. • The Special Control Area requires development over this land to be undertaken in a coordinated manner, and states that for the purpose of determining plot ratio and maximum car parking allowance the area will be treated as one site.	**SCHEME TEXT** • Inserted Clause 57A (1) (l) (m). • Inserted addition Clause – Clause 13.0 in reference to 339 – 341, and 347 Hay Street Special Control Area. **SCHEDULE** • Schedule 9 - inserting Special Control Area 12 "339 – 341, and 347 Hay Street ". • Insert Figure (13)—339-341 and 347 Hay Street Special Control Area **MAPS** • Amending the Scheme Map and Precinct Plan accordingly.
20	06/08/10	**Special Control Area - 187-193 Adelaide Terrace and 82–94 Terrace Road (ABC Site)** Creation of a Special Control Area covering 187-193 Adelaide Terrace and 82–94 Terrace Road. • The Special Control Area seeks - o the restoration and maintenance of the building(s) of considerable heritage significance; and o the development of an appropriate built form outcome which is responsive to its context. • The Special Control Area states that for the purpose of determining – o plot ratio the area shall be treated as one lot and the total plot ratio for the site to be restricted to 36,540m^2 of plot ratio floor area; and o the maximum car parking allowance the area will be treated as one site.	**SCHEME TEXT** • Insert"(n)" after Clause 57A(1)(l) (n) **SCHEDULE** • Insert "14.0 – 187-193 Adelaide Terrace and 82-94 Terrace Road Special Control Area" into Schedule 9 – Special Control Areas. **MAPS** • Amending the Scheme Map and Precinct Plan accordingly.

21	23/11/10	**Special Control Area - 92-100 Roe Street** Creation of a Special Control Area covering 92-100 Roe Street. • The Special Control Area seeks the development of an appropriate built form outcome which is responsive to its context. • The Special Control Area states that for the purpose of determining plot ratio and the maximum car parking allowance, the area shall be treated as one site. • Vehicle entry and exit points for all on-site car parking should be from Roe Street.	**SCHEME TEXT** • Insert Clause 57A (1) (o). **SCHEDULE** • Insert "15.0 – 92-120 Roe Street Special Control area" into Schedule 9 – Special Control Areas. • Insert Figure 15 relating to 92-100 and 116-120 Roe Street and 161 James Street Special Control Area. **MAPS** • Amending the Scheme Map and Precinct Plan accordingly.
22	05/07/11	**Additional Use at 110 Goderich Street** Amended Schedule 5 (Additional Use Schedule) of the Scheme Text to include the Permitted Use of 'Office' to the lot at 110 Goderich Street, East Perth.	**SCHEDULE** • Insert Additional Use No. 02 into Schedule 5 – Additional Uses. **MAPS** • Annotating the lot located at 110 Goderich Street, measuring 1,899m2, to include 'A2' within the boundary of the subject site.
23	31/07/12	**Transfer of Plot Ratio** • Provided a more comprehensive approach to the transfer of plot ratio process; • Revised clause 34 to establish a two-stage transfer of plot ratio process to allow the separate approval of a donor site, from approval of the use of the transferable plot ratio on a recipient site; • Revised clause 35 to stipulate what is required to be recorded in the Register of Transferred Plot Ratio; and • Included new definitions for a conservation plan, donor site, recipient site and transferable plot ratio in Schedule 4.	**SCHEME TEXT** • Replace clauses 34 and 35. **SCHEDULE** • Insert 'conservation plan', 'donor site' and 'recipient site' into Schedule 4.
24	26/02/13	**Special Control Area - Hamilton Precinct** Creation of a Special Control Area, which permits a higher plot ratio subject to the provision of public infrastructure and facilities.	**SCHEME TEXT** Inserted (p) after Clause 57A (1) (o). • Amending Clause 28 (2(a)(ii)) – Bonus Plot Ratio to allow any future developments within the Hamilton Precinct, to be given an opportunity to be considered by the Council to receive a bonus plot ratio bonus in accordance with CPS2 Clause 28 and Policy 4.6.1. **SCHEDULE** • Listing 'P11 Hamilton' under 'Residential/Commercial' within Schedule 1. • Amending the Use Group Table for the Hamilton Precinct P11 to reflect the proposed 'Residential / Commercial' use group; • Modify Schedule 3: Use Group Table for P11 Hamilton. • Insert '16. Hamilton Special Control Area' into Schedule 9 – Special Control Areas. **MAPS** • Amending the Plot Ratio Plan and Building Heights Plan, whereby new higher plot ratio provisions are proposed based on a split plot ratio approach; • Amending the Scheme Map by deleting reference to 'Commercial' for the Hamilton Precinct and replacing with 'Residential/Commercial'.

25	26/02/13	**Bonus Plot Ratio** • Increased the maximum plot ratios permitted across large parts of the city. • Increased the overall maximum bonus plot ratio which may be granted in select areas of the city from 20% to 50%. • Expanded the items eligible for bonus plot ratio to include residential development in the city core (up to 20%) and special residential development in select areas of the city (up to 20% for a special residential use or up to 40% for a high quality hotel). • Removed the Normalised East Perth Redevelopment Area from eligibility to receive bonus plot ratio or transfer plot ratio. • Restricted the change of a use granted bonus plot ratio. • Amended land use permissibilities to reflect the proposed bonus plot ratio incentives for residential and special residential uses while ensuring appropriate street level activation and the protection of residential amenity.	**SCHEME TEXT** • Insert (c) – (i) into Clause 3(1). • Modify clauses 6(3) (b), 16(2) and 27. • Replace 'Clause 28 – Bonus Plot Ratio'. • Modify clauses 40(2) (a), 44, 47(3) (b) and 57(4). • Insert clause 46A. • Modify the Use Symbols for 'Residential' and 'Special Residential' within Schedule 3 - P1 Northbridge, P3 Stirling, P4 Victoria, P5 Citiplace, P6 St Georges, P7 Civic, P10 West Perth, P13 Adelaide and P14 Goderich. **SCHEDULE** • Insert new footnotes within Schedule 3 - P1 Northbridge, P3 Stirling, P4 Victoria, P5 Citiplace, P6 St Georges, P7 Civic, P10 West Perth, P13 Adelaide and P14 Goderich in relation to 'Residential' and 'Special Residential' Use Symbols. • Modify 'office/residential scheme use area' and 'town centre scheme use area' within Schedule 1. • Insert new definitions in Schedule 4. **MAPS** • Deleting the Plot Ratio Plan and inserting a new Plot Ratio Plan. • Inserting a new Maximum Bonus Plot Ratio Plan. • Inserting a new Public Facilities Bonus Plot Ratio Plan. • Inserting a new Heritage Bonus Plot Ratio Plan. • Inserting a new Residential Bonus Plot Ratio Plan. • 6. Inserting a new Special Residential Bonus Plot Ratio Plan
26	18/07/14	**Building Heights and Setbacks** The amendment proposed changes in large parts of the city to the built form controls in order to: • Refine the maximum height of buildings at the street, so that they align with city's hierarchy of streets outlined in the Urban Design Framework. • Specify maximum building heights only in select areas of the city, where there is a need to protect the public amenity of key pedestrian areas or public spaces and established character areas. Elsewhere, building heights will be indirectly controlled through plot ratio, street building height and setback controls as well as broader development objectives. • Apply side/rear setback controls across the majority of the city, to protect both public and private amenity. • Review street set back controls. Modifications to the relevant Precinct Plans and Planning Policies were also sought.	**SCHEME TEXT** • Clause 3(1) SCHEME DOCUMENTS by deleting '(c) the Building Heights Plan', inserting '(i) the Maximum Building Height Plan; and' and '(j) the Street Building Height and Setback Plan.' and renumbering other listed documents to suit. • Clause 6(3)(d) – multiple changes • Delete Clause 26 BUILDING HEIGHTS AND SETBACKS and insert a new Clause 26 • Amend Clause 56(9) PLANNING POLICIES by deleting subclauses '(f) Newspaper House/Perth Technical College policy;', '(i) Civic Precinct policy;' and '(j) Cathedral Precinct policy;' modifying existing subclause (g) to read 'King Street Heritage Precinct Design Guidelines;' and renumbering the remaining subclauses to suit. • Amend Clause 57(4)(d) PRECINCT PLANS AND OTHER SCHEME DOCUMENTS by deleting the Building Heights Plan; renumbering existing subclauses to suit and inserting: '(j) the Maximum Building Height Plan; and (k) the Street Building Height and Setback Plan.'. **SCHEDULES** • Delete the definition of the term 'height' in Schedule 4 DEFINITIONS and insert a new definition • Delete the term, definition and use group application of 'height ratio' in Schedule 4 DEFINITIONS. • Delete the term, definition and use group application of 'podium' in Schedule 4 DEFINITIONS. • Insert the term and definition of 'setback' in Schedule 4 DEFINITIONS • Insert the term and definition of 'street building height area' in Schedule 4 DEFINITIONS **MAPS** • Amend the Scheme Map by reclassifying: Reserve 42786 Wellington Street, West Perth; Lot 75 (No. 9) Delhi Street, West Perth, Lots 37 (No. 5) Delhi Street, West Perth; Lot 36 (No. 7) Delhi Street, West Perth; and the adjoining portion of Wellington Street, from the Residential/Commercial Scheme Use Area to the Office/Residential Scheme Use Area. • Delete the Building Heights Plan and insert the Maximum Building Height Plan and the Street Building Height and Setback Plan.

27	17/01/14	**Special Control Area - St Martins** Creation of a Special Control Area at 40 (Lots 32 and 33), 44 (Lots 2, 3 and 123) and 50 (lot 3) St Georges Terrace, 625 (Lot 1) Hay Street Mall, McNess Royal Arcade 611 – 619 (Lots 9, 10 and 11) Hay Street Mall and the Right of Way on Lot 66 St Georges Terrace, Perth – (St Martins and McNess Royal Arcade). •The Special Control Area seeks the restoration and maintenance of the buildings of considerable heritage significance. •The Special Control Area seeks the retention of a landscape forecourt accessible to the public facing St Georges Terrace. •The Special Control Area states that for the purpose of determining plot ratio and the maximum car parking allowance the area will be treated as one site. •Provision of efficient vehicle access/egress to the Special Control Area.	**SCHEME TEXT** • Revoke St Martins Town Planning Scheme No. 7. • Insert text Clause 57A - (p) Saint Matins Special Control Area. **SCHEDULE** • Insert text Schedule 9 SCA No. 16. • Schedule 9 – Inserted text - 16. Saint Martins Special Control Area. • Schedule 9 - Inserted Figure 16. – Saint Martins Special Control Area. **MAPS** • Amending the Scheme Map and Precinct Plan accordingly.
28	17/3/15	**Normalised Redevelopment Areas** Changes to CPS2 to align with Amendment 1 to Local Planning Scheme 26 - Stage 2 and 3 normalisation of Claisebrook Village redevelopment area and Stage 1A normalisation of New Northbridge redevelopment area. Modifications were also required to the Precinct Plans and Planning Policies;	**SCHEME TEXT** • Deleting Clause 4 SCHEME AREA and replacing it with a new Clause 4 as follows— SCHEME AREA (1) This Scheme applies to the Scheme area which covers all the district of the City, apart from the area illustrated on the Scheme Map comprising the land that is in the Metropolitan Redevelopment Authority Area. The land depicted on the Scheme Map as the Normalised Redevelopment Area is subject to this Scheme and the City of Perth Local Planning Scheme No. 26 (Normalised Redevelopment Areas), and is not subject to the provisions of the Central Perth Redevelopment Scheme. • Amending Clause 8(1) MINOR TOWN PLANNING SCHEMES to— (a) delete reference to the 'City of Perth Local Planning Scheme No. 26 (East Perth Redevelopment Area)' in subclause (l) and replace it with the 'City of Perth Town Planning Scheme No. 26 (Normalised Redevelopment Areas)'; and renumber subclauses (h), (j), (k) and (l) to (f), (g), (h) and (i). • Amending Clause 12(1) (d) RESERVES AND SCHEME USE AREAS to delete the 'Normalised East Perth Redevelopment Area (City of Perth)' and replace it with the 'Normalised Redevelopment Area'. • Deleting the Use Group Table and associated notes for Precinct 2 Cultural Centre in Schedule 3 USE GROUP TABLES and inserting the following text— refer to the Metropolitan Redevelopment Authority for the classification of uses within this Precinct. • Deleting the definition of the term 'exhibition centre' in schedule 4 DEFINITIONS and inserting a new definition as follows – means premises used for the display and ancillary sale, of materials of an artistic, cultural, historical or scientific nature, such as a museum, art gallery, with or without facilities for the sale of refreshments and/or souvenirs; Community and Cultural. **MAPS** **Scheme Map** • Amending the Scheme Map to delete reference to— the 'East Perth Redevelopment Scheme Area (EPRA)' and replace it with the 'Metropolitan Redevelopment Authority Area (MRA)'; the 'Normalised East Perth Redevelopment Area (City of Perth)' and replace it with the 'Normalised Redevelopment Area'; and the 'EPRA' and replace it with the 'MRA'. Reclassifying the land in the Normalised Stage 2 Claisebrook Village Project Area from the 'East Perth Redevelopment Scheme Area' to the 'Normalised Redevelopment Area'. • Scheme Map - Reclassifying Lot 9 (No. 28) Arden Street, East Perth; Lot 1000 (No. 18) Arden Street East Perth; Lots 42-54 and 1197 (No. 2) Arden Street, East Perth; and Lot 1094 (No. 134) Royal Street, East Perth from the 'East Perth Redevelopment Scheme Area' to the 'City of Perth Scheme Parks and Recreation Reserve'. Reclassifying Lot 1072 (No. 21) Brook Street, East Perth from the 'Normalised East Perth Redevelopment Area (City of Perth)' to the 'City of Perth Scheme Parks and Recreation Reserve'.

			• Amending the Scheme Map to delete the Metropolitan Region Scheme reservations and the City of Perth Scheme Use Areas from the Elizabeth Quay Project Area and include the land in the 'Metropolitan Redevelopment Authority Area (MRA)'. • Amending the Scheme Map to realign the eastern boundary of Precinct 15—East Perth to follow the eastern Scheme Area Boundary and the southern boundary to follow the southern boundary of the 'Metropolitan Redevelopment Authority Area (MRA)'. • Amending the Scheme Map to indicate the Metropolitan Redevelopment Authority Area (MRA). **Plot Ratio Plan** • Amending the Plot Ratio Plan to delete reference to the 'East Perth Redevelopment Area Boundary' and replace it with the 'Metropolitan Redevelopment Authority Area Boundary (MRA)'; delete reference to the 'EPRA' and replace it with the 'MRA'; delete reference to the 'EPRA—Area Subject to *East Perth Redevelopment Act 1991*'; and modify the 'Metropolitan Redevelopment Authority Area Boundary (MRA)' to delete the Normalised Stage 1A New Northbridge Project Area and Stages 1, 2 and 3 Claisebrook Village Project Area, and to include the Elizabeth Quay Project Area. **Maximum Bonus Plot Ratio Plan, Public Facilities Bonus Plot Ratio Plan, Heritage Bonus Plot Ratio Plan, Residential Bonus Plot Ratio Plan, Special Residential Bonus Plot Ratio Plan** • Amending the Plans to delete reference to the 'East Perth Redevelopment Area Boundary' and replace it with the 'Metropolitan Redevelopment Authority Area Boundary (MRA)'; delete reference to the 'EPRA' and replace it with the 'MRA'; delete reference to the 'EPRA—Area Subject to *East Perth Redevelopment Act 1991*'; and modify the 'Metropolitan Redevelopment Authority Area Boundary (MRA)' to delete the Normalised Stage 1A New Northbridge Project Area and Stages 1, 2 and 3 Claisebrook Village Project Area, and to include the Elizabeth Quay Project Area. **Building Heights Plan** • Amending the Building Heights Plan to delete reference to the 'East Perth Redevelopment Area Boundary' and replace it with the 'Metropolitan Redevelopment Authority Area Boundary (MRA)'; delete reference to the 'EPRA' and replace it with the 'MRA'; delete reference to the 'EPRA—Area Subject to *East Perth Redevelopment Act 1991*'; and modify the 'Metropolitan Redevelopment Authority Area Boundary (MRA)' to delete the Normalised Stage 1A New Northbridge Project Area and Stages 1, 2 and 3 Claisebrook Village Project Area, and to include the Elizabeth Quay Project Area.
29	17/3/15	**Omnibus Amendment** The omnibus amendment was undertaken for the purpose of achieving greater accuracy and clarity throughout the Scheme as well as responding to State Government legislative changes by: • reclassifying a portion of land in Northbridge, modifying the Scheme Area Boundary and updating references on the Scheme Map, Building Heights Plan, Plot Ratio Plan and Bonus Plot Ratio Plans; and • clarifying provisions such as those relating to bonus plot ratio and transfer of plot ratio, correcting typographical errors, updating references, changing existing definitions including that for a floor area of a building and introducing new terms and associated definitions in the Scheme Text.	**Scheme Text** • Amend Clause 8—MINOR TOWN PLANNING SCHEMES to delete the words— City of Perth Town Planning Scheme No. 7 (Saint Martins) and renumber the remaining subclauses accordingly. • Amend Clause 9—REPEALS to inserts the words— (g) Town Planning Scheme No. 7 17 January 2014 • Amend Clause 19—ADDITIONAL USES to delete all references to the word 'site' and replace it with the word 'lot'. • Amend Clause 28—BONUS PLOT RATIO to delete the words— (1) Subject to this clause and clause 47, the Council may permit, by way of the grant of planning approval, an increase in the maximum plot ratio for development (in this clause referred to as 'bonus plot ratio') up to the maximum specified by the Maximum Bonus Plot Ratio Plan. Bonus Plot ratio may be comprised of one or more of the individual bonus plot ratio categories listed in subclause (2). and replace with the words— (1) Subject to this clause, the Council may permit, by way of the grant of planning approval, an increase in the maximum plot ratio for development (in this clause referred to as 'bonus plot ratio') up to the maximum specified by the Maximum Bonus Plot Ratio Plan. Bonus Plot ratio may be comprised of one or more of the individual bonus plot ratio categories listed in subclause (2). • Amend Clause 28—BONUS PLOT RATIO to delete the words (3) The Council may permit a combination of bonus plot ratio under subclause 2(a) and the transfer of unused plot ratio under clause 34 subject to the resulting increased plot ratio for the lot being no more than 20% above the maximum plot ratio. and replace with the words— (3) The Council may permit a combination of bonus plot ratio under clause 28 and transfer of transferrable plot ratio under clause 34 provided that the resulting increase in plot ratio does not exceed— (a) 20% above the maximum plot ratio specified for the lot or part of the lot due to a combination of bonus plot ratio under clause 28(2)(a) and transfer of transferrable plot ratio; and (b) the maximum plot ratio specified for the lot or part of the lot by more than the maximum bonus plot ratio for the lot or part of the lot, in all other cases. • Amend Clause 28—BONUS PLOT RATIO to delete the words (5) That Council may only permit a bonus plot ratio where in addition to the requirements of this clause and clause 47, the Council is satisfied that the development would not— and

			replace with the words— (5) That Council may only permit a bonus plot ratio where in addition to the requirements of this clause, the Council is satisfied that the development would not— • Amend Clause 28—BONUS PLOT RATIO to delete the words (6) Notwithstanding subclause (1) and subject to subclause (5) and clause 47(3)(d), where an existing building has been developed pursuant to a planning approval granted prior to the gazettal date— (a) with a floor area which exceeds the current maximum plot ratio specified for the lot on which the building(s) is located by at least 20%; and (b) which is unable to receive a transfer of unused plot ratio under clause 34 because of the operation of subclause (3) or clause 47(3)(b)(ii). and insert the words— (6) Notwithstanding subclause (1) and subject to subclause (5), where an existing building has been developed pursuant to a planning approval granted prior to the gazettal date— (a) with a floor area which exceeds the current maximum plot ratio specified for the lot on which the building(s) is located by at least 20%; and (b) which is unable to receive a transfer of unused plot ratio under clause 34 because of the operation of subclause (3). • Amend Clause 34—TRANSFER OF PLOT RATIO to delete the words— (6) (d) the resulting increase in plot ratio of the recipient site due to— (i) a transfer of transferable plot ratio under clause 34; or (ii) a combination of a transfer of transferable plot ratio under clause 34 and any plot ratio bonus granted under clause 28; does not exceed the maximum plot ratio specified for the recipient site on the plot ratio plan by more than 20%. and replace with the words— (6) (d) the resulting increase in plot ratio of the recipient site due to— (i) the transfer of transferrable plot ratio under clause 34 does not exceed the maximum plot ratio specified for the recipient site by more than 20%; and (ii) the combination of the transfer of transferrable plot ratio under clause 34 and any bonus plot ratio under clause 28 does not exceed the limits referred to in clause 28(3). • Amend Clause 37(1) (c)—EXEMPTIONS FROM PLANNING APPROVAL to delete the words— 'building or other work carried out by the City, a public authority or a Commonwealth agency in connection with any public utility; or' and replace these with the words— 'building or other work carried out by the City, a public authority or a Commonwealth agency in connection with any public utility, or public works; or'. • Amend Clause 47(1)(a)—DETERMINATION OF NON-COMPLYING APPLICATIONS and replace these with the words— (1) In this Clause— (a) an application which does not comply with a standard or requirement of this Scheme (including a standard or requirement set out in a planning policy, the relevant precinct plan or minor town planning scheme), is called a 'non complying application; (b) a non complying application does not include an application involving a prohibited use or an application to increase the maximum plot ratio which exceeds the limits set out in clause 28 and/or 34. (2) Subject to subclause (3), the Council may refuse or approve a non-complying application. (3) The Council cannot grant planning approval for a non-complying application unless (a) if so required by the Council under clause 41(2), the application has been advertised. (b) in respect of an application to which clause 42(1)(a) or (b) applies, the Western Australian Planning Commission has either notified the Council of its support for the application or has not responded within the 21 days, or the extended period, referred to in clause 42(3); and (c) the Council is satisfied by an absolute majority that— (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. • Amend Clause 62—NOTICES AND EXPENSES UNDER SECTION 10 OF THE ACT to change the title to 'NOTICES AND EXPENSES UNDER THE ACT' and delete the words— 'A notice required to be given by the Council under section 10(1) of the Act is to be a 60 day notice signed by the Chief Executive Officer and sent by registered post to the owner and to any occupier or lessee of the premises affected by the notice.'; and replace these with the words— 'A notice required to be given by the Council under Section 218 of the Act is to be a 60 day notice signed by the Chief Executive Officer and sent by registered post to the owner or any occupier or lessee of the premises affected by the notice.' **SCHEDULES** • Amend SCHEDULE 1 SCHEME USE AREAS and delete the words— 'The City Centre Scheme use area applies to all non-reserved land in the city centre, and covers Precincts P1 Northbridge, P2 Cultural Centre, P3 Stirling, P4 Victoria, P5 Citiplace, P6 St Georges and P7 Victoria.' and replace these with the words— 'The City Centre Scheme use area applies to all non-reserved land in the city centre, and covers Precincts P1 Northbridge, P2 Cultural Centre, P3 Stirling, P4 Victoria, P5 Citiplace, P6 St Georges and P7 Civic.' • SCHEDULE 3 USE GROUP TABLES have been amended including Northbridge, Victoria, Citiplace, St Georges, Civic & West Perth.

			• Definitions in SCHEDULE 4—DEFINITIONS— have been amended including Act, Betting Agency, Club, day care centre, educational facility – lower, fast food outlet, floor area of a building, hotel, Metropolitan Region Scheme, night club, register of transferred plot ratio, Short term accommodation, tavern, Western Australian Planning Commission. • Definitions in SCHEDULE 4—DEFINITIONS Insertion of new definitions; public works, small bar, residential storeroom. • Amend the following in SCHEDULE 7—FORMS— Delete the existing 'Metropolitan Region Scheme—(Form 1) Application for Approval to Commence Development' and replace with a new 'Metropolitan Region Scheme (Form 1) Application for Approval to Commence Development.' • Amend the following in SCHEDULE 9—SPECIAL CONTROL AREAS to delete the words— 16. Saint Martins Special Control Area and replace with the words— 17. Saint Martins Special Control Area **MINOR TOWN PLANNING SCHEMES** • Amend Minor Town Planning Schemes—How it Works to delete the words— 'The following MTPS apply within the municipal area of the City of Perth (refer to map overleaf for location of each MTPS)— 'TPS 7 City of Perth Town Planning Scheme No. 7 (Saint Martins) 7-1' and replace with the words— 'The following MTPS apply within the Scheme area of the City of Perth (refer to map overleaf for location of each MTPS):' • Amend the Minor Town Planning Scheme Map to delete— (a) The blue hashed area indicating TPS 7—Saint Martins (b) On the right hand side column, under MINOR TOWN/LOCAL PLANNING SCHEME (TPS/LPS) delete the words '**TPS 7—**Saint Martins'. • Amend the Minor Town Planning Scheme Map to adjust the precinct boundary so that Nos. 17, 19, 21 and 23 Bennett Street, East Perth are transferred from the Goderich Precinct (P14) to the Adelaide Precinct (P13). **MAPS** **Scheme Map** • Amend the Scheme Map to reclassify Fitzgerald Street between Roe Street and the southern edge of James Street, and Lot 500 (No. 2) Fitzgerald Street Northbridge, from the Metropolitan Region Scheme 'Other Regional Roads' Reserve to City of Perth 'City Centre Scheme Use Area'. • Amend the Scheme Area Boundary on the Scheme Map to delete the areas bound by— Newcastle Street, Lindsay Street, Parry Street and Lord Street; The Graham Farmer Freeway, Lord Street, Summers Street and the Swan River; and Loftus Street, Newcastle Street and the Mitchell Freeway. • Amend the Scheme Map to include the William Street Underground and Esplanade train stations. • Amend the Scheme Map to delete reference to the— 'Department for Planning and Infrastructure' and replace it with the 'Department of Planning'; contained within the Kings Park note, 'Municipal Boundary' and replace it with 'District Boundary'; and 'Town of Vincent' and replace it with 'City of Vincent'. • Amend the Scheme Map to adjust the precinct boundary so that Nos. 17, 19, 21 and 23 Bennett Street, East Perth are transferred from the Goderich Precinct (P14) to the Adelaide Precinct (P13). **Building Heights Plan, Plot Ratio Plan, Maximum Bonus Plot Ratio Plan, Public Facilities Bonus Plot Ratio Plan, Heritage Bonus Plot Ratio Plan, Residential Bonus Plot Ratio Plan, Special Residential Bonus Plot Ratio Plan** • Amend the Plans to delete the areas bound by— Newcastle Street, Lindsay Street, Parry Street and Lord Street; The Graham Farmer Freeway, Lord Street, Summers Street and the Swan River; Loftus Street, Newcastle Street and the Mitchell Freeway.
30	12/06/15 and 30/06/15 correction	**Special Control Area - Beaufort Street** Creation of a Special Control Area at 30 Beaufort Street. • The Special Control Area states that for the purpose of determining plot ratio and the maximum car parking allowance, the area will be treated as one site. • All car parking on site shall be provided below ground level. No vehicle access to the site shall be provided by Beaufort or Roe Streets.	**SCHEME TEXT** • Insert '(r) 30 Beaufort Street Special Control Area' into Clause 57A. **SCHEDULE** • Insert new Special Control Area No.18 into Schedule 9. • Insert Figure 18- 30 Beaufort Street Special Control Area into Schedule 9. • Remove the first sentence from Clause 18.4. **MAPS** • Amending the Scheme Map and Precinct Plan accordingly.

31	22/09/2015	**Special Control Area - Parker Street** Creation of a Special Control Area at 2-6 Parker Street, Northbridge. The objectives of the Special Control Areas included: • to enable the development of Special Residential land uses through bonus plot ratio. • to ensure that any development resulting from the granting of Special Residential bonus plot ratio exhibits design excellence and positively contributes to the architectural and urban design quality and character of Northbridge. • to provide for the revitalisation of a unique site within Northbridge.	**SCHEME TEXT** • Insert '(s) 2-6 (Lot 40) Parker Street Special Control Area' into Clause 57A. **SCHEDULE** • Insert new Special Control Area 2-6 (Lot 40) Parker Street into Schedule 9. • Insert Figure 19 into Schedule 9. **MAPS** • Amending the Scheme Map and Precinct Plan accordingly.
32	24/02/15	**Special Control Area – 118 Bennett Street** Creation of a Special Control Area covering 118 Bennett Street. • The Special Control Area requires development over this land to be undertaken in a coordinated manner, and states that for the purpose of determining plot ratio and maximum car parking allowance, the area will be treated as one site.	**SCHEME TEXT** • Clause 57A insert - (t) 118 Bennett Street Special Control Area. **SCHEDULE** • Insert new Special Control Area 2-6 (Lot 40) Parker Street into Schedule 9. • Insert a new Special Control Area - . 118 Bennett Street SCA; and • Insert Figure 20 - 118 Bennett St Special Control Area - Schedule 9. **MAPS** • Amending the Scheme Map and Precinct Plan accordingly.
33	15/07/16	**Special Control Area – Melbourne Hotel** Creation of a Special Control Area covering 942 (Lot 651) and 950 (Lot 802) Hay Street and 33 (Lot 650) Milligan Street, Perth. • The Special Control Area enables the Melbourne Hotel site to be subdivided from the proposed office building site and for plot ratio and tenant car parking to be distributed across the sites in accordance with the Approval to Commence Development (approved 17 July 2014).	**SCHEME TEXT** • Insert (u) in Clause 57A (1) – Melbourne Hotel Special Control Area. **SCHEDULE** • Update Schedule 9 to include Melbourne Hotel Special Control Area. • Insert Figure 21 Melbourne Hotel Special Control Area into Schedule 9 - Special Control Areas of the Scheme. **MAPS** • Amending the Scheme Map and Precinct Plan accordingly.
34	23/12/16	**Special Control Area - 396 , 370-372 and 378-392 Murray Street** Creation of a Special Control Area covering 396, 370-372 and 378-392 Murray Street. • The Special Control Area requires development over this land to be undertaken in a coordinated manner, and states that for the purpose of determining plot ratio and maximum car parking allowance, the area will be treated as one site.	**SCHEME TEXT** • Insert after Clause 57A (1) - (u) 396 (Lot 2), 370-372 (Lots 7-8) and 378-392 (Lot 123) Murray Street Special Control Area. **SCHEDULE** • Update Schedule 9 to include 396 (Lot 2), 370-372 (Lots 7-8) and 378-392 (Lot 123) Murray Street Special Control Area. • Insert Figure 22 – 396 (Lot 2), 370-372 (Lots 7-8) and 378-392 (Lot 123) Murray Street Special Control Area into Schedule 9. **MAPS** • Amending the Scheme Map and Precinct Plan accordingly.
35	24/02/17	**Amendments to the Scheme to accord with the Planning and Development (Local Planning Scheme) Regulations 2015.** Amendment No 35 to CPS2 proposed to: • Remove those provisions of CPS2 that have been superseded by the Deemed Provisions;	**SCHEME TEXT** 1. Deleting the following clauses from the Scheme Text 30(1)-(4), 31, 32, 33, 36, 37(1) (a), 37(2), 38, 39, 41(2) and (3), 43, 49(1), 50, 51, 52, 54, 55, 56(1)-(8), 57 (5), 58, 59 and 63(1). 2. Removing the following clauses from the Scheme Text and inserting them into Schedule A – Supplemental Provisions:

		• Include existing clauses of CPS2 which are not covered in the Deemed Provisions but relate to these, in the Supplemental Provisions of CPS2; and • Amend the existing provisions of CPS2 to make them consistent with the Deemed Provisions. The new CPS2 structure comprises of the following: • Scheme text – this includes provisions similar to the Model Scheme Text, as well as other provisions; • Scheme map and other plans outlined in clause 3(1) of CPS2; • Supplemental Provisions – as outlined above these expand on the Deemed Provisions but cannot limit them; and • Deemed Provisions.	30(5), 37(1) (b)-(d), 40, 41(1), 41(4)-(5), 42, 44, 45, 46, 46a, 47, 48, 49(2) and (3), 53, 56(9), 57(1) – (4), 57(6), 60, 61, 62, 63(2)-(4) and 64. 3. Inserting a number of provisions into Schedule A – Supplemental Provisions: 4. Deleting the following definitions from Schedule 1, as they have been superseded by the definitions in the Deemed Provisions set out in the *Planning and Development (Local Planning Scheme) Regulations 2015 Schedule 2:* • *absolute majority;* • *Act;* • *advertisement;* • *Chief Executive Officer;* • *City;* • *City of Perth scheme reserve;* • *conservation area;* • *Council;* • *owner;* • *place;* • *premises;* • *register of places of cultural heritage significance;* • *Residential Design Codes; and* • *Scheme area.* *5.* Amending clauses 18(1), 18(2) (c), 25(1) and Schedule 8 by removing the cross reference to the clause deleted by the amendment and replace them with cross reference to Deemed Provisions set out in the *Planning and Development (Local Planning Scheme) Regulations 2015 Schedule 2.* 6. Amend clause 16(2) (b) by removing the cross reference to the clause deleted by the amendment and replacing with cross reference to Supplemental Provision 68D. 7. Amend Schedule 8 by removing the cross reference to 'section 37(1) (d)' and replace with 'Supplemental Provision 61(1A) (iii). 8. Delete reference to the following terms and replace them with the corresponding term throughout the Scheme: • 'City' with 'local government'; • 'Council' with 'local government'; • 'City of Perth' with 'local government'; • 'Metropolitan Region Scheme' with 'Region Planning Scheme'; • 'Residential Design Codes' with 'R-Codes'; • 'planning approval' with 'development approval'; • 'Register of places of cultural heritage significance' with 'Heritage List'; • 'conservation area' with 'Heritage Area'; 9. Update the following clauses and schedules: • Clauses 3(1), 3(2), 10, 19(3)(a), 28(2)(a)(i), 28(2)(c)(ii), 28(5)(a), 28(6)(b), 28(7)(a) and 57A .' • Schedule 1, 3, 4, 7, 8 and 9

			10. Renumber the remaining Scheme provisions and schedules sequentially and update any cross referencing to the new clause numbers as required.
36	16/05/2017	**Special Control Area - 251, 255 and 267 St Georges Terrace** Creation of a Special Control Area covering 251, 255 and 267 St Georges Tce. • The Special Control Area requires development over this land to be undertaken in a coordinated manner, and states that for the purpose of determining plot ratio and maximum car parking allowance, the area will be treated as one site.	**SCHEME TEXT** • Insert after Clause 57A (1) - (w) 251 (Lot 11), 255 (Lot 412) and 267 (Lot 10) St Georges Terrace Special Control Area. **SCHEDULE** • Update Schedule 9 to include 251 (lot 11), 255 (lot 412) and 267 (lot 10) St Georges Terrace Special Control Area. • Insert Figure 23 – 251 (lot 11), 255 (lot 412) and 267 (lot 10) St Georges Terrace Special Control Area into Schedule 9. **MAPS** • Amending the Scheme Map and Precinct Plan accordingly.
37	16/05/2017	**Special Control Area - 480 (Lots 23 and 350) Hay Street and 15 - 17 (Lot 500) Murray Street** Creation of a Special Control Area covering 480 (Lots 23 and 350) Hay Street and 15 - 17 (Lot 500) Murray Street. • The Special Control Area over the subject area accommodates a variation to the maximum permissible plot ratio and car parking provisions for the subject site. This is required to facilitate the development of a high quality hotel, office building, various commercial tenancies, public plaza, associated basement car parking and the retention of the State Heritage listed Fire Education and Heritage Centre, as well as the conservation and adaptation of the State Heritage listed Hibernian Hall.	**SCHEME TEXT** • Insert after Clause 57A (1) - (x) 480 (Lots 23 and 350) Hay Street and 15 - 17 (Lot 500) Murray Street Special Control Area. **SCHEDULE** • Update Schedule 9 to include 480 (Lots 23 and 350) Hay Street and 15 - 17 (Lot 500) Murray Street Special Control Area. • Insert Figure 24 – 480 (Lots 23 and 350) Hay Street and 15 - 17 (Lot 500) Murray Street Special Control Area into Schedule 9. **MAPS** • Amending the Scheme Map and Precinct Plan accordingly.
38	In progress	**Special Control Area - 560 Hay Street and 101 Murray Street Special Control Area** Creation of a Special Control Area covering 560 Hay Street and 101 Murray Street. • The Special Control Area over the subject area is proposed 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. • The Special Control Area will facilitate the ongoing maintenance of the state listed building (Criterion Hotel).	**SCHEME TEXT** • Inserting after clause 39(1) - (y) 560 Hay Street and 101 Murray Street Special Control Area. **SCHEDULE** • Update Schedule 9 to include 560 Hay Street and 101 Murray Street Special Control Area. • Insert Figure 25 – 560 Hay Street and 101 Murray Street Special Control Area into Schedule 9. **MAPS** • Amending the Scheme Map and Precinct Plan accordingly.
39	In progress	**Special Control Area - 553 and 565–579A Hay Street, 38A St Georges Terrace and 28 Barrack Street** Creation of a Special Control Area covering 553 and 565 – 579A Hay Street, 38A St Georges Terrace and 28 Barrack Street - (commonly known as the Cathedral Square area). • The Special Control Area over the subject area is proposed to facilitate the sharing of existing car parking bays within the Special Control Area 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	**SCHEME TEXT** • Inserting after clause 39(1) - (z) 553 and 565–579A Hay Street, 38A St Georges Terrace and 28 Barrack Street Special Control Area. **SCHEDULE** • Update Schedule 9 to include 553 and 565–579A Hay Street, 38A St Georges Terrace and 28 Barrack Street Special Control Area. • Insert Figure 26 – 553 and 565–579A Hay Street, 38A St Georges Terrace and 28 Barrack Street Special Control Area into Schedule 9. **MAPS**

		occur at the discretion of the tenants within the Special Control Area through a private agreement.	• Amending the Scheme Map and Precinct Plan accordingly.
40	In Progress	**Special Control Area - 28 and 32 Troode Street and 196 Colin Place** Creation of a Special Control Area over the subject area is proposed to enable the land to be treated as one site for the purposes of allocating plot ratio and tenant car parking. • The Special Control Area will also allow for the built form outcomes proposed by the *Hamilton Precinct Urban Design Study* to be achieved whilst maintaining the integrity of CPS2 and the Approval to Commence Development on Lot 51.	**SCHEME TEXT** • Inserting after clause 39(1) - (aa) 28 and 32 Troode Street and 196 Colin Place Special Control Area. **SCHEDULE** • Update Schedule 9 to include 28 and 32 Troode Street and 196 Colin Place Special Control Area. • Insert Figure 27 – 28 and 32 Troode Street and 196 Colin Place Special Control Area into Schedule 9. **MAPS** • Amending the Scheme Map and Precinct Plan accordingly.

Agenda Item 13.5

Initiation of Amendment No. 3 to Local Planning Scheme No. 26 (Normalised Redevelopment Areas) and East Perth - South Cove Area 20 Design Guidelines to Introduce Development Standards for 75 (Lot 70) Haig Park Circle, East Perth

Recommendation:

That Council:

1. ***pursuant to section 75 of the Planning and Development Act 2005 (the Act), RESOLVES TO INITIATE Amendment No. 3 to Local Planning Scheme No. 26, as detailed in Attachment 13.5B – Scheme Amendment Report;***

2. ***pursuant to regulation 35(2) of the Planning and Development (Local Planning Schemes) Regulations 2015 (the Regulations), RESOLVES that Amendment No. 3 to Local Planning Scheme No. 26 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. 3 to Local Planning Scheme No. 26 to the Environmental Protection Authority;***

4. ***pursuant to section 84 of the Act, RESOLVES TO ADVERTISE Amendment No. 3 to Local Planning Scheme No. 26 for public inspection in accordance with regulation 47 of the Regulations; and***

5. ***pursuant to clause 5 of the Deemed Provisions of the Planning and Development (Local Planning Schemes) Regulations 2015 RESOLVES TO ADVERTISE for public comment the amendments to local planning policy East Perth - South Cove Area 20 Design Guidelines as detailed in Attachment 13.5D – Proposed Amended South Cove Design Guidelines.***

FILE REFERENCE:	P1030607
REPORTING UNIT:	City Planning
RESPONSIBLE DIRECTORATE:	Planning and Development
DATE:	26 February 2018

ATTACHMENT/S:

Attachment 13.5A – Location Plan
Attachment 13.5B – Scheme Amendment Report
Attachment 13.5C – Proposed Amended Local Planning Scheme No. 26
Attachment 13.5D - Proposed Amended South Cove Design Guidelines
Attachment 13.5E – Workshop Outcomes Report
Attachment 13.5F – Proposed Building Envelope
Attachment 13.5G – Building Envelope Shadowing Diagrams

Council Role:

☐	Advocacy	*When the Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.*
☐	Executive	*The substantial direction setting and oversight role of the Council e.g. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.*
☒	Legislative	*Includes adopting local laws, town planning schemes and policies.*
☐	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 (e.g. 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

Sections 75, 81 and 84 of the *Planning and Development Act 2005*
Clauses 34, 35 and 47 – 56 of the *Planning and Development (Local Planning Schemes) Regulations 2015*
Deemed Provisions for Local Planning Schemes Part 2, Clause 5 of the *Planning and Development (Local Planning Scheme) Regulations 2015*
City of Perth Planning City Planning Scheme No. 2
Local Planning Scheme No. 26 – Normalised Redevelopment Areas (EP1 – Claisebrook Inlet)

Policy

Policy No and Name: East Perth – South Cove Area 20 Design Guidelines

Purpose:

This report seeks Council's consideration and approval to initiate amendments to Local Planning Scheme No. 26 (Normalised Redevelopment Areas) and the East Perth – South Cove Area 20 Design Guidelines to introduce development standards for 75 (Lot 70) Haig Park Circle, East Perth. Minor administrative amendments to the scheme text and guidelines are also proposed.

Background:

Site Description and Context

The subject site has an area of 2,233m^2 and is bounded by Plain Street to the west, Haig Park Circle to the south and east and mixed-use buildings which front Royal Street to the north. The site is currently occupied by an at-grade car park containing 49 bays including 42 public fee-paying parking bays, four free short term public car parking bays and three 'offsite tenant' car parking bays (Refer to Attachment 13.5A).

A pedestrian access way extends along a portion of the southern boundary of the site, connecting Haig Park Circle to Plain Street. A number of pedestrian and vehicular access easements exist over the site, benefiting adjoining Lot 71 (located on the corner of Royal and Plain Street). A Western Power substation (46m^2) is located in the south east corner of the site.

The surrounding buildings vary from two to six storeys in height with most residential buildings which are located to the south and east of the site being predominately of two and four storeys height. Street setbacks range from nil to three metres. Development to the west of the site accommodates a six storey public car park (owned and operated by the City of Perth) with retail at the street level.

Site and Planning History

The site was developed by the former East Perth Redevelopment Authority (EPRA), now referred to as the Metropolitan Redevelopment Authority (MRA), as an at grade public car park. In 2001 the site was sold by the former EPRA subject to the creation of a restrictive covenant, limiting the use of the site as a car parking area and for no other use. In February 2004, planning control of the site along with other parts of the East Perth Redevelopment Area was transferred (normalised) to the City. On **24 April 2007** the Council adopted Local Planning Scheme No. 26 (LPS26) incorporating the planning provisions for the normalised East Perth Redevelopment areas. It is noted that there were no specific provisions or design guidelines in place for the subject site.

Following the transfer of planning control to the City, two development applications were received proposing alternative land uses on the site. This included a three storey office building with two car parking levels containing 45 tenant car parking bays and 49 public car parking bays which was approved by Council on **31 October 2006**. A five storey mixed use development comprising 60 multiple dwellings and a commercial tenancy with 99 car parking bays was also proposed on the site however was refused by the City of Perth Local Development Assessment Panel (LDAP) on 28 November 2013 on the grounds that the proposed development did not respect the scale, form and character of the local area and that of the surrounding buildings.

Subsequent to the transfer of planning control from the former EPRA and in considering development applications on the site, the City sought legal advice in regards to the restrictive covenant in place on the site. The legal advice confirmed the restrictive covenant is a private agreement between the MRA and landowner and does not form part of the planning framework. It is noted that although Council (at the request of the MRA) agreed to accept the management of the restrictive covenant, the ownership of the land has changed and the current land owner is yet to consent to the transfer of the restrictive covenant from the MRA to the City.

At its meeting held on **10 December 2013,** Council resolved to adopt various updates to the provisions of LPS26 for the normalised areas. This included the transfer of the subject site from Precinct EP2: Constitution Street to Precinct EP1: Claisebrook Inlet resulting in changes to land use permissibility for the site as well as an increase to the maximum plot ratio of the site from 1.5 to 2.0. A request to reclassify the subject site to a 'Scheme Reserve – Public Purposes (Car Park)' was also considered by Council however was not supported on the grounds that it is not the optimal use of the land and the administration was directed to prepare specific guidelines for the site for incorporation into the East Perth - Area 20 South Cove Design Guidelines.

Community Engagement

At its meeting held on **15 March 2016,** Council resolved to undertake extensive community consultation with the local residents and community groups to develop a set of built form guidelines for the site. This included consideration of three design concepts for the site which were prepared taking into account the issues raised by the community through consultation on the previous development applications and with the aim of enhancing the amenity of the residents of Haig Park Circle through the provision of a public space along the Haig Park Circle frontage.

Comprehensive community engagement was undertaken on the three design concepts. 51 submissions were received including 45 completed surveys. Over 80 per cent of respondents did not support any of the proposed concepts and a petition was received strongly objecting to all guidelines, proposals and concepts for the site and to the lifting of the restrictive covenant over the site. The petition was formally presented to the Council on **22 November 2016**.

Whilst it was acknowledged that there were strong community views for no development to occur on the site, to ensure an acceptable scale and form of development on the site, Council at its meeting held on **6 June 2017** resolved to:

- receive the outcomes of the preliminary community consultation on the three design concepts;
- support the development of the site for appropriate land uses including but not limited to public car parking;
- agree to the preparation of an amendment to the City Planning Scheme No. 2 and Local Planning Scheme No. 26 in relation to 75 (Lot 70) Haig Park Circle, East Perth to:
    a) deliver site specific design guidelines in accordance with the alternative Concept D that:
        i. identify building footprints and envelopes on the western and eastern portions of the site;
        ii. specific maximum building heights and minimum setbacks as detailed in the report and attachments;

iii. require a pedestrian access way (with a minimum width of 8 metres) to be provided through the site to assist to break up the building mass of any future development and to provide a pedestrian connection between Sovereign Close and Haig Park Circle;
iv. specific building design which incorporates passive surveillance of adjoining streets (including the pedestrian access way) and ensures appropriate levels of privacy, noise attenuation and general amenity for surrounding residents and future occupants of the development;
v. require development to be of an appropriately high design quality and detailing which makes a positive contribution to the character of the locality and to the skyline;
vi. require primary vehicular access to basement car parking to be from Sovereign Close, with possible secondary vehicular access from Haig Park Circle (east);
vii. specify that should fee paying public parking be provided at basement level of any future development on the site, it will be excluded from the plot ratio calculations;
viii. require a minimum number of visitor bays for residential use to be provided on site at a rate of one space for each four dwellings, or part thereof in excess of four dwellings, served by a common access;
ix. require the provision of on-site service bays;
x. stipulate additional on-site parking will only be considered on the ground level of any future development of the site if appropriately sleeved behind any proposed commercial/retail tenancy and/or dwellings; and
xi. accommodate existing vehicular and pedestrian access easements over the site benefiting the adjoining Lot 71.

- review the land use table within Local Planning Scheme No. 26 – Precinct EP1 – Claisebrook Inlet in relation to the site to:
    i. reclassify all land uses other than 'Permanent Residential' Use as 'Contemplated' – 'C' uses, to ensure a high standard of design and to protect the amenity of adjacent residential land uses; and
    ii. specify that residential land uses only are to front Haig Park Circle.

- advises the Metropolitan Redevelopment Authority that it does not support the discharge of the restrictive covenant over the site until suitable planning provisions for its future development are in place.

Current Planning Provisions

The subject site at 75 (Lot 70) Haig Park Circle is located within Precinct (P15) under City Planning Scheme No. 2 (CPS2) and the Claisebrook Inlet Precinct (EP1) under Local Planning Scheme No. 26 - Normalised Redevelopment Areas (LPS26). It is also located within the East Perth Area 20 - South Cove Design Guidelines.

The following table lists the land uses which are preferred, contemplated or prohibited within the Claisebrook Inlet Precinct (EP1) of LPS26 and the maximum plot ratio which applies to the site:

	EP1: Claisebrook Inlet
Land Use Category Permissibility	
Preferred	• Permanent Residential (prohibited where it fronts the street at pedestrian level but preferred elsewhere) • Transient Residential • Retail • Commercial • Community
Contemplated	• Culture and Creative Industry • Dining and Entertainment
Prohibited	• Light Industry
Maximum Plot Ratio	1.0 but may be increased to a maximum of 2.0 provided that any development having a plot ratio in excess of 1.0, not less than 50% of the excess relevant floor area shall be dedicated to residential use.

The South Cove Design Guidelines - Area 20 when referencing appropriate development on the adjoining Lots 71 and 72, state that the car park on Lot 70 is, and will remain, a public parking facility intended to service the retail and commercial uses in the area. Otherwise the Guidelines are silent in relation to the site, with no built form guidance provided.

Details:

In July 2017, the City engaged Mackay Urbandesign to undertake further community consultation including two community workshops held in August 2017. A total of 300 invitations were sent to surrounding residential property and business owners with 40 people attending the first workshop and 29 attending the second workshop. The purpose of the first workshop was to present the background and the design work done to-date and to seek the community's feedback on the proposed built form and land uses to be incorporated into the new provisions and guidelines. The purpose of the second workshop was to seek comments on the potential planning provisions and guidelines that could be applied to the site. An outcomes report summarising the results of the workshops was then prepared by the consultants (Attachment 13.5E) and provided to all participants.

Some of the recommended changes to the provisions discussed during the workshops included the following:

- Removal of Transient Residential as a Contemplated use to a Prohibited use;
- Introduction of a provision requiring new development to be articulated in a manner to respond to the rhythm and verticality of the adjacent town house development;
- Introduction of a provision requiring a clear differentiation of pedestrian and vehicular movement at the access points to Sovereign Close and Haig Park Circle; and
- Amend the plot ratio from 2.0:10 to 1.5:1:0 and allow a public fee paying carpark at basement level that is exempt from the calculation of plot ratio floor area to provide an incentive for the provision of a replacement facility on the site.

Amendments are now proposed to both LPS26 and the South Cove Design Guidelines to deliver site specific provisions for the site as resolved by Council on **6 June 2017**.

Proposed Amendments to LPS26

A comparison of the existing and proposed scheme text and associated rationale is provided in Attachment 13.5B whilst a formatted version of the proposed amended LPS26 is provided in Attachment 13.5C. A summary of the key proposed amendments is provided as follows.

Section 1.6 Relationship to City of Perth City Planning Scheme

Provisions are proposed to remove the discretion to vary the building setbacks and heights fronting Haig Park Circle and the pedestrian easement width. This will provide certainty to the landowner and community in terms of the built form that will be permitted to front this street.

Section 4.2 EP1: Claisebrook Inlet

Clause 4.2.3 is proposed to be amended to provide a specific maximum plot ratio of 1.5 for Lot 70. This is a decrease from the current plot ratio of 2.0, which is consistent with community expectations for the site and which has also been modelled using the proposed building envelopes. This clause also excludes a public fee-paying public car park from the calculation of plot ratio floor area of a building where it is provided at the basement level. This is to encourage the provision of a replacement public fee-paying car park on the site which was raised as an issue during community consultation and to ensure it is appropriately located below street level.

An additional land use table proposed under clause 4.2.5 (c) provides specific guidance for Lot 70 in terms of the preferred, contemplated and prohibited land uses on the site. The preferred use of the site is to be Permanent Residential with Transient Residential being a contemplated use. In order to protect the residential character and amenity of the area, only Permanent Residential and Transient Residential uses will be permitted on the southern elevation of the building facing onto Haig Park Circle. Commercial, Retail, Community, Culture and Creative Industry and Dining and Entertainment land uses are contemplated uses on the site, however will only be permitted where they face and have access from Plain Street and/or to the north.

Clauses 4.2.5 (d), (e), (f) and (g) set out the development standards which cannot be varied under Clause 36(1) of CPS2 and Clause 1.6.3 of LPS26. Clause 4.2.5 (d) requires the buildings along Haig Park Circle to have a minimum setback of 3 metres. Under Clause 4.2.5 (e) any development facing Haig Park Circle shall also have a maximum street building height of 10.5 metres (three storeys) with any additional height above this contained within a 45 degree angled height plane. A pedestrian easement through the site is required to link Haig Park Circle with Sovereign Close. Under Clause 4.2.5 (f) the pedestrian easement must be a minimum width of eight metres (no height limit) except at the northern end where it may be necessary to accommodate vehicular access to the site. In relation to basement car parking, Clause 4.2.5 (g) will only allow an encroachment into the Haig Park Circle street setback (three metres) where it is located a minimum of two metres below the median level of the footpath to allow for in ground landscaping.

Proposed Amendments to South Cove Design Guidelines

A comparison of the existing and proposed Guidelines and the associated rationale is provided in Attachment 13.5B. Details of the proposed building envelopes and overshadowing diagrams are located within Attachment 13.5F and Attachment 13.5G.

A summary of the key changes are outlined below.

Part Two - Guidelines Applicable to Lot 70

A new part two has been incorporated providing guidelines on the development of Lot 70 in terms of its preferred use, built form and character, building envelope and setbacks, access and parking, pedestrian easement, landscaping, electrical substation and existing retaining walls, as detailed below.

Section 1.0 Context

This section sets the planning context of the site which is located between a mixed-use activity centre on Royal Street and medium density residential dwellings on Haig Park Circle. Any development must provide a sensitive transition between the different land uses to the north, south and east; allow for pedestrian access through the site; and respond to the site's visual prominence.

Section 2.0 Preferred Uses

This section outlines the preferred, contemplated and prohibited uses of the site.

Section 3.0 Building Form and Character

This section sets out the general built form and character of any proposed development of the site. Any development must be of a high design quality and respect the residential character of development to the south and east of Haig Park Circle. The building should also provide a modulated street frontage with articulated facades such as balconies, awnings, windows and the appropriate use of materials and colours to provide visual interest and to establish fine grained scale to the development. Given its visually prominent location any development including the roof and roof plant should take into consideration how it can be viewed from all directions, particularly in the north-west corner of the site where additional height is permitted.

This section also sets out the requirements for a pedestrian easement which will result in the creation of two distinct buildings to the east and west of the site. Any development facing onto Plain Street must respond to traffic impacts in terms of noise and privacy. Where non-residential uses are proposed at the ground level along Plain Street a more traditional approach including nil street setbacks, ground level entrances facing the street and an awning over the footpath is encouraged.

Section 4.0 Building Envelope and Setbacks

This section contains the building envelopes and setbacks for development of the site (Figures 1-6). There are also a number of easements on the Certificate of Title, including an access easement for the benefit of Lot 71, which will need to be accommodated in any development proposal for the site.

The eastern building will have a maximum street building height of 10.5 metres with any additional height contained within a 45 degree angled height plane up to a maximum building height of 14 metres. The building must be setback three metres from Haig Park Circle and two metres from the internal pedestrian easement (eight metres width). A nil setback may however be provided along the northern boundary adjacent to Lot 72.

The western building will have a maximum street building height of 10.5 metres along Haig Park Circle with any additional height contained within a 45 degree angled height plane up to a maximum height of 21 metres. The building must be setback three metres to Haig Park Circle and two metres from the pedestrian easement. A nil setback may be provided along the northern boundary and to Plain Street, except in the case of Permanent Residential and Transient Residential which must be setback three metres from the lot boundary on Plain Street.

Any projections outside of the building envelope will only be approved in the case of an awning over the Plain Street footpath for non-residential development; where the electrical substation located at the south-east corner of the site is retained and integrated into the design; and for minor projections including chimneys, finials and other similar architectural features.

Section 5.0 Access and Parking

This section provides guidance in terms of the proposed vehicle access to the development with the principle access being from Sovereign Close and a secondary access provided from Haig Park Circle (east). With respect to the location and design of car park this should be located within the basement level or sleeved behind other land uses so that it is not visible from the street or adjacent properties.

If the development does not incorporate a replacement public fee paying car park a minimum of one car parking bay per four dwellings is to be provided for visitor parking. This is to address the concerns of residents regarding the lack of nearby car parking bays should the public fee-paying car park not be retained.

Adequate provision should also be made for servicing the development and ensuring the existing servicing arrangements to the building at Lot 71 to the north-west, including the existing vehicular access easements through the Lot 70 site, are incorporated into the design.

Section 6.0 Pedestrian Easement

This section provides general design principles for the internal pedestrian easement linking Sovereign Close to Haig Park Circle. This includes ensuring the easement is safe and secure for users with appropriate lighting, avoiding conflict with vehicles and maximising opportunities for passive surveillance. Soft and hard landscaping elements which enhance the safety and the microclimate of the pedestrian easement must also be incorporated into the design.

Section 7.0 Landscape

This provision requires the front setback area to be landscaped with in-ground planting and small trees.

Section 8.0 Electricity Substation

The site contains an existing electricity substation which is located in the south east corner of the site. This provision seeks to relocate the substation so that it is not visible from the public realm. If this is not possible then the substation should be integrated into the design of the development.

Section 9.0 Existing Retaining Walls

The site contains existing limestone retaining walls located to the north of the site and on Plain Street and Haig Park Circle (south). This provision seeks to ensure that any retaining walls which are to remain on the site are to be visually integrated into the new development.

Financial Implications:

ACCOUNT NO:	16201000
BUDGET ITEM:	Planning Schemes and Policies
BUDGETED AMOUNT:	$49,400
AMOUNT SPENT TO DATE:	$19,804
PROPOSED COST:	$ 500
BALANCE REMAINING:	$29,596
ANNUAL MAINTENANCE:	N/A
ESTIMATED WHOLE OF LIFE COST:	N/A

In addition to the above the costs for postage for advertising are estimated at $300.

All figures quoted in this report are exclusive of GST.

Comments:

The proposed new development standards for Lot 70 No. 75 Haig Park Circle, East Perth will provide certainty to the owner/developer and to the surrounding residents in terms of the built form outcomes for the site and ensure the best design outcomes are achieved for any future development proposals.

If adopted for initiation, the proposed amendments to the Design Guidelines will be advertised for a minimum period of 42 days. This must include a notice in the local newspaper with the amendment documents also available on the City's website. Letters will also be sent to the surrounding residential and business owners advising them of the amendment and the opportunity to make a submission.

ATTACHMENT 13.5A

ATTACHMENT A: 75 (LOT 70) HAIG PARK CIRCLE, EAST PERTH – LOCATION PLAN

CITY of PERTH

East Perth Local Planning Scheme No.26 (East Perth Redevelopment (Normalised) Area

Amendment N° 3

ATTACHMENT 13.5B

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

CITY OF PERTH

LOCAL PLANNING SCHEME NO.26 (NORMALISED REDEVELOPMENT AREAS)

AMENDMENT NO. 3

Resolved that the Council in pursuance of section 75 of the Planning and Development Act 2005 amend Local Planning Scheme No. 26 (Normalised Redevelopment Areas) as follows:

1. Delete Clause 1.6.3 and insert a new Clause 1.6.3 as follows:

1.6.3 For the purposes of clause 36(1) of the City Planning Scheme:

(a) a standard or requirement of the City Planning Scheme shall be taken to include a standard or requirement of this Scheme.

(b) a non-complying application does not include an application for:

(i) an increase in plot ratio above the specified maximum plot ratio in this Scheme.

(ii) building setbacks, building heights or pedestrian easement width on Lot 70, No. 75 Haig Park Circle, East Perth that does not meet the requirements of Clause 4.2.5(d), (e) and (f).

2. Delete Clause 3.4 PLOT RATIO.

3. Delete Clause 4.2.2 and replace as follows:

4.2.2 The following table lists the Preferred, Contemplated and Prohibited uses within Precinct EP1: Claisebrook Inlet (Excluding Lot 70, 75 Haig Park Circle, East Perth):

Precinct EP1: Claisebrook Inlet	
Land Use Category	Use Symbol
Category 1 Culture and Creative Industry	C
Category 2 Commercial	P
Category 3 Light Industry	X
Category 4 Retail	P
Category 5A Permanent Residential	P/X(1)
Category 5B Transient Residential	P
Category 6 Community	P
Category 7 Dining and Entertainment	C

4. Delete Clause 4.2.3 MAXIMUM PLOT RATIO and insert a new Clause 4.2.3 PLOT RATIO as follows:

4.2.3 Maximum Plot Ratio: 1.0

The plot ratio may be increased to a maximum of 2.0 provided that in any development having a plot ratio in excess of 1.0, not less than 50% of the excess relevant floor area shall be dedicated to residential use.

For Lot 162 Plain Street, East Perth maximum plot ratio is 2.0.

For Lot 70 No. 75 Haig Park Circle, East Perth, the maximum plot ratio is 1.5. On this Lot the calculation of the floor area of a building and the maximum plot ratio shall exclude any public fee-paying car parking where it is located within a basement. For the purpose of this subclause, a basement is considered to be any portion of a building used primarily for car parking and having 50% or more of its volume below natural ground level.

5. Insert a new Clause 4.2.5 DEVELOPMENT OF LOT 70 NO. 75 HAIG PARK CIRCLE as follows:

(a) This subclause applies only to Lot 70 No. 75 Haig Park Circle, East Perth (referred to as 'the Lot').

(b) Subclause 4.2.2 does not apply to the Lot.

(c) The following table lists the Preferred, Contemplated and Prohibited uses on the Lot.

Lot 70 No. 75 Haig Park Circle	
Land Use Category	Use Symbol
Category 1 Culture and Creative Industry	C/X(1)
Category 2 Commercial	C/X(1)
Category 3 Light Industry	X
Category 4 Retail	C/X(1)
Category 5A Permanent Residential	P
Category 5B Transient Residential	C
Category 6 Community	C/X(1)
Category 7 Dining and Entertainment	C/X(1)

(1) Means the use is prohibited where it fronts or faces Haig Park Circle or the proposed internal pedestrian easement.

(d) Buildings shall be setback a minimum of 3m from Haig Park Circle.

(e) The maximum street building height on Haig Park Circle shall be 10.5m with any additional height above this contained within a 45 degree angled height plane.

(f) A pedestrian easement shall be provided across the lot to provide public pedestrian access from Sovereign Close to Haig Park Circle. It shall have no height limit and a minimum width of 8m, except at its northern end where reduced width may be necessary to accommodate vehicular access from Sovereign Close to the site. The vehicular access shall be designed to minimise its encroachment into the pedestrian easement and have minimum impact on safety and amenity for users of the pedestrian easement.

(g) The only variations to sub-clauses (d) and (e) above that may be approved by the local government are:

- measures to integrate the electrical substation at the south-east corner of the site if retained;
- basements which extend into the Haig Park Circle street setback where they are a minimum of 2 metres below the median level of the footpath adjoining the site at its southern boundary, allowing for adequate soil depth for in-ground planting to enhance the streetscape; and
- minor projections for items such as chimneys, finials and other similar architectural features.

These projections will only be approved where the local government is satisfied that they make a positive contribution to the design of the building/s and the amenity of the locality.

SCHEME AMENDMENT REPORT

CONTENTS

1. INTRODUCTION

2. BACKGROUND

3. PLANNING FRAMEWORK

4. PROPOSAL

5. SCHEME AMENDMENT

6. CONCLUSION

ATTACHMENT:

1. Comparison of Existing and Proposed East Perth – Area 20 South Cove Design Guidelines

1. INTRODUCTION

The purpose of this amendment is to introduce specific development provisions for land situated at Lot 70 No. 75 Haig Park Circle, East Perth into Local Planning Scheme No. 26 (LPS26).

Figure 1 – Location Plan, Lot 70 No. 75 Haig Park Circle, East Perth

This will include setting out specific land uses for the site which are preferred, contemplated or prohibited, the maximum plot ratio, the required height and setback controls and the pedestrian easement.

The proposed provisions will be supported by amendments to the planning policy framework under the East Perth – South Cove Area 20 Design Guidelines to provide further guidance in terms of redevelopment of the site.

2. BACKGROUND

The subject site has an area of 2,233m^2 and is bounded by Plain Street to the west, Haig Park Circle residential buildings to the south and east and mixed-use buildings which front Royal Street to the north. The site is currently occupied by an at-grade car park containing 49 bays including 42 public fee-paying parking bays, four free short term public car parking bays and three 'offsite tenant' car parking bays.

A pedestrian access way extends along a portion of the southern boundary of the site, connecting Haig Park Circle to Plain Street. A number of pedestrian and vehicular access easements exist over the site, benefiting adjoining Lot 71 (located on the corner of Royal and Plain Street). A Western Power substation (46m^2) is located in the south-east corner of the site.

The surrounding buildings vary from two to six storeys in height with most residential buildings which are located to the south and east of the site being predominately of two and four storeys height.

The site was originally developed by the former East Perth Redevelopment Authority as an at-grade car park and in 2001 was sold to a private landowner. A condition of sale was for a restrictive covenant to be placed on the title restricting its use to a car park and for no other use. The City has sought legal advice in regards to the restrictive covenant which confirms this is a private agreement between the former East Perth Redevelopment Authority (now Metropolitan Redevelopment Authority) and land owner, and does not impact on the planning framework or in considering development applications on the site.

LPS26 provides limited guidance in terms of the preferred development outcomes for the site. The East Perth - South Cove Area 20 Design Guidelines also does not contain any specific development standards for the site except to identify the site as a 'car park' which is its current use.

The City of Perth has undertaken extensive community engagement to identify the preferred development outcomes for the site including advertising and public information sessions on three proposed design concepts in September to October 2016 and community group meetings and two public workshops held in August 2017. This has resulted in the preparation of draft provisions under LPS26 and new proposed development standards for the site under the East Perth – South Cove Area 20 Design Guidelines.

3. PLANNING FRAMEWORK

3.1 Metropolitan Region Scheme

The subject site is located within the 'Urban' Zone under the Metropolitan Region Scheme.

3.2 City Planning Scheme No.2

CPS2 was gazetted on 9 January 2004. CPS2 is a precinct based Local Planning Scheme which identifies 15 precincts reflecting the locational, built form and land use characteristics of each area.

The subject site is located within East Perth Precinct 15 (P15) under CPS2.

The proposed Amendment does not result in any modifications to the CPS2 Scheme Text or Map.

3.3 Local Planning Scheme No. 26

LPS26 was gazetted on 11 September 2007. LPS includes the normalised redevelopment areas of East Perth and Northbridge which were previously under the planning control of the former East Perth Redevelopment Authority.

The subject site is located within Precinct EP1 – Claisebrook Inlet of the Claisebrook Village Project Area under LPS26. The Statement of Intent for the Claisebrook Inlet Precinct (EP1) states that the precinct is to be the principal visual and social focus of the Claisebrook Village Project Area with a vibrant mixture of land uses, providing opportunities for dining, leisure and social interaction and an active public realm

The maximum plot ratio which applies to the general precinct and to the site is 1.0. The plot ratio may be increased to a maximum of 2.0 provided that in the case of any plot ratio exceeding 1.0, not less than 50 per cent of the excess relevant floor area is dedicated to residential use.

With respect to the land uses which are preferred, contemplated or prohibited in the Claisbrook Inlet Precinct and subject site under LPS26, Permanent Residential is a preferred land use (however prohibited where it fronts the street at pedestrian level) along with Transient Residential, Retail, Commercial and Community. Culture and Creative Industry and Dining and Entertainment uses are contemplated uses with Light Industry being a prohibited land use.

4. PROPOSAL

This amendment seeks to introduce clauses within LPS26 which provide specific guidance in terms of the preferred, contemplated and prohibited land uses and built form controls for the site.

Under sub-clause 4.2.3 a specific plot ratio floor area of 1.5 is proposed to apply to the subject site. This is a reduction from the current maximum plot ratio for the Precinct whereby up to 2.0 may be achieved for any development that contains Permanent Residential use for 50 per cent of the development above a plot ratio of 1.0. This reduced plot ratio is based on community expectations in terms of the maximum development potential that should be accommodated on the site and through modelling of the proposed building envelopes (height and setback controls). This clause also excludes public fee-paying public car park from the calculation of plot ratio floor area of a building where it is provided at the basement level. This is to encourage the provision of a replacement public fee-paying car park on the site which was raised during community consultation and to ensure car parking is appropriately located within the basement level.

Under sub-clause 4.2.5 (c) Permanent Residential is proposed to be identified as the preferred land use for the site with Transient Residential being a contemplated use. Other land uses including Culture and Creative Industry, Commercial, Retail, Community and Dining and Entertainment are proposed to be contemplated uses however are to be prohibited where they front onto or have access from Haig Park Circle or the internal pedestrian easement. Light Industry will remain a prohibited use. This is in response to the community feedback obtained during the public consultation exercises and ensuring the site provides an appropriate transition between the mixed-use character to the north on Royal Street and the residential character of Haig Park Circle to the south and east.

In addition to plot ratio, Clause 1.6.3 (ii) does not permit any variation under Clause 36(1) of CPS2 in relation to building setbacks, building heights or the pedestrian easement width at the subject site in accordance with Clause 4.2.5 (d), (e) and (f). Any development facing Haig Park Circle must have a minimum setback of 3 metres. The maximum building height on Haig Park Circle is 10.5 metres with any building height above this setback further from the street.

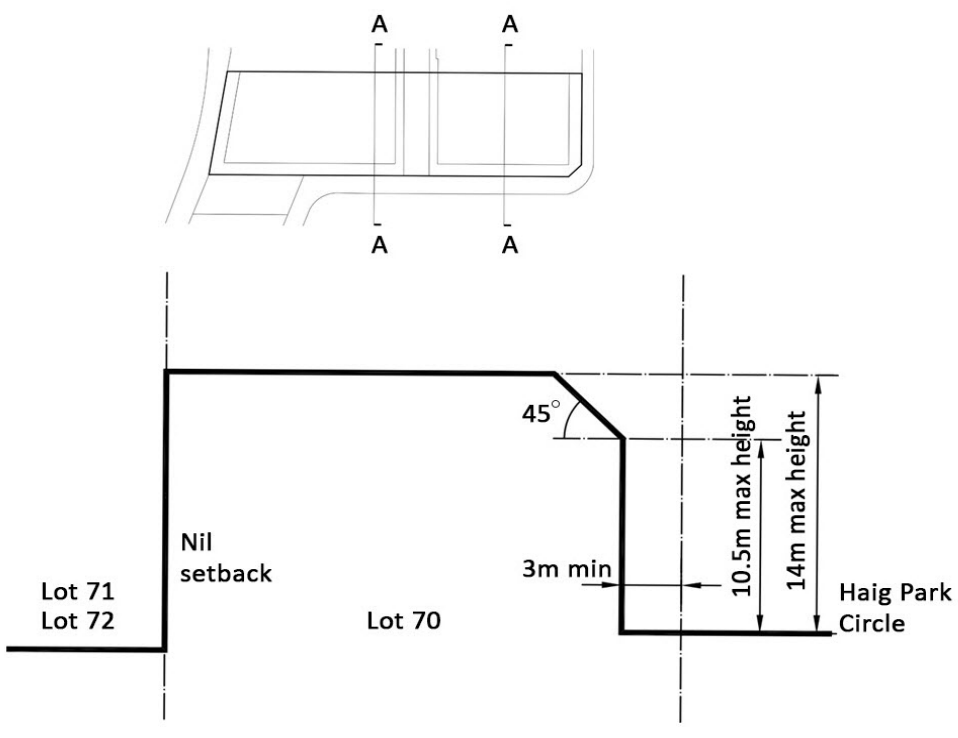


Figure 2 –North south section of building envelopes through eastern and western buildings

A pedestrian easement must be provided through the site creating a pedestrian linkage from Sovereign Close through to Haig Park Circle. The pedestrian easement will have no height limit with a minimum width of 8 metres, except at its northern end where a reduced width may be necessary to accommodate vehicular access from Sovereign Close to the site. The vehicular access shall be designed to minimise its impact on the safety and amenity of users of the pedestrian easement.

With respect to the setback of any basement carpark this will only be permitted to extend into the Haig Park Circle street setback where it is a minimum of 2 metres below the median footpath level adjoining the site at its southern boundary to allow for an adequate soil depth for in-ground landscaping.

5. SCHEME AMENDMENT

SCHEME PROVISIONS	EXISTING (existing provisions proposed to be deleted are highlighted in red)	PROPOSED (proposed new provisions are highlighted in red)	RATIONALE
CLAUSE 1.6 **RELATIONSHIP TO THE CITY OF PERTH PLANNING SCHEME**	**1.6 Relationship to the City of Perth City Planning Scheme** 1.6.1 This Scheme is complementary to and is not a substitute for the City Planning Scheme. 1.6.2 Where a provision of this Scheme is inconsistent with a provision of the City Planning Scheme, the provision of this Scheme prevails. 1.6.3 ~~The reference in~~ clause 36(1) of the City Planning Scheme ~~to~~ "a standard or requirement of ~~this~~ Scheme" shall be taken to include a standard or requirement of this Scheme.	**1.6 Relationship to the City of Perth City Planning Scheme** 1.6.1 This Scheme is complementary to and is not a substitute for the City Planning Scheme. 1.6.2 Where a provision of this Scheme is inconsistent with a provision of the City Planning Scheme, the provision of this Scheme prevails. 1.6.3 For the purposes of clause 36(1) of the City Planning Scheme: (a) a standard or requirement of the City Planning Scheme shall be taken to include a standard or requirement of this Scheme. (b) a non-complying application does not include an application for: (i) an increase in plot ratio above the specified maximum plot ratio in this Scheme. (ii) building setbacks, building heights or pedestrian easement width on Lot 70, No. 75 Haig Park Circle, East Perth that does not meet the requirements of Clause 4.2.5(d), (e), (f) and (g).	Sub-clause 1.6.3 is amended to relocate sub-clause 3.4 whereby plot ratio cannot be varied under clause 36(1) of City Planning Scheme No. 2 and to include additional clause 1.6.3 (b)(ii) which does not permit any variations to building setbacks, building heights or the pedestrian easement width for Lot 70. This is to ensure certainty to the developer and surrounding residents in terms of the built form (height and setbacks) that will be permitted on the site, particularly in relation to Haig Park Circle.
CLAUSE 3.4 **PLOT RATIO**	~~**3.4 Plot Ratio**~~ ~~The local government cannot grant development approval for~~ a non-complying application ~~in respect of an application for~~ an increase in plot ratio above the specified maximum plot ratio in ~~Parts Four and Five of the Scheme.~~	**1.6 Relationship to the City of Perth City Planning Scheme** 1.6.3 For the purposes of clause 36(1) of the City Planning Scheme: (a) a standard or requirement of the City Planning Scheme shall be taken to include a standard or requirement of this Scheme. (b) a non-complying application does not include an application for: (i) an increase in plot ratio above the specified maximum plot ratio in this Scheme. (ii) building setbacks, building heights or pedestrian easement width on Lot 70, No. 75 Haig Park Circle, East Perth that does not meet the requirements of Clause 4.2.5(d), (e), (f) and (g).	This sub-clause has been reworded and relocated under clause 1.6.3 (b).

<table>
<tr>
<td>CLAUSE 4.2.2

LAND USE TABLE</td>
<td>4.2.2 The following table lists the Preferred, Contemplated and Prohibited uses within Precinct EP1: Claisebrook Inlet:

<table>
<tr><th colspan="2">Precinct EP1: Claisebrook Inlet</th></tr>
<tr><th>Land Use Category</th><th>Use Symbol</th></tr>
<tr><td>Category 1 Culture and Creative Industry</td><td>C</td></tr>
<tr><td>Category 2 Commercial</td><td>P</td></tr>
<tr><td>Category 3 Light Industry</td><td>X</td></tr>
<tr><td>Category 4 Retail</td><td>P</td></tr>
<tr><td>Category 5A Permanent Residential</td><td>P/X1</td></tr>
<tr><td>Category 5B Transient Residential</td><td>P</td></tr>
<tr><td>Category 6 Community</td><td>P</td></tr>
<tr><td>Category 7 Dining and Entertainment</td><td>C</td></tr>
</table>
</td>
<td>4.2.2 The following table lists the Preferred, Contemplated and Prohibited uses within Precinct EP1: Claisebrook Inlet (Excluding Lot 70, 75 Haig Park Circle, East Perth):

<table>
<tr><th colspan="2">Precinct EP1: Claisebrook Inlet</th></tr>
<tr><th>Land Use Category</th><th>Use Symbol</th></tr>
<tr><td>Category 1 Culture and Creative Industry</td><td>C</td></tr>
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<tr><td>Category 3 Light Industry</td><td>X</td></tr>
<tr><td>Category 4 Retail</td><td>P</td></tr>
<tr><td>Category 5A Permanent Residential</td><td>P/X(1)</td></tr>
<tr><td>Category 5B Transient Residential</td><td>P</td></tr>
<tr><td>Category 6 Community</td><td>P</td></tr>
<tr><td>Category 7 Dining and Entertainment</td><td>C</td></tr>
</table>
</td>
<td>This is a correction of a minor administrative error to include brackets to footnote number one under the permanent residential land use category.</td>
</tr>
<tr>
<td>CLAUSE 4.2.3

MAXIMUM PLOT RATIO 1:0</td>
<td>4.2.3 Maximum Plot Ratio: 1.0

The plot ratio may be increased to a maximum of 2.0 provided that any development having a plot ratio in excess of 1.0, not less than 50% of the excess relevant floor area shall be dedicated to residential use.

For Lot 162 Plain Street, East Perth maximum plot ratio is 2.0.</td>
<td>4.2.3 Maximum Plot Ratio: 1.0

The plot ratio may be increased to a maximum of 2.0 provided that any development having a plot ratio in excess of 1.0, not less than 50% of the excess relevant floor area shall be dedicated to residential use.

For Lot 162 Plain Street, East Perth maximum plot ratio is 2.0.

For Lot 70 No. 75 Haig Park Circle, East Perth, the maximum plot ratio is 1.5. On this Lot the calculation of the floor area of a building and the maximum plot ratio shall exclude any public fee-paying car parking where it is located within a basement. For the purpose of this subclause, a basement is considered to be any portion of a building used primarily for car parking and having 50% or more of its volume below natural ground level.</td>
<td>Clause 4.2.3 is amended to provide a specific maximum plot ratio of 1.5 for Lot 70. This is a decrease from the current plot ratio of 2.0, which is consistent with community expectations for the site and has been modelled using the proposed building envelopes. This clause also excludes a public fee-paying public car park from the calculation of plot ratio floor area of a building where it is provided at the basement level. This is to encourage the provision of a replacement public fee-paying car park on the site which was raised as an issue during community consultation and to ensure it is appropriately located below street level.</td>
</tr>
<tr>
<td>NEW</td>
<td></td>
<td>4.2.5 Development of Lot 70 – No. 75 Haig Park Circle:

(a) This subclause applies on to Lot 70 No. 75 Haig Park Circle, East Perth (referred to as ‘the Lot’)
(b) Subclause 4.2.2 does not apply to the</td>
<td>New sub-clause 4.2.5 is added which includes specific development standards for Lot 70 – No. 75 Haig Park Circle.
The sub-clause has been added in response to a consultation process undertaken with members of</td>
</tr>
</table>

Lot.

(c) The following table lists the Preferred, Contemplated and Prohibited uses on the Lot.

Lot 70 No. 75 Haig Park Circle	
Land Use Category	**Use Symbol**
Category 1 Culture and Creative Industry	C/X(1)
Category 2 Commercial	C/X(1)
Category 3 Light Industry	X
Category 4 Retail	C/X(1)
Category 5A Permanent Residential	P
Category 5B Transient Residential	C
Category 6 Community	C/X(1)
Category 7 Dining and Entertainment	C/X(1)

(1) Means the use is prohibited where it fronts or faces Haig Park Circle or the proposed internal pedestrian easement.

(d) Buildings shall be setback a minimum of 3m from Haig Park Circle.

(e) The maximum street building height on Haig Park Circle shall be 10.5m with any additional height contained within a 45 degree angled height plane.

(f) A pedestrian easement shall be provided across the lot to provide public pedestrian access from Sovereign Close to Haig Park Circle. It shall have no height limit and a minimum width of 8m, except at its northern end where reduced width may be necessary to accommodate vehicular access from Sovereign Close to the site. The vehicular access shall be designed to minimise

the local community and other stakeholders on key planning and design considerations for the future development of Lot 70.

The new text lists the preferred use of the site as 'Permanent Residential' with 'Transient Residential' being a contemplated use. Only these residential uses are to face Haig Park Circle to reflect the residential character to the south and east of the site. The contemplated uses including 'Culture and Creative Industry', 'Commercial', 'Retail', 'Community and 'Dining and Entertainment' apply elsewhere on the site including facing Plain Street and to the north of the site adjacent to Lots 71 and 72 to provide an appropriate transition to the commercial activity to the north.

The maximum plot ratio is 1.5 to reflect the proposed bulk of the development. This figure was demonstrated as appropriate through modelling of the proposed building envelope which was included as part of the consultation process.

In addition to plot ratio this sub-clause also has further development standards which cannot be varied including the setback to Haig Park Circle (3 metres), the maximum building height along Haig Park Circle (10.5 metres with any additional height setback further from the street) and the pedestrian easement width (8 metres). The width of the pedestrian easement may be reduced at the northern end to accommodate vehicular access into the site from Sovereign Close however should be designed to reduce any impact on the safety and amenity of those using the pedestrian easement.

Where a basement level is included it will only be permitted to encroach into the 2 metre street setback to Haig Park Circle where it is more than 2 metres below the median level of the footpath. This to ensure there is adequate soil depth to allow for in-ground landscaping to be provided along the Haig Park Circle front setback area.

The only other variations to sub-clauses (d) and (e) which may be approved by the local government are where it is proposed to integrate the existing

		impact on safety and amenity for users of the pedestrian easement. (g) The only variations to sub-clauses (d) and (e) above that may be approved by the local government are: • measures to integrate the electrical substation at the south-east corner of the site if retained; • basements which extend into the Haig Park Circle street setback where they are a minimum of 2 metres below the median level of the footpath adjoining the site at its southern boundary, allowing for adequate soil depth for in-ground planting to enhance the streetscape; and • minor projections for items such as chimneys, finials and other similar architectural features. These projections will only be approved where the local government is satisfied that they make a positive contribution to the design of the building/s and the amenity of the locality.	electrical substation in the south-east corner of the site into the development and minor architectural projections including chimneys, finials and other architectural features.

6.0 CONCLUSION

Amendment No.3 to LPS No.26, together with amendments to the South Cove Area 20 Design Guidelines will introduce specific planning controls for the future redevelopment of Lot 70 (75) Haig Park Circle, East Perth.

The information contained within this document confirms that the amendment proposed is an appropriate outcome consistent with the orderly and proper planning of the city.

ADOPTION

Adopted by resolution of the Council of the City of Perth at the Ordinary Meeting of the Council held on the ……day of…… …….. 2018.

_____

LORD MAYOR

_____

CHIEF EXECUTIVE OFFICER

FINAL ADOPTION

Adopted for final approval by resolution of the City of Perth at the Ordinary Meeting of the Council held on the _____ day of _____20__ and the Common Seal of the City of Perth was pursuant to that resolution hereinto affixed in the presence of:

_____

CHAIR OF COMMISSIONERS

_____

CHIEF EXECUTIVE OFFICER

Recommended/submitted for final approval

_____

DELEGATED UNDER s16 PLANNING AND DEVLOPMENT ACT 2005

_____

DATE

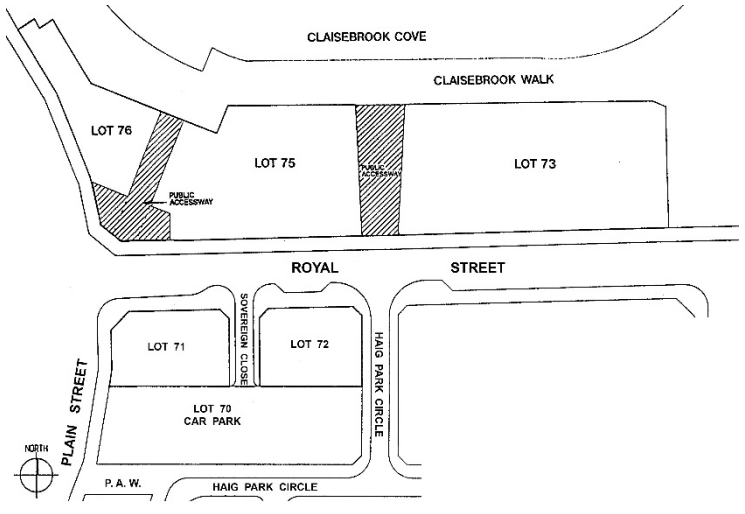
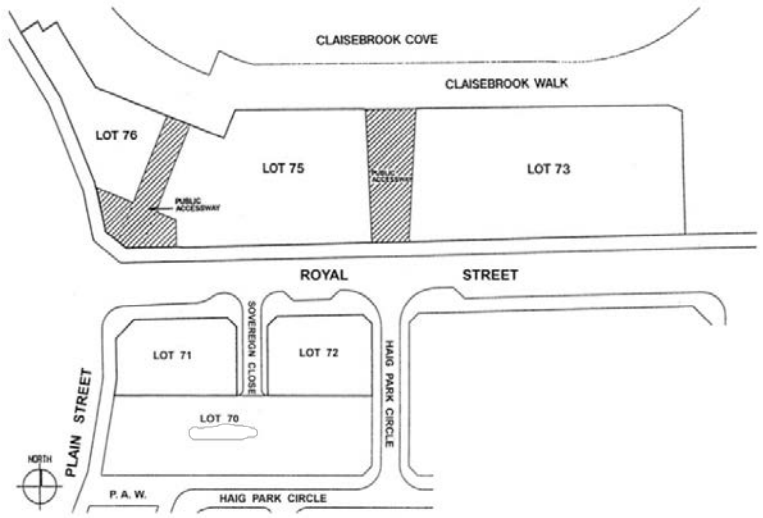
Final approval granted

_____

MINISTER FOR PLANNING

_____ DATE

ATTACHMENT – COMPARISON OF EXISTING AND PROPOSED EAST PERTH - AREA SOUTH COVE DESIGN GUIDELINES

EXISTING (existing guidelines proposed to be deleted are highlighted in red)	PROPOSED (proposed new guidelines are highlighted in red with any wording highlighted in *Italics* not forming part of the Policy text)	RATIONALE
PART ONE - GENERAL **2.0 RELATIONSHIP TO PLANNING SCHEME AND PLANNING POLICIES** Lots 70 to 76 inclusive are within the Claisebrook Inlet Precinct (EP1) as defined in the City of Perth Local Planning Scheme No. 26 (Normalised Redevelopment Areas) (herein called 'the Scheme'). These Design Guidelines are intended to supplement the provisions of the Scheme and should be read in conjunction with the Scheme, in particular those provisions relating to the Claisebrook Village Project Area, Precinct EP1: Claisebrook Inlet, and other Planning Policies. The Deemed Provisions set out in the *Planning and Development (Local Planning Schemes) Regulations 2015* also form part of the Scheme Text. The Scheme ~~identified~~ Preferred, Contemplated and Prohibited uses for Precinct EP1: Claisebrook Inlet and stipulates maximum plot ratio. In determining any application for development approval, the local government will have regard to these Design Guidelines, the Scheme and other Planning Policies.	**PART ONE - GENERAL** **2.0 RELATIONSHIP TO PLANNING SCHEME AND PLANNING POLICIES** Lots 70 to 76 inclusive are within the Claisebrook Inlet Precinct (EP1) as defined in the City of Perth Local Planning Scheme No. 26 (Normalised Redevelopment Areas) (herein called 'the Scheme'). These Design Guidelines are intended to supplement the provisions of the Scheme and should be read in conjunction with the Scheme, in particular those provisions relating to the Claisebrook Village Project Area, Precinct EP1: Claisebrook Inlet, and other Planning Policies. The Deemed Provisions set out in the *Planning and Development (Local Planning Schemes) Regulations 2015* also form part of the Scheme Text. The Scheme identifies Preferred, Contemplated and Prohibited uses for Precinct EP1: Claisebrook Inlet and stipulates maximum plot ratio. In determining any application for development approval, the local government will have regard to these Design Guidelines, the Scheme and other Planning Policies.	This is a minor grammatical correction.
3.0 ABOUT THESE GUIDELINES *Figure 1 deleted*  Figure 1: South Cove subdivision	**3.0 ABOUT THESE GUIDELINES** *New Figure 1 inserted with Lot 70 "Car park" text removed.*  Figure 1: South Cove subdivision	The existing south cove subdivision map will be replaced with a new subdivision map which removes the reference to 'car park' on Lot 70.

4.0 DESIRED CHARACTER AND PREFERRED USES • The lots collectively form the “South Cove” subdivision. South Cove is one of the most prominently located development sectors within East Perth. • Developments within South Cove will be the "drawcard" for this part of the city. The subdivision is bounded between Plain Street and Victoria Gardens and as such is likely to experience the majority of pedestrian traffic from those who live in the surrounding areas and also from those who visit East Perth. Given the subdivision's prominence, the local government wishes to see developments of high quality with the potential to perform landmark functions. • The development of South Cove is critically placed in respect to the overall pattern of redevelopment in East Perth. The development of this sector will play a pivotal role in determining the area's emerging character. Although South Cove is defined as a separate development sector from that of Haig Park, it is anticipated that there will be high interaction of activities on either side of the western end of Royal Street to create the major retail, hotel and restaurant focus for East Perth. • Land uses on South Cove should emphasise public usage particularly along Royal Street and the Claisebrook Cove pedestrian promenade (”Claisebrook Walk"). Visual and physical access to the Cove needs to be considered and maximised in all developments. At the same time, developments on South Cove need to establish an appropriate, preferably interactive streetscape along Royal Street. This is particularly important as it is anticipated that the southern side of Royal Street will be the location of the main retail facilities serving the redevelopment area and other surrounding precincts. Moreover, developments on South Cove will need to create an appropriate urban character to balance the expanse and openness of the adjacent cove and nearby river. To achieve this, buildings in the Southern Cove subdivision need to hold the street edge to reinforce the traditional relationship to the street and similarly address the waterfront promenade. • Developments to the northern and southern sides of Royal Street are to be mutually supportive in functional terms to collectively create an attractive streetscape. The emphasis of this development should be on the establishment of a truly inner City urban character, achieved by the density, scale of development and design approach.	**4.0 DESIRED CHARACTER AND PREFERRED USES** • The lots collectively form the “South Cove” subdivision. South Cove is one of the most prominently located development sectors within East Perth. • Developments within South Cove will be the "drawcard" for this part of the city. 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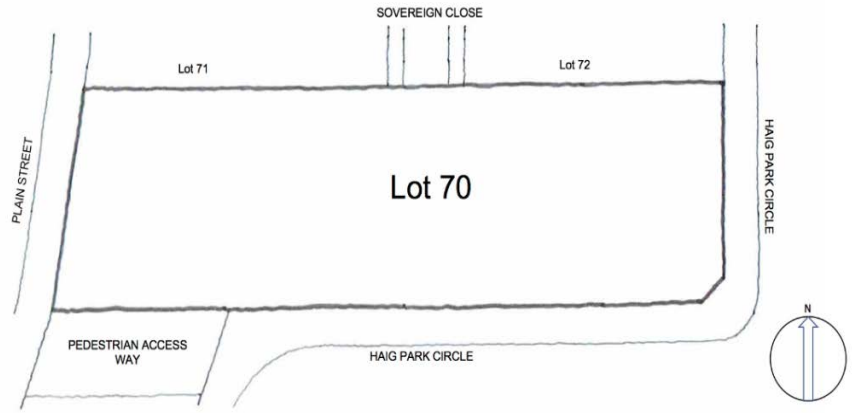
Moreover, developments on South Cove will need to create an appropriate urban character to balance the expanse and openness of the adjacent cove and nearby river. To achieve this, buildings in the Southern Cove subdivision need to hold the street edge to reinforce the traditional relationship to the street and similarly address the waterfront promenade. • Developments to the northern and southern sides of Royal Street are to be mutually supportive in functional terms to collectively create an attractive streetscape. The emphasis of this development should be on the establishment of a truly inner City urban character, achieved by the density, scale of development and design approach. • Lot 70 is located between the mixed use activity centre in Royal Street and the residential development in the Haig Park Precinct (Area 26). The nature and built form of development on this lot	New text has been added to provide the site context for Lot 70 and its transitional role between Royal

	should form a transition between these two different inner urban areas. Pedestrian access should be provided through the site to connect the two areas.	Street and the residential area to the south and east.
5.0 BUILDING ENVELOPES The building height and bulk is to be contained within building envelopes as detailed in Part Two of these guidelines. Minor projections may be permitted for such items as chimneys, finials, pergolas, small portions of bay and dormer windows, and approved landmark features which in the opinion of the local government, contribute to the character and identity of the subdivision. . It should be noted that: • Balconies, awnings and verandahs may project beyond the building envelope in accordance with the specific guidelines applicable to these features. • Heights of building envelopes are from finished ground levels at the perimeter of the Lot. • Building envelopes define the limits of building bulk. It is not intended that the building profile should mirror the building envelope. • Building envelopes must be considered in conjunction with site coverage, open space and set back requirements.	**5.0 BUILDING ENVELOPES** The building height and bulk is to be contained within building envelopes as detailed in Part Two of these guidelines. In addition the Haig Park Circle setbacks and building heights that apply to Lot 70 are detailed in the Scheme. Minor projections outside building envelopes may be permitted for such items as chimneys, finials, pergolas, small portions of bay and dormer windows, and approved landmark features which in the opinion of the local government, contribute to the character and identity of the subdivision. It should be noted that: • Balconies, awnings and verandahs may project beyond the building envelope in accordance with the specific guidelines applicable to these features. • Heights of building envelopes are from finished ground levels at the perimeter of the Lot. • Building envelopes define the limits of building bulk. It is not intended that the building profile should mirror the building envelope. • Building envelopes must be considered in conjunction with site coverage, open space and set back requirements.	New text has been incorporated into this section to explain that certain planning provisions for Lot 70 are located in the Local Planning Scheme No. 2 (LPS26) text and not the Guidelines. The incorporation of the Haig Park Circle minimum building setbacks and maximum building heights into LPS26 in the manner proposed will ensure that they cannot be varied and in this way provide certainty to the landowner and community in terms of the built form that will be permitted to front this street.
6.0 BUILDING DESIGN **6.1 Generally…** • . **6.5 Balconies** The inclusion of balconies to take advantage of views is encouraged. Balconies can also assist the composition, articulation and visual interest of buildings. Balconies should be of usable proportions with a minimum dimension of 1.54m. Wherever possible balconies should be enhanced by the provision of shading from summer sun. **6.6 Roof Form…**	**6.0 BUILDING DESIGN** **6.1 Generally…** **6.5 Balconies** The inclusion of balconies to take advantage of views is encouraged. Balconies can also assist the composition, articulation and visual interest of buildings. Balconies should be of usable proportions with a minimum area of $10m^2$ with a minimum dimension of 2m. Wherever possible balconies should be enhanced by the provision of shading from summer sun. **6.6 Roof Form…**	The minimum area of a balcony has been increased to $10m^2$ and the minimum depth to 2m consistent with the City Planning Scheme No. 2 (CPS2) Residential Design Policy provisions. This will not apply retrospectively to existing development.
PART TWO – GUIDELINES APPLICABLE TO LOT 71	**PART TWO – GUIDELINES APPLICABLE TO LOT 70** **1.0 CONTEXT** • This development site is located between the mixed use activity centre in Royal Street and the medium density residential area on the southern and eastern sides of Haig Park	New planning provisions specific to Lot 70 are inserted as Part Two. Section 1.0 sets out the planning context of the site noting any development must provide a sensitive transition between the commercial activity to the

	Circle. It also has frontage to Plain Street which is a major road. Its location fronting Plain Street makes it visually prominent to the north and south. Refer to Figure 1. • The local government envisages a high quality of development on the site to form a sensitive transition between the different land uses to the north, south and east, and to respond to its visual prominence. This development should continue to provide north south pedestrian access through the site from Haig Park Circle to Royal Street via Sovereign Close.  Figure 1: - Lot 70 **2.0 PREFERRED USES** The preferred land uses on the site are those that fall within the Permanent Residential land use category, while those that fall within the Transient Residential land use category may be contemplated. Only these residential uses may be permitted within the southern portion of the buildings facing Haig Park Circle. While uses within the Commercial, Retail, Community, Culture and Creative Industry, and Dining and Entertainment land use categories may also be contemplated, they will only be considered where they face and have access only from Plain Street and/or to the north. **3.0 BUILDING FORM AND CHARACTER** • Development shall be of a high design quality to make a positive contribution to the character of the locality. • A pedestrian easement shall be provided across the lot to provide public pedestrian access from Sovereign Close to Haig Park Circle (refer Figure 7). It may also accommodate vehicular access to the development at its northern end. This easement will result in development on the site above ground level forming two two distinct buildings at the east and west of the	north and the residential character to the south and east along Haig Park Circle. This is consistent with community expectations for the site and ensuring any new development is respectful of the existing residential character. Section 2.0 sets out the preferred use of the site as Permanent Residential with Transient Residential being a contemplated use. Although Permanent Residential is the preferred use of the site the nature of Transient Residential is considered to be consistent with the residential character of the area. In order to protect local amenity the other more active land uses will only be permitted where they front onto Plain Street or to the north of the site adjacent to Lots 71 and 72. Section 3.0 sets out the desired built form of the site which must be of a high design quality and be respectful to the residential character to the south and east through its external finishes and design elements. As discussed during the community consultation phase, and as agreed by the resolution of Council, the development must provide for an 8 metre wide pedestrian easement. This will ensure permeability

	site. • The sections of building facing the pedestrian easement should include ground level entries, major openings, and balconies to habitable rooms to provide opportunities for passive surveillance of the easement from within the buildings. At the same time the design of the buildings, particularly in relation to overlooking and noise attenuation, should be carefully considered to ensure that high levels of amenity will be provided for occupants. • The design of development shall respect the residential character of development to the south and east of Haig Park Circle. Buildings are to provide a modulated street frontage with articulated facades and use of elements such as balconies, awnings, windows and appropriate use of materials and colours to provide visual interest and to establish a fine grained scale to development. Roof pitches of 30 to 45 degrees are preferred where visible from the south and east. • The design of development facing Plain Street shall respond to the volumes of traffic on Plain Street. Priority will be given to ensuring maximum amenity for occupants, particularly in terms of noise and privacy where uses within the Permanent of Transient Residential land use categories are proposed. Non-residential development should address the street in a more traditional manner with nil setbacks, ground level entrances facing the street and awnings over the footpath encouraged. • In the north-western corner of the site where the greatest building height may be permitted the design of the upper levels, including the roof and any roof plant, should take into account how the building will be viewed from all directions given its visually prominent location. **4.0 BUILDING ENVELOPE AND SETBACKS** • The building envelopes and setbacks for development on the site are depicted in Figures 2-6. • The maximum building heights shall be measured from the existing level of the footpath adjoining the site at its southern boundary to Haig Park Circle.	through the site linking Sovereign Close with Haig Park Circle. It will also assist in breaking up the building bulk by providing two separate buildings to the east and west of the site. The portions of the buildings which front onto the pedestrian easement should be designed to allow for passive surveillance to ensure a high level of amenity and safety for pedestrians. Due to the higher volumes of traffic on Plain Street consideration must be given to protecting the future residents from any adverse noise and privacy impacts. Commercial uses at the ground level on Plain Street should also be designed to address the street with nil setbacks and the provision of an awning over the footpath. This is consistent with the principles and intent of the City Development Design Guidelines. Section 4.0 sets out the building envelopes for the site (Figures 2-7) as discussed during the community consultation phase. A minimum 8 metre pedestrian easement must be provided with two separate buildings located to the east and west of the site. In order to ensure a landscaped setting and to protect the amenity of residents to the south and east a minimum setback of 3 metres must be provided on Haig Park Circle with building heights of 10.5 metres with any additional height contained within a 45 degree angle height plane. This will provide an acceptable level of

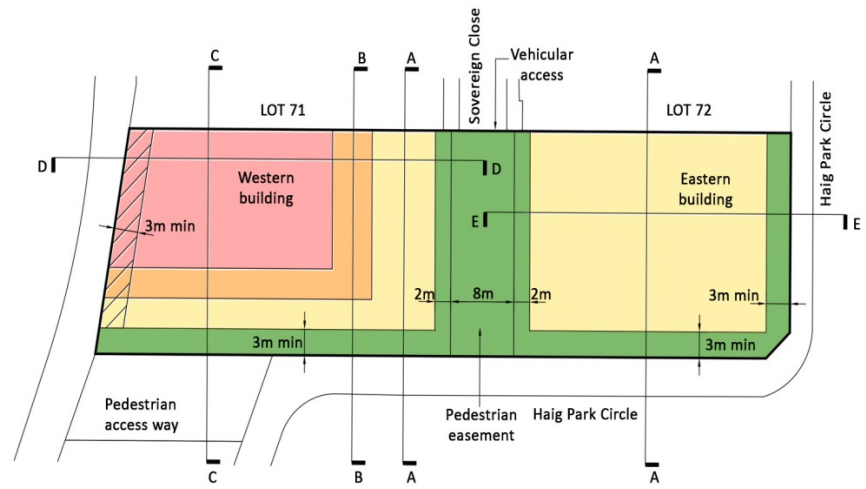


Figure 2 Lot 70 - Building setbacks and building envelope cross section locations.

Note: Minimum 3m setback from Plain Street only applies to Permanent or Transient Residential land uses. For all other uses a nil setback from Plain Street may be permitted.

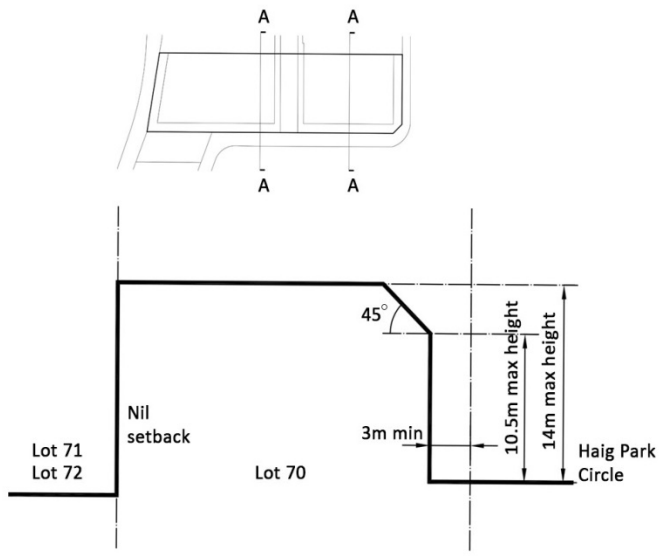


Figure 3 Section AA - North south section of building envelopes through eastern and western buildings.

solar access to the properties to the south and east and will ensure the development does not result in any overbearing impacts to the existing residents in terms of overall bulk, height and scale.

Additional height may be accommodated in the north-west corner of the site of up to 21 metres towards Plain Street and Lot 71. This additional height is significantly setback from the existing residential dwellings along Haig Park Circle and is therefore not considered to have any adverse amenity impacts.

In order to protect the residential amenity of its future residents in terms of noise and privacy a 3 metre setback should also be provided for any residential uses which proposed to front onto Plain Street.

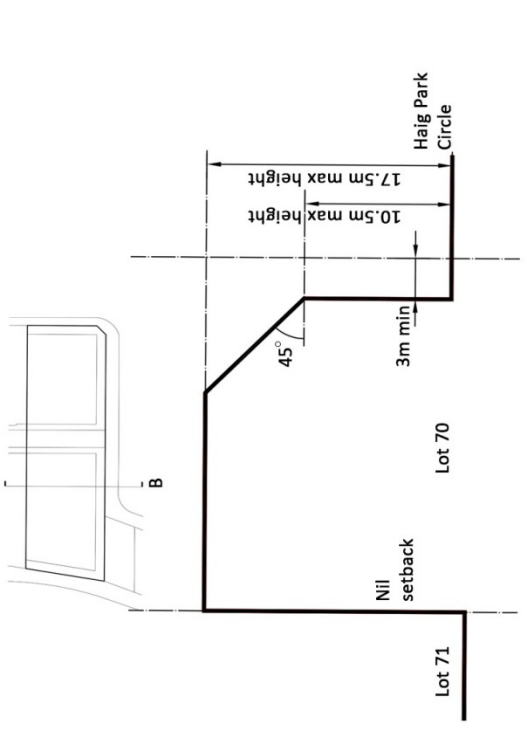


Figure 4 Section BB - North south section of building envelope through western building.

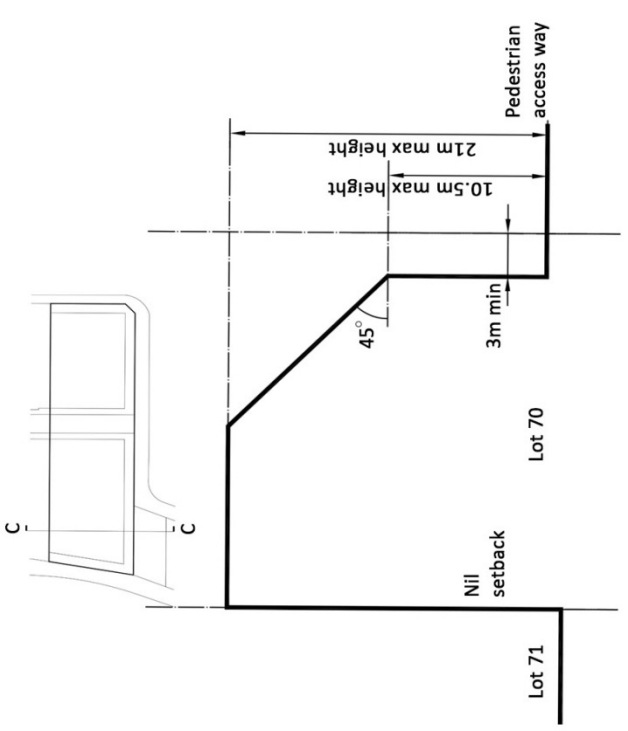


Figure 5 Section CC - North south section of building envelope through western building.

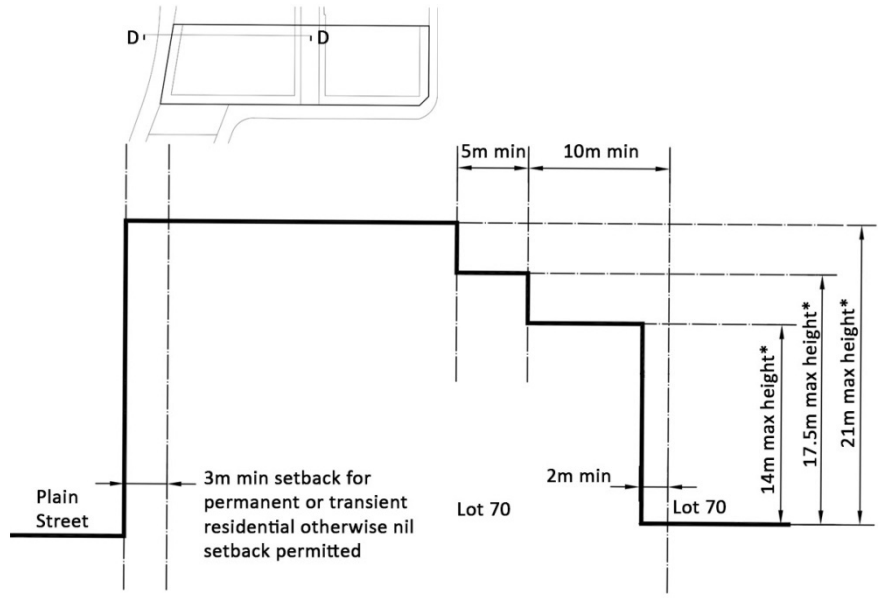


Figure 6 Section DD - East west section of building envelope through western building.

Note: *Buiding heights measured from the existing level of the footpath adjoining the site at its southern boundary.

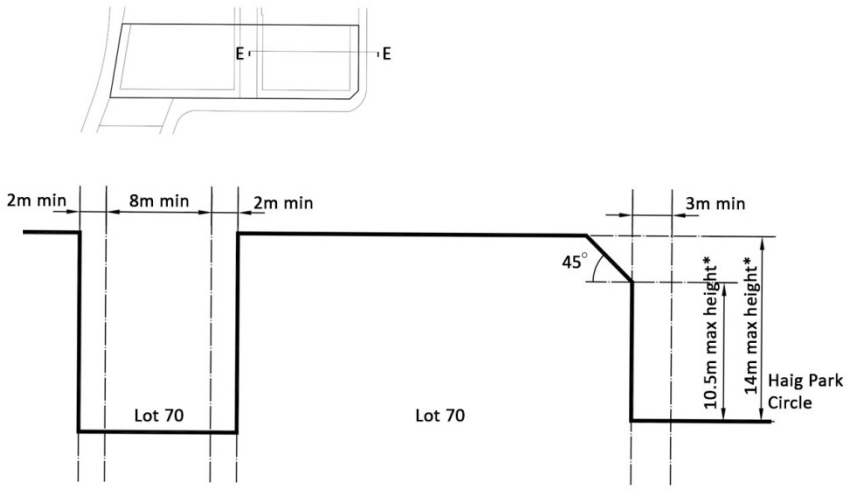
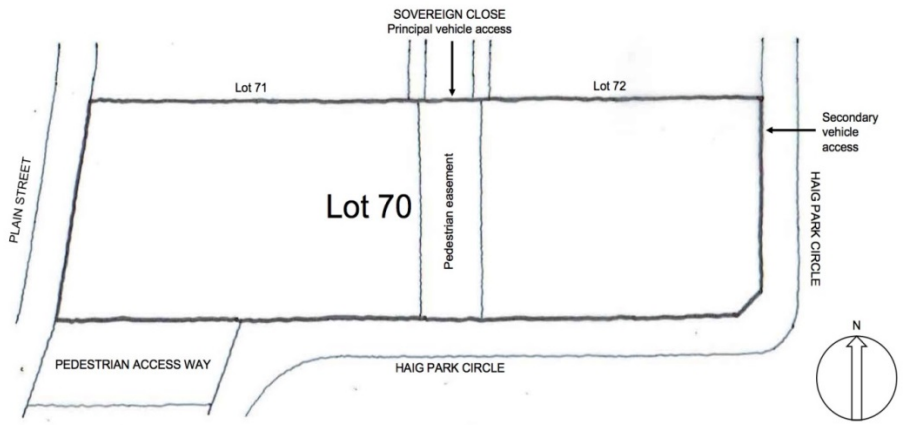


Figure 7 Section EE - East west section of building envelope through eastern building.

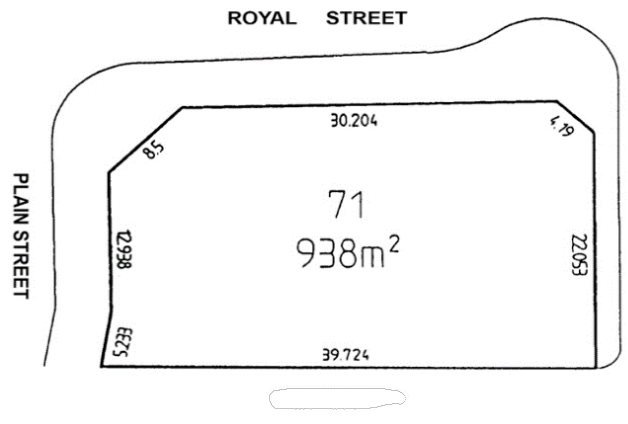
Note: *Buiding heights measured from the existing level of the footpath adjoining the site at its southern boundary.

- The only projections outside the building envelope that may be approved by the local government are:
  - an awning over the Plain Street footpath in the case of non-residential development;
  - measures to integrate the electrical substation at the south-east corner of the site if retained;

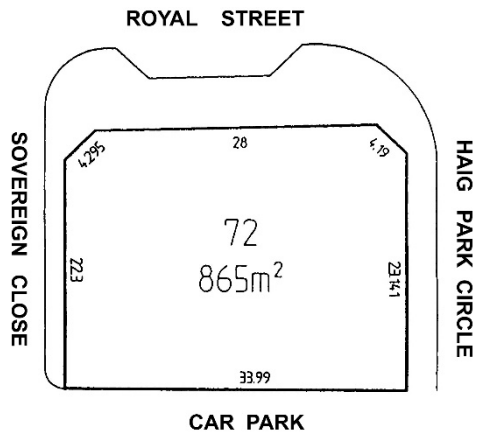
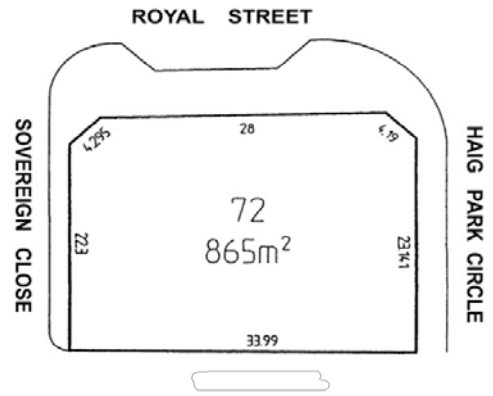
Only minor projections will be permitted outside of the building envelopes including architectural features/design elements. Variations may also be considered where the development accommodates the existing electrical substation into the design, provides an awning over Plain Street or is required to accommodate the existing vehicular easements on the title.

	- minor projections for items such as chimneys, finials and other similar architectural features. • These projections will only be approved where the local government is satisfied that they make a positive contribution to the design of the building/s and the amenity of the locality and will not add significantly to the bulk and scale of the building/s. Balconies may not project outside the building envelope. • Any easements specified on title will need to be accommodated as part of any application for development approval. **5.0 ACCESS AND PARKING** • The principal vehicular access to the site shall be from Sovereign Close, while secondary vehicular access may be permitted from the eastern section of Haig Park Circle (as indicated in Figure 7). The crossover in Haig Park Circle should be located and designed to discourage movement of vehicular traffic from the site into the residential area to the south.  Figure 7 - Pedestrian easement and vehicular access. • All car parking shall be located within the building/s, at basement level or sleeved behind other land uses, so that it is not visible from the public realm and adjacent properties. • If public fee-paying car parking is not provided on site, a minimum of one car parking bay per four dwellings, or part thereof in excess of four dwellings, shall be provided on site for residents' visitors. • Adequate provision shall be made for service vehicles and loading/unloading areas on site. The design and location of these facilities shall be an integral part of the overall design of the development to ensure that traffic movement on adjacent streets is not disrupted and the amenity of the adjacent residential area is not reduced.	In order to protect residential amenity the main vehicular access to the site will be from Sovereign Close via Royal Street with a secondary access from the eastern section of Haig Park Circle. Given the potential loss of the existing public car park a basement public car park is encouraged. If this is not provided then visitor bays should be provided at a rate of one per four dwellings. This is in response to community consultation whereby visitor parking was raised as a concern in terms of its impact on local parking conditions and amenity. Any car parking located above basement level must be sleeved behind other land uses to ensure it is not visible from the street. This is consistent with the principles and intent of the City Development Design Policy. The development proposal will also need to take into consideration how the building will be serviced and ensure this is adequately accommodated into the overall design.

	6.0 PEDESTRIAN EASEMENT • A pedestrian easement with a minimum width of 8m and no height limit shall be provided across the lot to provide public pedestrian access from Sovereign Close to Haig Park Circle (refer Figure 7). • The width of the pedestrian easement may be reduced at its northern end and the alignment shown on Figures 1 and 7 may be moved to the east a maximum of two metres where required to accommodate vehicular access to the site from Sovereign Close and associated access easements on title. These variations will only be supported if the local government is satisfied that any encroachment into the pedestrian easement has been minimised, appropriate pedestrians connection to the Sovereign Close footpath is provided and there is minimum impact on amenity for users of the pedestrian easement. • The design and detailing of the development shall provide for the safety and security of users of the pedestrian easement. Particular regard should be given to providing clear sightlines for pedestrians, avoiding conflict with vehicles, the avoidance of entrapment areas and maximising opportunities for passive surveillance from adjoining buildings. • Lighting shall be provided to illuminate the pedestrian easement and contribute to a secure night time environment for users, without causing disturbance to the occupants of any adjoining dwellings. • The hard and soft landscaping of the pedestrian easement shall be designed, and plant species selected, to enhance the safety and microclimate of the pedestrian easement.	Section 6.0 outlines the design requirements for the pedestrian easement. Given Sovereign Close is designated as the main vehicular access to the site and with existing vehicular easements in place, the pedestrian easement may be reduced at the northern end and/or shifted to the east by up to two metres to accommodate for vehicular access. The adjoining development must also be designed to ensure an acceptable level of pedestrian safety and amenity is achieved. The pedestrian easement must also be appropriately landscaped and lit to enhance the safety and amenity of the space.
	7.0 LANDSCAPE • The majority of the street setback areas shall be landscaped with a significant portion of in-ground planting including small trees. • **8.0 ELECTRICITY SUBSTATION** • Preferably the electricity substation on the site shall be relocated so that it is not visible from the public realm. If this is not possible it shall be integrated into the design of the development and the streetscape.	Section 7.0 seeks to ensure the development has a landscaped setting through the provision of in-ground planting in the street setback areas. This is intended to enhance the streetscape of Haig Park Circle Section 8.0 seeks to relocate an existing poorly positioned/designed electrical substation in the south-east corner of the site. The preference is for the substation to be relocated so that it is not visible from the public realm or alternatively integrated into the design of the new development.

	9.0 EXISTING RETAINING WALLS • Any existing retaining walls on the site that are proposed to remain are to be visually integrated with the overall development.	The site contains existing limestone retaining walls along Plain Street and Haig Park Circle. Section 9.0 seeks to ensure these walls, if retained, are appropriately integrated into the design of the new development.
PART TWO – GUIDELINES APPLICABLE TO LOT 71	**PART THREE – GUIDELINES APPLICABLE TO LOT 71**	Guidelines for Lot 71 have been renumbered as a consequence of the addition of provisions for Lot 70 above.
1.0 Context • This development site is situated at the corner of Royal and Plain Streets. The intersection of these two streets forms a major activity node, bounded by the South Cove, Haig Park and Eastbrook development sectors. Lot 71 forms a gateway to the retail precinct proposed along Royal Street and the Haig Park Development sector. Figure 1 refers. • Lot 71 is visually prominent to vehicular through traffic along Plain Street and is also easily accessible by residents of Haig Park and surrounding residential areas. As such, the local government envisages a high-quality development which will play a key role in effecting the transition between the Eastbrook commercial precinct which fronts Royal Street to the west of Plain Street. *Figure 1 deleted* Figure 1: - Lot 71	**1.0 Context** • This development site is situated at the corner of Royal and Plain Streets. The intersection of these two streets forms a major activity node, bounded by the South Cove, Haig Park and Eastbrook development sectors. Lot 71 forms a gateway to the retail precinct proposed along Royal Street and the Haig Park Development sector. Figure 1 refers. • Lot 71 is visually prominent to vehicular through traffic along Plain Street and is also easily accessible by residents of Haig Park and surrounding residential areas. As such, the local government envisages a high-quality development which will play a key role in effecting the transition between the Eastbrook commercial precinct which fronts Royal Street to the west of Plain Street. *New Figure 1 inserted*  Figure 1: - Lot 71	A new figure 1 has been inserted removing the reference 'car park' to the south.
3.0 Building Form and Character • As this development site is highly visible from all aspects, it is imperative that the building presents well from every angle. The building design must respond to both the highly urban, commercial character of Royal Street and the more open thoroughfare of Plain Street. The building should effect the	**4.0 Building Form and Character** • As this development site is highly visible from all aspects, it is imperative that the building presents well from every angle. The building design must respond to both the highly urban, commercial character of Royal Street and the more open thoroughfare of Plain Street. The building should effect the	Text that refers to Lot 70 being retained as a car park has been removed.

transition between these two zones as far as possible by making a strong corner statement. Two to three-storey (9.5m) or double volume construction is encouraged to ensure adequate building bulk is maintained at this corner location. • The site forms a gateway to the Royal Street retail precinct west of Plain Street. Consequently, developers are encouraged to hold the building line to the property boundaries of Royal and Plain Streets to create an active pedestrian frontage at ground level. ~~Consideration is to be given to pedestrian movement from the car park on Lot 70. The capacity of this car park may be increased in the future by the construction of an upper level deck. Developers of Lot 71 need to consider providing direct access from such a future elevated deck to their development.~~ • The majority of ground floor facades should be glazed and interesting and modulated built form is sought. Particular regard will need to be given to facades which front Plain Street to ensure that they are visually active and articulated. Blank walls will not be accepted to Plain and Royal Streets.	transition between these two zones as far as possible by making a strong corner statement. Two to three-storey (9.5m) or double volume construction is encouraged to ensure adequate building bulk is maintained at this corner location. • The site forms a gateway to the Royal Street retail precinct west of Plain Street. Consequently, developers are encouraged to hold the building line to the property boundaries of Royal and Plain Streets to create an active pedestrian frontage at ground level. • The majority of ground floor facades should be glazed and interesting and modulated built form is sought. Particular regard will need to be given to facades which front Plain Street to ensure that they are visually active and articulated. Blank walls will not be accepted to Plain and Royal Streets.	
6.0 Access and Parking • Principle pedestrian access is to be provided from Royal Street and the sidewalk adjacent to Sovereign Close. ~~Due consideration is to be given to how pedestrians access the development from the car park at the rear of the site.~~ Vehicular access is to be from Sovereign Close. Provide appropriate and required parking for disabled people. Delivery areas are to be located near the southern boundary, and are to be accessible from the access road to Lot 70 and screened from view. The truck dock is to be provided within the site boundary. • ~~It should be noted that the car park on Lot 70 is, and will remain, a public parking facility intended to service retail and commercial uses in this area.~~	**6.0 Access and Parking** • Principle pedestrian access is to be provided from Royal Street and the sidewalk adjacent to Sovereign Close. Vehicular access is to be from Sovereign Close. Provide appropriate and required parking for disabled people. Delivery areas are to be located near the southern boundary, and are to be accessible from the access road to Lot 70 and screened from view. The truck dock is to be provided within the site boundary.	Text that refers to Lot 70 being retained as a car park has been removed.
PART THREE– GUIDELINES APPLICABLE TO LOT 72	**PART FOUR – GUIDELINES APPLICABLE TO LOT 72**	Guidelines for Lot 72 have been renumbered as a consequence of the addition of provisions for Lot 70 above.

1.0 Context *Figure 1 deleted*  Figure 1: - Lot 72	**1.0 Context** *New Figure 1 inserted.*  Figure 1: - Lot 72	A new figure 1 is to be inserted removing the reference 'car park' to the south.
6.0 Access and Parking • Principle pedestrian access is to be provided from Royal Street and the sidewalk adjacent to Sovereign Close~~. Due consideration is to be given to how pedestrians access the development from the car park at the rear of the site.~~ Vehicular access is to be from Sovereign Close. • ~~It should be noted that the car park on Lot 70 is, and will remain, a public parking facility intended to service retail and commercial uses in this area.~~	**6.0 Access and Parking** • Principle pedestrian access is to be provided from Royal Street and the sidewalk adjacent to Sovereign Close. Vehicular access is to be from Sovereign Close.	Text that refers to Lot 70 being retained as a car park has been removed.
PART FOUR – GUIDELINES APPLICABLE TO LOT 73	**PART FIVE – GUIDELINES APPLICABLE TO LOT 73**	Guidelines for Lot 73 have been renumbered as a consequence of the addition of provisions for Lot 70 above.
PART FIVE – GUIDELINES APPLICABLE TO LOT 75	**PART SIX -- GUIDELINES APPLICABLE TO LOT 75**	Guidelines for Lot 75 have been renumbered as a consequence of the addition of provisions for Lot 70 above.
PART SIX -- GUIDELINES APPLICABLE TO LOT 76	**PART SEVEN -- GUIDELINES APPLICABLE TO LOT 76**	Guidelines for Lot 76 have been renumbered as a consequence of the addition of provisions for Lot 70 above.

City of Perth

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Minor Town/Local Planning Schemes

Local Planning Scheme No. 26 - Normalised Redevelopment Areas

Note: Only the relevant sections of the Local Planning Scheme document are provided with proposed amendments shown in red.

Version #	Decision Reference	Synopsis
1	11 September 2007	Gazetted
2	17 March 2015	Amended
3	24 February 2017	Amended

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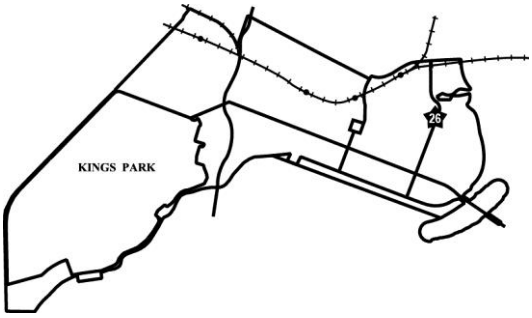
The local government, under the powers conferred on it by the Planning and Development Act 2005, makes the following Local Planning Scheme.



ARRANGEMENT

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1.3 Date of Operation

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1. Interpretations

2. Normalised Redevelopment Areas Figure 1 – Scheme Map

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PART 1: PRELIMINARY

1.1 Citation of Scheme

This Scheme may be cited as the Local Planning Scheme No. 26 (Normalised Redevelopment Areas) (herein called the Scheme).

1.2 Responsible Authority

The responsible authority for the preparation and implementation of the Scheme is the local government.

1.3 Date of Operation

The Scheme shall come into operation on publication of notice of the Minister's final approval thereof in the *Government Gazette*.

1.4 Scheme Area

This Scheme shall apply to the area defined as the Scheme Area in the Scheme Map in Figure 1.

1.5 Relationship of Scheme to Local-laws

The provisions of the Scheme shall have effect notwithstanding any local-law and where the provisions of the Scheme are inconsistent with any local-law the provisions of the Scheme shall prevail.

1.6 Relationship to the City of Perth City Planning Scheme

1.6.1 This Scheme is complementary to and is not a substitute for the City Planning Scheme.

1.6.2 Where a provision of this Scheme is inconsistent with a provision of the City Planning Scheme, the provision of this Scheme prevails.

1.6.3 For the purposes of clause 36(1) of the City Planning Scheme:

(a) a standard or requirement of the City Planning Scheme shall be taken to include a standard or requirement of this Scheme.

(b) a non-complying application does not include an application for:

(i) an increase in plot ratio above the specified maximum plot ratio in this Scheme.

(ii) building setbacks, building heights or pedestrian easement width on Lot 70, No. 75 Haig Park Circle, East Perth that does not meet the requirements of Clause 4.2.5(d), (e), (f) and (g).

1.6.4 In any provision which:

(a) is contained within a local planning scheme that repeals and replaces the City Planning Scheme; and

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(b) empowers local government to approve a development which does not comply with the standard or requirement of that local planning scheme;

any reference to a standard or requirement of that local planning scheme shall be taken to include a standard or requirement of this Scheme.

1.6.5 The reference in clause 43(1)(d) of the City Planning Scheme to "all standards laid down and all requirements prescribed by this Scheme" shall be taken to include any standards laid down and any requirements prescribed by this Scheme.

1.6.6 In any provision which:

(a) is contained within a local planning scheme that repeals and replaces the City Planning Scheme; and

(b) prohibits a person from erecting, altering or adding to a building or using or changing the use of any land or building or permitting or suffering any land or building to be used or the use of any land or building to be changed for any purpose unless all the standards laid down and all the requirements prescribed by that local planning scheme or determined by the local government under that local planning scheme have been and continue to be complied with;

any reference to the standards laid down or standards prescribed by that local planning scheme shall be taken to include all standards laid down and all requirements prescribed by this Scheme.

1.7 Interpretation

In the Scheme unless the context otherwise requires, or unless it is otherwise provided herein, words and expressions have the respective meanings given to them in the Planning and Development Act 2005, the Deemed Provisions, Schedule 1, the City Planning Scheme and R-Codes. In the case of conflict between the meanings of words and expressions in those instruments:

(a) in the case of residential development the definition in the R-Codes shall prevail; and

(b) otherwise priority shall be given according to the order in which the instruments are referred to in this clause.

1.8 Contents of the Scheme

The Scheme comprises this Scheme Text which incorporates the Scheme Map and includes any Schedule to the Scheme and the Deemed Provisions.

1.9 Scheme Purpose

The purposes of the Scheme are to:

(a) provide a system for the orderly control of development within the Scheme Area;

(b) facilitate the process of development within the Scheme Area;

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(c) provide sufficient certainty to enable location and investment decisions to be made with reasonable confidence;

(d) ensure that individual developments can occur without detriment to the integrity of the Scheme Area and locality as a whole;

(e) provide flexibility and discretion in decision making;

(f) provide an effective means of determining the urban design and visual quality of the Scheme Area;

(g) provide effective standing for planning policies; and

(h) facilitate the implementation of the Scheme objectives and principles.

1.10 Scheme Objectives

1.10.1 The objectives of the Scheme are to:

(a) deliver sustainable urban development within the Scheme Area, with outcomes such as compact growth, mixed land use, good design, primacy of public spaces, heritage conservation and reduced motor vehicle usage;

(b) deliver vibrant and attractive urban environments which infuse the city with vitality, life and character;

(c) deliver development excellence through high quality design, by connecting people and places, and ensuring a successful mixture of land uses and activities;

(d) increase the resident population, facilitate increased employment opportunities and a diverse range of businesses, facilities, services, amenities and infrastructure.

1.10.2 The local government will have due regard to the Scheme Objectives when determining applications made under the Scheme and when making other discretionary decisions regarding the Scheme.

1.11 Scheme Principles

1.11.1 The Scheme Principles are:

(a) 'Places for People' – development must be planned, designed and managed to ensure the city is an appealing and welcoming place for people to live, work, play and visit;

(b) 'Critical Mass' – development will increase the number of residents, businesses and jobs in the city and will provide facilities, services, amenities and infrastructure to support ongoing growth;

(c) 'Quality Design' – development will deliver high quality design of places which responds to local context and develops Perth as a distinct, world class, liveable city. Design excellence in development will focus on innovation, aesthetics, function and materials, and the development of attractive, efficient and adaptable places and buildings;

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(d) 'Diversity' – development will support diversity of people, places, buildings, land uses, events and transport through the design and use of places, to create choice and flexibility in a compatible manner;

(e) 'Connectivity' – development will deliver a well designed and serviced urban environment which integrates people, land uses and transport modes in an efficient, convenient and safe manner; and

(f) 'Environmental Integrity' – development will conserve and enhance the natural and built environment and minimise resource consumption, carbon emissions, pollution, waste production and other detrimental environmental impacts.

1.11.2 All development proposals will be required to be consistent with the Scheme Principles, which are to be applied collectively to achieve the creation of sustainable communities.

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PART 2: PLANNING POLICIES AND DESIGN GUIDELINES

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PART 3: PROJECT AREAS AND PRECINCTS

3.1 Project Areas and Precincts on Scheme Map

The Scheme Area is made up of Project Areas which are divided into Precincts. The location and boundaries of the Project Areas and Precinct are shown on the Scheme Map.

3.2 Land Use Categories

There are seven land use categories created by the Scheme. Table 1 – Land Use Categories defines the land use categories and lists the land uses within each category. Where appropriate, these categories are stipulated as 'Preferred Uses' categories or 'Contemplated Uses' categories in the Precincts.

3.3 Development in Precincts

3.3.1 All development is required to be generally consistent with the Statement of Intent for the Precinct in which it takes place.

3.3.2 Where in Parts Four and Five a category of use is stipulated as a 'Preferred Use' in any Precinct, in dealing with a development application involving a use from that category in that Precinct the local government shall deal with the application in accordance with clause 32 of the City Planning Scheme.

3.3.3 Where in Parts Four and Five a category of use is stipulated as a 'Contemplated Use' in any Precinct, in dealing with a development application involving a use from that category in that Precinct the local government shall deal with the application in accordance with clause 33 of the City Planning Scheme.

3.3.4 In dealing with an application for development approval for an unlisted land use, the local government shall deal with the application in accordance with clause 34 of the City Planning Scheme.

Table 1: Land Use Categories

CATEGORY 1 : CULTURE AND CREATIVE INDUSTRY	LAND USES
Description: Businesses and activities which have their origin in individual creativity, skill and talent and which contribute to the cultural richness and economic advantage of an area. Provides opportunities for business incubation and job creation through exploitation of intellectual property and/or unique skills. In determining an application for development approval for a	• Media Production • Creative Industry Office • Creative Mixed Land Use • Artist Studio • Theatre/Performance Venue

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land use within the Culture and Creative Industry land use category, in addition to other provisions of the Scheme, the local government shall have regard to the following objectives: (a) infusing creativity, originality and innovation into the built environment; (b) encouragement of creative industries; (c) providing opportunities for business incubation; (d) the provisions of flexible and adaptive spaces to live, work and display; and (e) ensuring the compatible operation of culture and creative land uses with other land uses in the vicinity of the proposed development.	• Exhibition Centre • Event Space
CATEGORY 2 : COMMERCIAL **Description:** Business activities, professional services and other principally profit-based land uses of a non-retail, low impact nature. The category does not include businesses of an industrial, entertainment or other moderate to high impact nature. In determining an application for development approval for a land use within the Commercial land use category, in addition to other provisions of the Scheme, the local government shall have regard to the following objectives: (a) facilitating prosperity and diversity in economic activity and commercial buildings and premises; (b) ensuring an active interface of ground floor development with the public realm; (c) healthy, functional and environmentally sustainable workplaces; and (d) accessibility to work places by sustainable modes of transport.	**LAND USES** • Office • Business Services • Consulting Rooms • Medical Centre • Commercial Training Centre • Dry Cleaning Premises • Veterinary Centre • Car Park
CATEGORY 3 : LIGHT INDUSTRY **Description:** Low to moderate impact businesses, predominately based in skilled trades, manufacturing, goods handling, the automotive industry and other land uses of an industrial nature. The land uses usually require large purpose built premises and may not be appropriate for mixed-use buildings or residential areas.	**LAND USES** • Light Industry • Service Industry • Research and Development • Showroom/Warehouse

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In determining an application for development approval for a land use within the Light Industry land use category, in addition to other provisions of the Scheme, the local government shall have regard to the following objectives: (a) ensuring the operation of the land use does not negatively affect the amenity of the locality, including operating hours, traffic, noise, emissions and other operations are compatible with surrounding land uses; (b) the appropriate interface of development with the surrounding environment, including amenity and a quality streetscape; and (c) ensuring the proposed development will not significantly detract from the vision for the Project Area and the intent for the Precinct.	• Open Air Sales and Display • Transport Depot • Service Station • Major Utility Infrastructure
CATEGORY 4 : RETAIL **Description:** Places of business offering goods displayed on the premises for sale or hire to the public, and also includes premises for the provision of services of a personal nature. May include the preparation of goods for sale on site but not manufacturing of goods. In determining an application for development approval for a land use within the Retail land use category, in addition to the other provisions of the Scheme, the local government shall have regard to the following objectives: (a) encouraging a diversity of retail services and premises in appropriate locations; and (b) ensuring an active interface of ground floor development with the public realm.	**LAND USES** • Shop • Shopping Complex • Personal Services • Market • Convenience Store • Liquor Store
CATEGORY 5 : RESIDENTIAL **Description:** A building or a portion of a building that is designed or adapted for habitation. In determining an application for development approval for a land use within the Residential land use category, in addition to other provisions of the Scheme, the local government shall have regard to the following objectives:	**LAND USES** **5A Permanent Residential** • Single House • Multiple Dwelling • Grouped Dwelling • Specific Purpose Housing • Home Occupation

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(a) encouragement of a socially diverse inner city population; (b) the provision of a diversity of housing and accommodation types, size and tenure; (c) the provision of social and affordable housing; (d) the provision of universally accessible and adaptive housing; (e) the compatibility of new residential development with existing land uses; and (f) the need to separate permanent residential development from transient accommodation or other land uses, where appropriate.	**5B Transient Residential** • Lodging House • Short Term Accommodation • Serviced Apartments • Hotel • Hostel
CATEGORY 6 : COMMUNITY **Description:** Premises or land uses which provide essential services or leisure facilities to local residents and workers or the wider community, also referred to as 'social infrastructure'. May include activities for commercial gain which provide a social benefit. In determining an application for development approval for a land use within the Community land use category, in addition to other provisions of the Scheme, the local government shall have regard to the following objectives: (a) encouraging facilities that provide essential services or enhanced lifestyles to segments of the community or to the general public; (b) facilitating social interaction and community building; (c) supporting physical activity and healthy lifestyles; and (d) ensuring the appropriate interface of development with the surrounding environment, including patron and traffic management, and high quality public realm.	**LAND USES** • Civic Building • Community Centre • Recreation Facilities • Public Open Space • Place of Worship • Hospital • Health & Social Services • Education Establishment • Day Care Centre • Public Library

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CATEGORY 7: DINING AND ENTERTAINMENT	LAND USES
Description: Premises designed and used to provide public entertainment or social interaction, principally dining and drinking. Usually involves extended/evening trading and may involve service of alcohol and amplified music. Includes land uses which may present moderate impacts on residential amenity, due to noise, patronage and hours of operation. In determining an application for development approval for a land use within the Dining and Entertainment land use category, in addition to other provisions of the Scheme, the local government shall have regard to the following objectives: (a) enhancing lifestyle, character and vibrancy; (b) achieving effective venue management, including venue operation, patron management, and customer and public safety; and (c) ensuring the operation of land use does not negatively affect the amenity of the locality, including operating hours, traffic, noise or other emissions, and is compatible with surrounding land uses.	• Tavern • Small Bar • Night Club • Entertainment Complex • Function Centre • Club • Restaurant • Fast Food Outlet • Cinema Complex • Amusement Parlour • Betting Agency

~~**3.4 Plot Ratio**~~

~~The local government cannot grant development approval for a non-complying application in respect of an application for an increase in plot ratio above the specified maximum plot ratio in Parts Four and Five of the Scheme.~~

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PART 4: CLAISEBROOK VILLAGE PROJECT AREA

4.1 Claisebrook Village Project Area Vision

The Vision for the Claisebrook Village Project Area is:

Claisebrook Village will be a sustainable urban village based on the Claisebrook Cove. It will exemplify the Scheme Principles, through its environmental integrity, a high quality public realm, and diverse land uses and housing in an easily accessible and connected environment. The area will be enriched by its Indigenous and architectural heritage and public art. The area will exhibit contemporary transport planning and design principles which capitalise on its proximity to good public transport and further develop the pedestrian-friendly public realm.

4.2 Precinct EP1: Claisebrook Inlet

4.2.1 Precinct Statement of Intent

The Claisebrook Inlet Precinct is 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.

4.2.2 The following table lists the Preferred, Contemplated and Prohibited uses within Precinct EP1: Claisebrook Inlet (Excluding Lot 70, 75 Haig Park Circle, East Perth):

Precinct EP1: Claisebrook Inlet	
Land Use Category	**Use Symbol**
Category 1 Culture and Creative Industry	C
Category 2 Commercial	P
Category 3 Light Industry	X
Category 4 Retail	P
Category 5A Permanent Residential	P/X(1)
Category 5B Transient Residential	P
Category 6 Community	P
Category 7 Dining and Entertainment	C

(1) Means use is prohibited where it fronts the street at pedestrian level but preferred elsewhere.

4.2.3 Maximum Plot Ratio: 1.0

The plot ratio may be increased to a maximum of 2.0 provided that in any development having a plot ratio in excess of 1.0, not less than 50% of the excess relevant floor area shall be dedicated to residential use.

For Lot 162 Plain Street, East Perth maximum plot ratio is 2.0.

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For Lot 70 No. 75 Haig Park Circle, East Perth, the maximum plot ratio is 1.5. On this Lot the calculation of the floor area of a building and the maximum plot ratio shall exclude any public fee-paying car parking where it is located within a basement. For the purpose of this subclause, a basement is considered to be any portion of a building used primarily for car parking and having 50% or more of its volume below natural ground level.

4.2.4 **Development of Lots 1 – 85 Nos. 50-60 Royal Street and Lots 1-79 No. 20 Royal Street**:

(a) This subclause applies only to Lots 1-85 Nos. 50-60 and Lots 1-79 No. 20 Royal Street, East Perth and for the purpose of this subclause, they shall be treated as a single lot and referred to as "the Lot".

(b) The Lot is to be developed and used for either Serviced Apartments or a Hotel or both with at least one or a combination of any of the following developments and uses:

(i) Serviced Apartments;

(ii) Hotel;

(iii) Tavern;

(iv) Office;

(v) Restaurant;

(vi) Theatre/Cinema;

(vii) Recreation facilities;

(viii) Retail; and

(ix) a use or development ancillary to those referred to in items (i)-(viii) above.

(c) At least 2/3 of the total number of apartments and rooms are to be developed and used for short stay accommodation.

(d) The plans submitted for development approval in respect of the Lot are to identify the apartments and rooms which are to be developed and used for short stay accommodation.

(e) In this subclause:

(a) Serviced Apartments means buildings which include self-contained units used for short stay accommodation together with associated office and service facilities, but the term does not include a hostel, a hotel, a motel or a lodging house; and

(b) Short Stay Accommodation means continuous accommodation of the same person for a period of up to 12 months.

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4.2.5 **Development of Lot 70 No. 75 Haig Park Circle:**

(a) This subclause applies only to Lot 70 No. 75 Haig Park Circle, East Perth (referred to as 'the Lot').

(b) Subclause 4.2.2 does not apply to the Lot.

(c) The following table lists the Preferred, Contemplated and Prohibited uses on the Lot.

Lot 70 No. 75 Haig Park Circle	
Land Use Category	**Use Symbol**
Category 1 Culture and Creative Industry	C/X(1)
Category 2 Commercial	C/X(1)
Category 3 Light Industry	X
Category 4 Retail	C/X(1)
Category 5A Permanent Residential	P
Category 5B Transient Residential	C
Category 6 Community	C/X(1)
Category 7 Dining and Entertainment	C/X(1)

(1) Means the use is prohibited where it fronts or faces Haig Park Circle or the proposed internal pedestrian easement.

(d) Buildings shall be setback a minimum of 3m from Haig Park Circle.

(e) The maximum street building height on Haig Park Circle shall be 10.5m with any additional height above this contained within a 45 degree angled height plane.

(f) A pedestrian easement shall be provided across the lot to provide public pedestrian access from Sovereign Close to Haig Park Circle. It shall have no height limit and a minimum width of 8m, except at its northern end where reduced width may be necessary to accommodate vehicular access from Sovereign Close to the site. The vehicular access shall be designed to minimise its encroachment into the pedestrian easement and have minimum impact on safety and amenity for users of the pedestrian easement.

(g) The only variations to sub-clauses (d) and (e) above that may be approved by the local government are:

- measures to integrate the electrical substation at the south-east corner of the site if retained;
- basements which extend into the Haig Park Circle street setback where they are a minimum of 2 metres below the median level of the footpath

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adjoining the site at its southern boundary, allowing for adequate soil depth for in-ground planting to enhance the streetscape; and

- minor projections for items such as chimneys, finials and other similar architectural features.

These projections will only be approved where the local government is satisfied that they make a positive contribution to the design of the building/s and the amenity of the locality.

4.3 Precinct EP2: Constitution Street

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4.4 Precinct EP3: Royal Street Central

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City of Perth
City Planning Scheme
No. 2

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Planning Policy Manual – Part 2

Planning Policies and Design Guidelines for Normalised Redevelopment Areas

Section 2.20
East Perth – Area 20
South Cove

Note: Proposed amendments are shown in red.

Version #	Decision Reference	Synopsis
1	11 March 2008	Adopted
2	17 March 2015	Amended
3	13 December 2016	Amended
4	11 April 2017	Amended

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PART ONE – GENERAL

1.0 APPLICATION

These guidelines apply to lots 70 - 76 inclusive as shown on Figure 1.

2.0 RELATIONSHIP TO PLANNING SCHEME AND PLANNING POLICIES

Lots 70 to 76 inclusive are within the Claisebrook Inlet Precinct (EP1) as defined in the City of Perth Local Planning Scheme No. 26 (Normalised Redevelopment Areas) (herein called 'the Scheme').

These Design Guidelines are intended to supplement the provisions of the Scheme and should be read in conjunction with the Scheme, in particular those provisions relating to the Claisebrook Village Project Area, Precinct EP1: Claisebrook Inlet, and other Planning Policies.

The Deemed Provisions set out in the *Planning and Development (Local Planning Schemes) Regulations 2015* also form part of the Scheme Text.

The Scheme identifies Preferred, Contemplated and Prohibited uses for Precinct EP1: Claisebrook Inlet and stipulates maximum plot ratio. In determining any application for development approval, the local government will have regard to these Design Guidelines, the Scheme and other Planning Policies.

3.0 ABOUT THESE GUIDELINES

These guidelines are broken into two parts. Part one applies to all lots and includes a description of the overall character sought for this area, definitions of some terms, and those design elements common to all sites. Part two consists of a series of specifications detailing those design considerations that are specific to particular lots. In any instance where there appears to be a contradiction between the general guidelines and the guidelines for a particular lot, the lot-specific guidelines should be followed. It should be noted that the guidelines relating to these lots will be strictly enforced and the local government may refuse development approval for developments not considered to be in keeping with the intent of the guidelines.

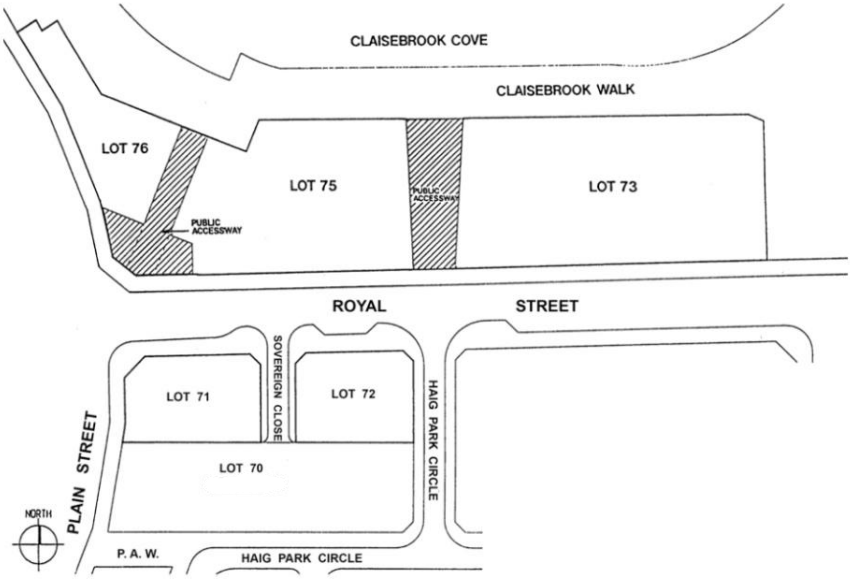

Figure 1: - South Cove Subdivision

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4.0 DESIRED CHARACTER AND PREFERRED USES

- The lots collectively form the “South Cove” subdivision. South Cove is one of the most prominently located development sectors within East Perth.
- Developments within South Cove will be the "drawcard" for this part of the city. The subdivision is bounded between Plain Street and Victoria Gardens and as such is likely to experience the majority of pedestrian traffic from those who live in the surrounding areas and also from those who visit East Perth. Given the subdivision's prominence, the local government wishes to see developments of high quality with the potential to perform landmark functions.
- The development of South Cove is critically placed in respect to the overall pattern of redevelopment in East Perth. The development of this sector will play a pivotal role in determining the area's emerging character. Although South Cove is defined as a separate development sector from that of Haig Park, it is anticipated that there will be high interaction of activities on either side of the western end of Royal Street to create the major retail, hotel and restaurant focus for East Perth.
- Land uses on South Cove should emphasise public usage particularly along Royal Street and the Claisebrook Cove pedestrian promenade (”Claisebrook Walk"). Visual and physical access to the Cove needs to be considered and maximised in all developments. At the same time, developments on South Cove need to establish an appropriate, preferably interactive streetscape along Royal Street. This is particularly important as it is anticipated that the southern side of Royal Street will be the location of the main retail facilities serving the redevelopment area and other surrounding precincts. Moreover, developments on South Cove will need to create an appropriate urban character to balance the expanse and openness of the adjacent cove and nearby river. To achieve this, buildings in the Southern Cove subdivision need to hold the street edge to reinforce the traditional relationship to the street and similarly address the waterfront promenade.
- Developments to the northern and southern sides of Royal Street are to be mutually supportive in functional terms to collectively create an attractive streetscape. The emphasis of this development should be on the establishment of a truly inner City urban character, achieved by the density, scale of development and design approach.
- Lot 70 is located between the mixed use activity centre in Royal Street and the residential development in the Haig Park Precinct (Area 26). The nature and built form of development on this lot should form a transition between these two different inner urban areas. Pedestrian access should be provided through the site to connect the two areas.

5.0 BUILDING ENVELOPES

The building height and bulk is to be contained within building envelopes as detailed in Part Two of these guidelines. In addition the Haig Park Circle setbacks and building heights that apply to Lot 70 are detailed in the Scheme. Minor projections outside building envelopes may be permitted for such items as chimneys, finials, pergolas, small portions of bay and dormer windows, and approved landmark features which in the opinion of the local government, contribute to the character and identity of the subdivision. It should be noted that:

- Balconies, awnings and verandahs may project beyond the building envelope in accordance with the specific guidelines applicable to these features.
- Heights of building envelopes are from finished ground levels at the perimeter of the Lot.

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- Building envelopes define the limits of building bulk. It is not intended that the building profile should mirror the building envelope.
- Building envelopes must be considered in conjunction with site coverage, open space and set back requirements.

6.0 BUILDING DESIGN

6.1 Generally

- Open space is not required for non-residential uses.
- The massing of buildings should respect the scale of the adjacent public domain and of neighbouring buildings.
- Buildings should enclose and define the public street space at an appropriate scale and provide a continuity along streets.
- Building forms should reflect an innovative and contemporary interpretation of Perth architecture utilising a rich palette of materials.

6.2 Floor to Floor height

The minimum ground floor to first floor height is 3m to all developments at Royal Street and waterfront promenade levels.

6.3 Windows

- Overall window opening proportion must be vertical or square.
- Horizontally proportioned window openings are acceptable only if they are integral to the elevation and a minor element of the overall composition of the elevation.
- Door and window shutters if fitted must be operable.

6.4 Security

Building design should contribute to the creation of a safe environment by avoiding the formation of "blind" spaces. Sites should be well lit to enhance the personal safety of people within the development and public in general.

6.5 Balconies

The inclusion of balconies to take advantage of views is encouraged. Balconies can also assist the composition, articulation and visual interest of buildings. Balconies should be of usable proportions with a minimum area of $10m^2$ with a minimum dimension of 2m. Wherever possible balconies should be enhanced by the provision of shading from summer sun.

6.6 Roof Form

Generally roofs should be pitched, with a slope of between 30 and 45 degrees. Provision of a decorative parapet with a shallow roof pitch beyond, in the tradition of a shopping street, is acceptable for the Royal Street frontage.

6.7 Articulation and Detailing

- Building design is to enhance individual identity for all building types. Buildings must present a "front" to public spaces.

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- Buildings are to provide a vertically modulated street frontage and are to use elements such as verandahs, balconies, awnings, dormers and window projections to provide visual interest and establish a fine-grained scale to the development.
- Detailing is to provide visual richness, variety, interest, identity and assist in reducing the visual bulk of building mass.
- Corner sites tend to be very prominent. Buildings situated at the intersection of roads and pedestrian access ways play a special role in defining the quality of the adjoining public spaces and by providing landmarks which assist people's understanding of the local environment. Extra height at corners through the use of decorative parapets, tower elements or similar features helps to give prominence to these buildings and is therefore encouraged. In approved instances a "tower element" may take the form of an additional storey if the local government is satisfied that it contributes to the landmark quality of the building.
- Aluminium lace or cast iron lace is not permitted.

6.8 Geo-technical Site Conditions

Geo-technical briefing notes are available for inspection at the local government's offices. However, it is the responsibility of each land owner to ensure that the design of their dwelling is suitable for the site condition of their lot.

6.9 Integration of Art

The use of artists as part of the design team for a new development is strongly encouraged. Areas in which artworks can be integrated into a new development include detailing to walls, balustrades and railings, paving, shade structures, seating, rubbish bins, bollards, drinking fountains, lighting, building fittings, entry treatments and signage.

7.0 ACCESS AND PARKING

7.1 Pedestrian Access

Priority is to be given to maximising pedestrian access and circulation within the precinct. Pedestrian access from Royal Street is to be at grade directly from the footpath. Consideration is to be given to designing access suitable for people with impaired mobility and all relevant Australian Standards and codes are to be adhered to.

7.2 Motor Vehicle and Service Access Parking

- All parking is to be provided in basement or otherwise adequately concealed from public view to the local government's satisfaction.
- Basement car parks abutting pedestrian access ways or Royal Street, should be below ground level where possible. Any wall projecting above ground is to be of minimal extent and detailed to provide visual interest and pedestrian scale.
- Ventilation grilles to parking basements are to be screened from public view. In any case, they should be detailed to reduce their visual impact, and be sympathetic in proportion and placement to the building design.

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- Unless noted otherwise, servicing of buildings is to take place from Royal Street or within an approved internal screened service yard, as appropriate to the nature and scale of the proposed development.
- Provision is to be made for the storage of rubbish bins in such a way as they are screened from public view and can be easily accessed by service vehicles.
- Designs are to minimise the extent of street and laneway frontage given over to vehicular access.

7.3 Bicycles

Each development is to make provision for secure public bicycle parking and appropriate end of trip facilities for building occupants.

8.0 CROSSOVERS

Vehicle crossovers are to be constructed to the local government's specifications at the developer's expense.

9.0 VERANDAHS AND AWNINGS

- Any verandah or awning that overhangs or abuts a trafficable street or lane must have 0.6m minimum clearance from the likely passage of vehicles. Allowance should also be made for the unimpeded growth of any nearby street tree. In any case, the fascia of a verandah or awning must be no less than 0.6m closer to the outer face of the kerb, where one exists.
- Verandahs and awnings are not to exceed 2.7m in width.
- Generally, a verandah must have a clearance above footpath level of 3.0m. Where necessary verandahs may be stepped to conform with the grade of the footpath. In such cases, the steps should not exceed 600mm and the clearance above footpath level may be reduced to a minimum of 2.7m. Figure 2 illustrates this principle.

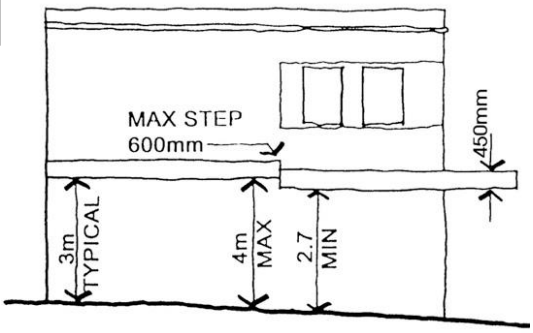

Figure 2: - Verandah Clearances and Connections

- Where a verandah abuts another verandah, the two are to be finished so as to prevent rain falling between them. It will be the responsibility of the person erecting the new verandah to effect this result. Figure 2 illustrates this principle.
- Decorative elements on verandahs will be considered on their merits. If intended to accommodate signage the finished depth of a verandah fascia should be 450mm.
- Frontages to Royal Street are required to provide pedestrian protection from sun and rain. It is preferable that this is achieved through the use of suspended fabric awnings, although box type verandahs are acceptable to Royal Street.

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10.0 OPEN SPACE

- Open space is not required for non-residential uses.
- An area of private open space directly accessible from a living area is required for each residential dwelling. This open space may be at ground level or be provided as a balcony terrace or deck.
- All private open space is to be sufficiently dimensioned so as to be usable.

11.0 MATERIALS AND COLOURS

11.1 Walls and Windows

The following construction materials are acceptable:

- Natural stone, including limestone;
- Rammed earth and rammed limestone;
- Render paint finished in ochres, reds and limewash colours. Red or terracotta brick;
- Timber and lightweight cladding which is paint finished or stained is acceptable on upper floors and as a minor element at ground floor level;
- The well considered use of more than one material or finish is encouraged where it adds variety and reduces perceived building bulk. Finishes that separate or partly separate ground and upper floors are encouraged.
- Reflective glass or dark tint is not permitted.

11.2 Colour

- Colour scheme involving well considered colours are encouraged as distinct from predominantly monochrome colour scheme.
- Trim colours which enhance and complement the wall and roof colours are preferred.

11.3 Roof and Shade Structure Covering

- Roof materials are to be selected from the following colour range: corrugated metal decking in Colorbond off white, merino, wheat, birch grey, saltbush, beige, mist green, gull grey or similar approved colour; tiles in autumn or terracotta tones; shingles or tiles resembling shingles in slate grey (not black).
- A Zincalume finish will only be accepted where it can be demonstrated that glare and reflectivity will not be a problem to neighbours and surrounding activities, including those across the Cove.

12.0 BLANK WALLS

Blank walls abutting public spaces are to be kept to a minimum. Walls are to be detailed to provide visual interest and pedestrian scale.

13.0 LANDSCAPE

- In order to increase on-site water absorption and reduce run-off, permeable segmental paving is to be used for all hard surfaces.

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- Where paving inside a lot abuts and is visible from paved surfaces in streets or public access ways, the new paving should be coordinated in colour, texture and scale with the surface in the public area.
- Select suitable tree species of semi-matured size, form and scale to relate to, but not overwhelm the building mass.
- Developers should note that trees used within the public spaces such as the PAW's are likely to overhang property boundaries once they are mature. The local government will be responsible for cleaning leaves, etc., which fall within public areas only.
- A detailed landscape proposal plan is to be submitted with each building license application.

14.0 SERVICES

- All piped and wired services, air-conditioners, clothes drying areas and hot water storage tanks are to be concealed from street and public area view. Solar panels and solar water heaters may be visible where they are in the same plane as the roof and there is no alternative location that can provide a similar level of solar efficiency.
- All stormwater is to be discharged to the stormwater connection provided on site.
- A stormwater drainage plan is to be provided with all building license applications.

15.0 FENCES AND RETAINING WALLS

- Fencing is to comply with the standard illustrated in Figure 3. This consists of limestone piers to a maximum of 2m high, and infill panels to a maximum of 1.8m. No more than 50% of any length of fence should consist of solid infill.
- Fencing which abuts Claisebrook Walk should be of visually permeable materials such as metal railings, although minor solid components may be permitted where residential private open space requires screening.
- Generally, buildings constructed to lot boundaries are preferred over fences. Where solid infill fencing is required, materials should match the building walls.
- Retaining walls are to be no higher than 1.2m high when measured from the adjacent pedestrian zone (eg: Claisebrook Walk).
- The combined heights of retaining walls and fences are not to exceed 2m when measured from the adjacent pedestrian zone. Where walls extend from retaining walls, the materials should be integrated. Walls should be detailed to minimise the sense of bulk and scale.

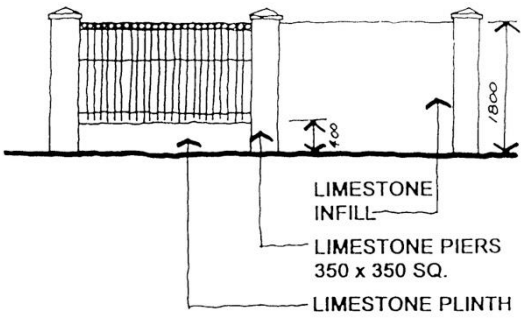

Figure 2 : - Typical Fence Styles

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PART TWO – GUIDELINES APPLICABLE TO LOT 70

1.0 CONTEXT

- This development site is located between the mixed use activity centre in Royal Street and the medium density residential area on the southern and eastern sides of Haig Park Circle. It also has frontage to Plain Street which is a major road. Its location fronting Plain Street makes it visually prominent to the north and south. Refer to Figure 1.
- The local government envisages a high quality of development on the site to form a sensitive transition between the different land uses to the north, south and east, and to respond to its visual prominence. This development should continue to provide north south pedestrian access through the site from Haig Park Circle to Royal Street via Sovereign Close.

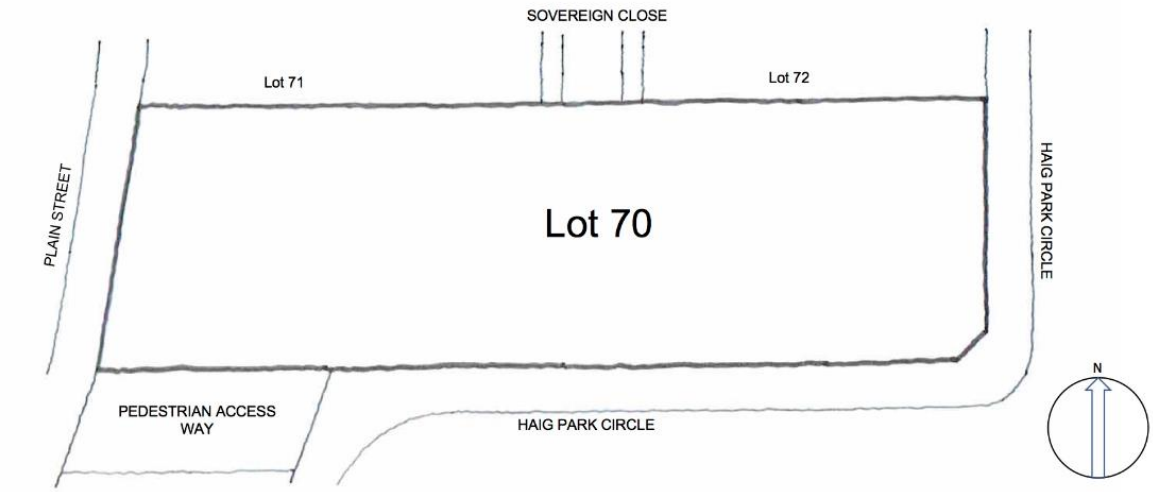

Figure 1: - Lot 70

2.0 PREFERRED USES

The preferred land uses on the site are those that fall within the Permanent Residential land use category, while those that fall within the Transient Residential land use category may be contemplated. Only these residential uses may be permitted within the southern elevation of the buildings facing Haig Park Circle. While uses within the Commercial, Retail, Community, Culture and Creative Industry, and Dining and Entertainment land use categories may also be contemplated, they will only be considered where they face and have access from Plain Street and/or to the north.

3.0 BUILDING FORM AND CHARACTER

- Development shall be of a high design quality to make a positive contribution to the character of the locality.
- An pedestrian easement with a minimum width of 8m and no height limit shall be provided across the lot to provide public pedestrian access from Sovereign Close to Haig Park Circle (refer Figure 7). It may also accommodate vehicular access to the development at its

northern end. This easement will result in development on the site above ground level forming two distinct buildings at the east and west of the site.

- The sections of building facing the pedestrian easement should include ground level entries, major openings, and balconies to habitable rooms to provide opportunities for passive surveillance of the easement from within the buildings. At the same time the design of the buildings, particularly in relation to overlooking and noise attenuation, should be carefully considered to ensure that high levels of amenity will be provided for occupants.
- The design of development shall respect the residential character of development to the south and east of Haig Park Circle. Buildings are to provide a modulated street frontage with articulated facades and use of elements such as balconies, awnings, windows and appropriate use of materials and colours to provide visual interest and to establish a fine grained scale to development. Roof pitches of 30 to 45 degrees are preferred where visible from the south and east.
- The design of development facing Plain Street shall respond to the volumes of traffic on Plain Street. Priority will be given to ensuring maximum amenity for occupants, particularly in terms of noise and privacy where uses within the Permanent of Transient Residential land use categories are proposed. Non-residential development should address the street in a more traditional manner with nil setbacks, ground level entrances facing the street and awnings over the footpath encouraged.
- In the north-western corner of the site where the greatest building height may be permitted the design of the upper levels, including the roof and any roof plant, should take into account how the building will be viewed from all directions given its visually prominent location.

4.0 BUILDING ENVELOPE AND SETBACKS

- The building envelopes and setbacks for development on the site are depicted in Figures 2-6.
- The maximum building heights shall be measured from the existing level of the footpath adjoining the site at its southern boundary to Haig Park Circle.

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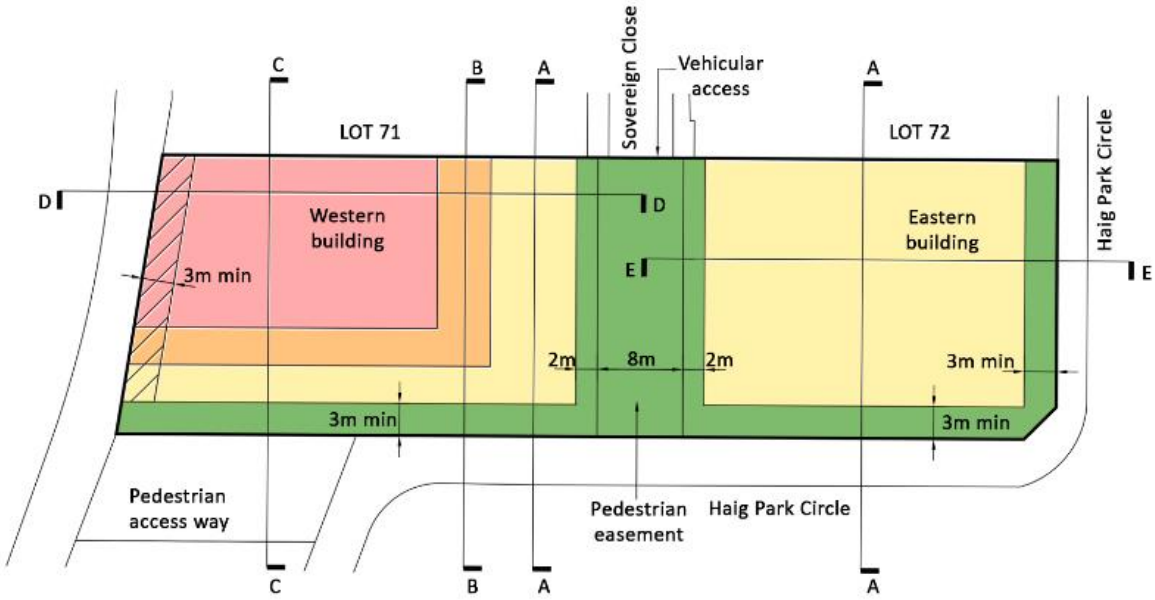

Figure 1 Lot 70 - Building setbacks and building envelope cross section locations.

Note: Minimum 3m setback from Plain Street only applies to Permanent or Transient Residential land uses. For all other uses a nil setback from Plain Street may be permitted.

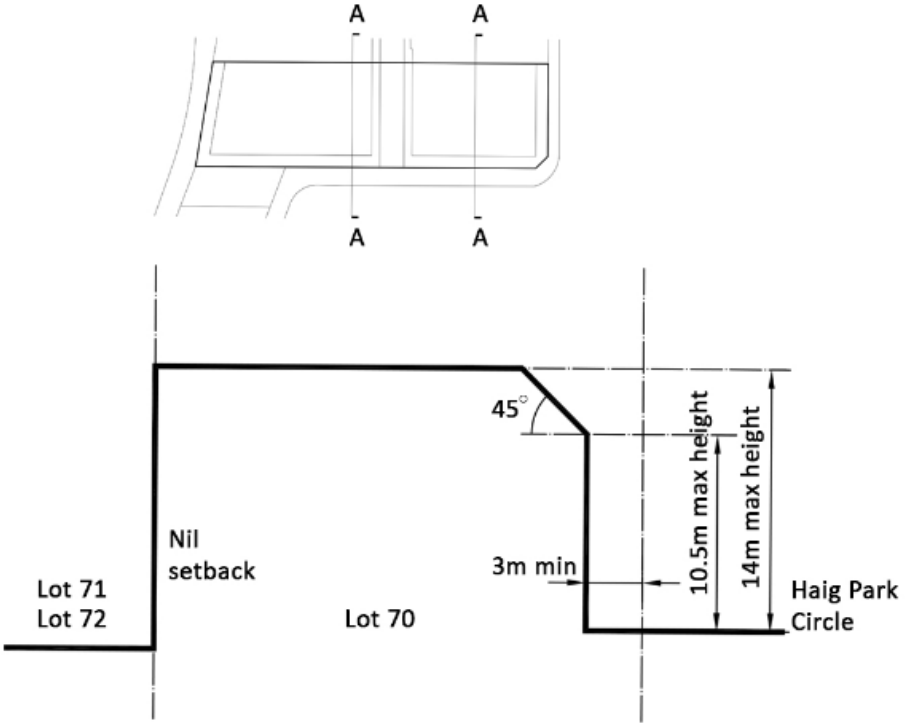

Figure 2 Section AA - North south section of building envelopes through eastern and western buildings.

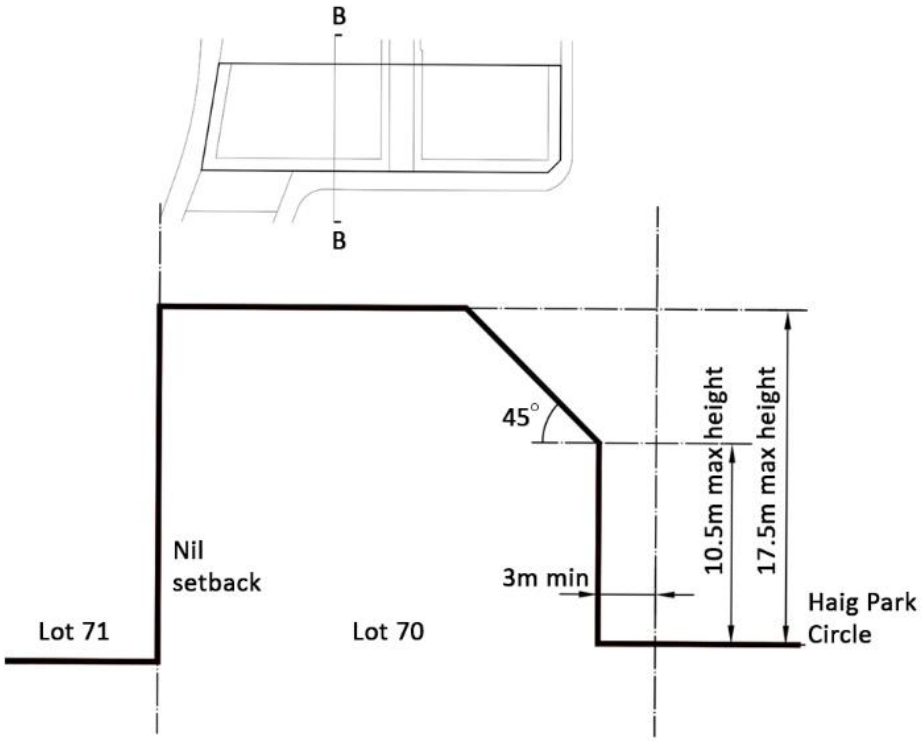

Figure 3 Section BB - North south section of building envelope through western building.

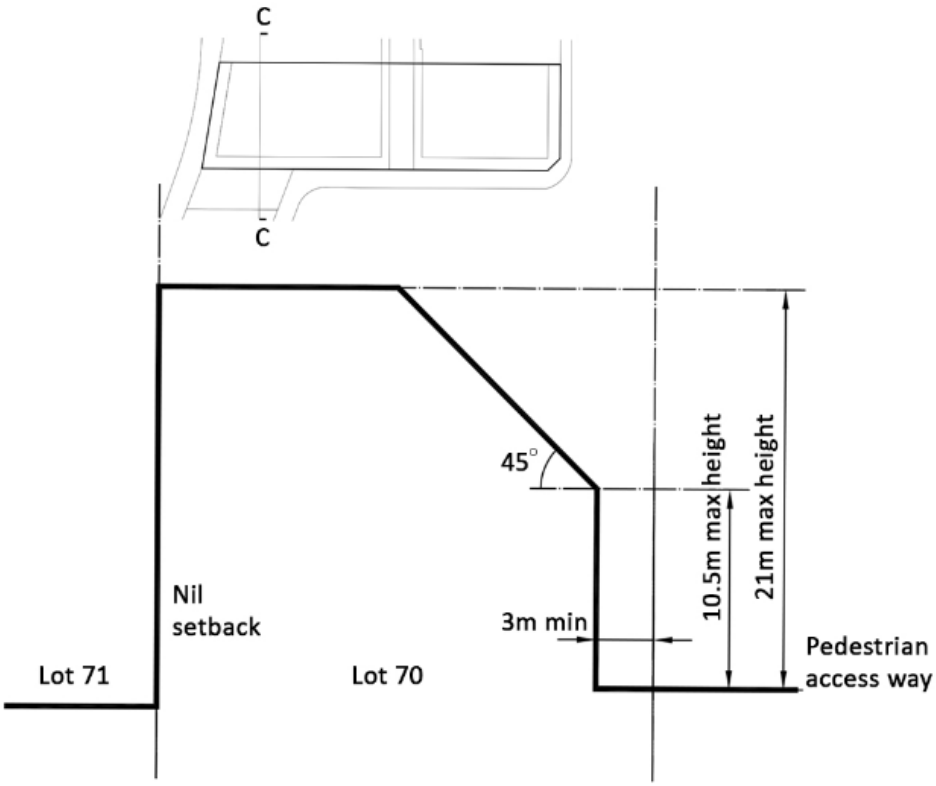

Figure 4 Section CC - North south section of building envelope through western building.

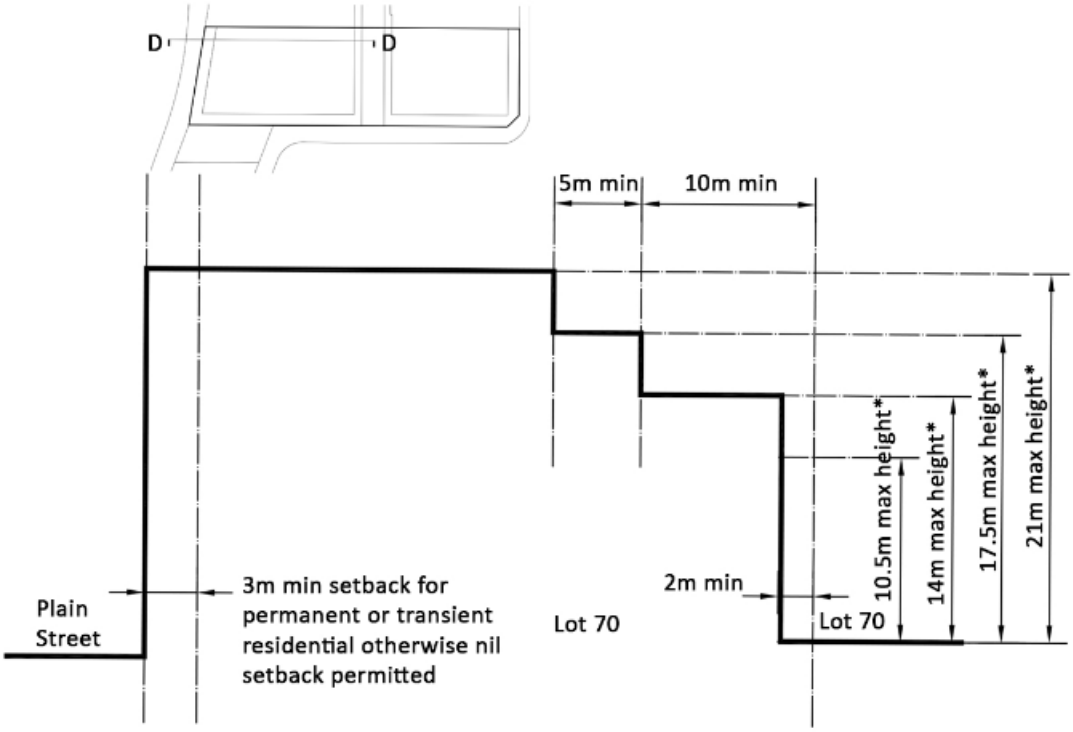

Figure 5 Section DD - East west section of building envelope through western building.

Note: *Buiding heights measured from the existing level of the footpath adjoining the site at its southern boundary.

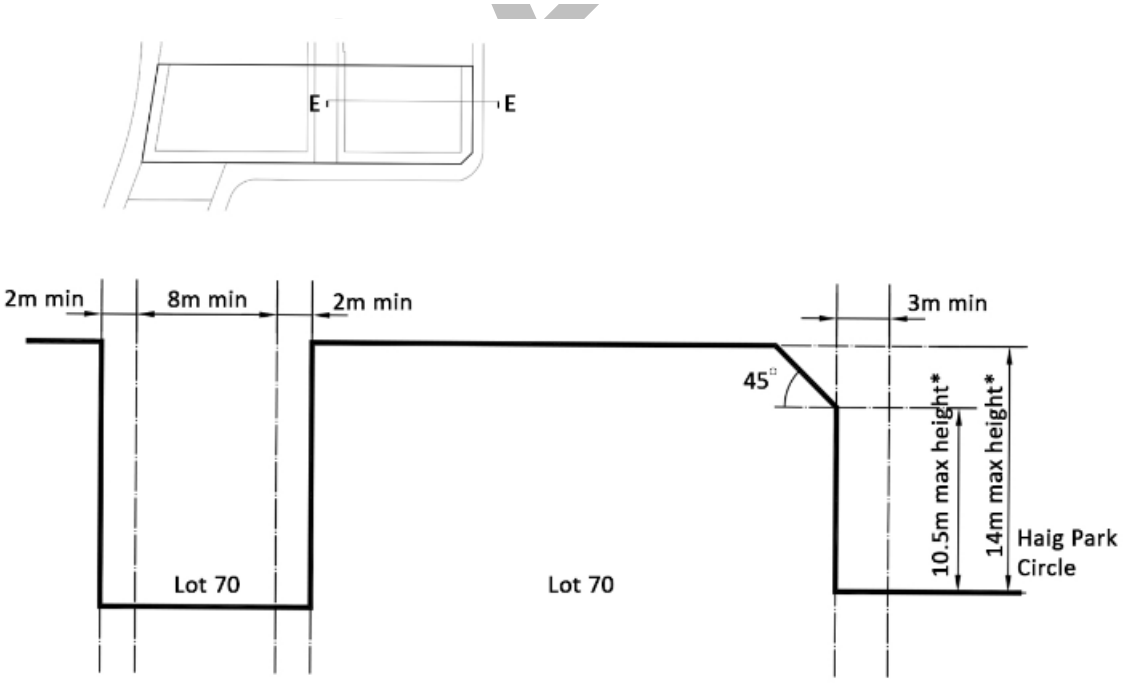

Figure 6 Section EE - East west section of building envelope through eastern building.

Note: *Buiding heights measured from the existing level of the footpath adjoining the site at its southern boundary.

- The only projections outside the building envelope that may be approved by the local government are:
  - an awning over the Plain Street footpath in the case of non-residential development;
  - measures to integrate the electrical substation at the south-east corner of the site if retained;
  - minor projections for items such as chimneys, finials and other similar architectural features.
- These projections will only be approved where the local government is satisfied that they make a positive contribution to the design of the building/s and the amenity of the locality and will not add significantly to the bulk and scale of the building/s. Balconies may not project outside the building envelope.
- Any easements specified on title will need to be accommodated as part of any application for development approval.

5.0 ACCESS AND PARKING

- The principal vehicular access to the site shall be from Sovereign Close, while secondary vehicular access may be permitted from the eastern section of Haig Park Circle (as indicated in Figure 7). The crossover in Haig Park Circle should be located and designed to discourage movement of vehicular traffic from the site into the residential area to the south.

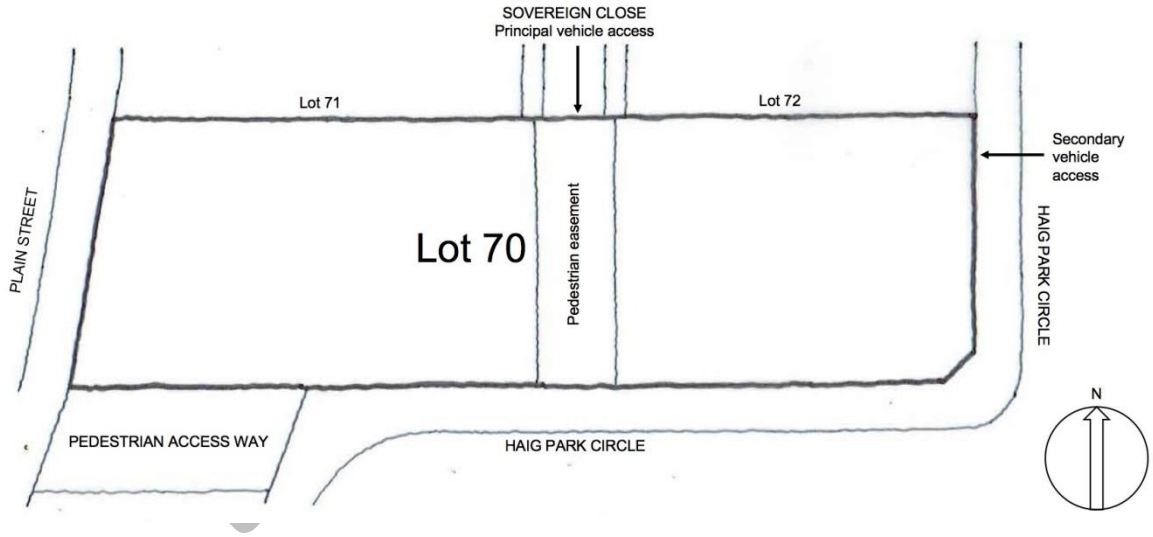

Figure 7 - Pedestrian easement and vehicular access.

- All car parking shall be located within the building/s, at basement level or sleeved behind other land uses, so that it is not visible from the public realm and adjacent properties.
- If public fee-paying car parking is not provided on site, a minimum of one car parking bay per four dwellings, or part thereof in excess of four dwellings, shall be provided on site for residents' visitors.
- Adequate provision shall be made for service vehicles and loading/unloading areas on site. The design and location of these facilities shall be an integral part of the overall design of the

development to ensure that traffic movement on adjacent streets is not disrupted and the amenity of the adjacent residential area is not reduced.

6.0 PEDESTRIAN EASEMENT

- The width of the pedestrian easement may be reduced at its northern end and the alignment shown on Figures 1 and 7 may be moved to the east a maximum of two metres where required to accommodate vehicular access to the site from Sovereign Close and associated access easements on title. These variations will only be supported if the local government is satisfied that any encroachment into the pedestrian easement has been minimised, appropriate pedestrians connection to the Sovereign Close footpath is provided and there is minimum impact on amenity for users of the pedestrian easement.
- The design and detailing of the development shall provide for the safety and security of users of the pedestrian easement. Particular regard should be given to providing clear sightlines for pedestrians, avoiding conflict with vehicles, the avoidance of entrapment areas and maximising opportunities for passive surveillance from adjoining buildings.
- Lighting shall be provided to illuminate the pedestrian easement and contribute to a secure night time environment for users, without causing disturbance to the occupants of any adjoining dwellings.
- The hard and soft landscaping of the pedestrian easement shall be designed, and plant species selected, to enhance the safety and microclimate of the pedestrian easement.

7.0 LANDSCAPE

- The majority of the street setback areas shall be landscaped with a significant portion of in-ground planting including small trees.

8.0 ELECTRICITY SUBSTATION

- Preferably the electricity substation on the site shall be relocated so that it is not visible from the public realm. If this is not possible it shall be integrated into the design of the development and the streetscape.

9.0 EXISTING RETAINING WALLS

- Any existing retaining walls on the site that are proposed to remain are to be visually integrated with the overall development.

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PART THREE - GUIDELINES APPLICABLE TO LOT 71

1.0 CONTEXT

- This development site is situated at the corner of Royal and Plain Streets. The intersection of these two streets forms a major activity node, bounded by the South Cove, Haig Park and Eastbrook development sectors. Lot 71 forms a gateway to the retail precinct proposed along Royal Street and the Haig Park Development sector. Figure 1 refers.
- Lot 71 is visually prominent to vehicular through traffic along Plain Street and is also easily accessible by residents of Haig Park and surrounding residential areas. As such, the local government envisages a high-quality development which will play a key role in effecting the transition between the Eastbrook commercial precinct which fronts Royal Street to the west of Plain Street.

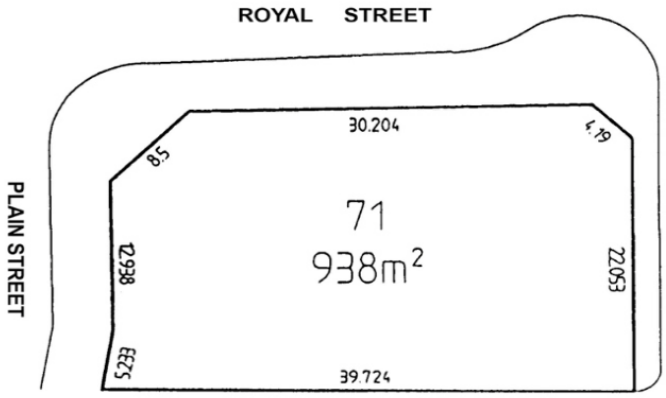

Figure 1: - Lot 71

2.0 PREFERRED USES

This site is to provide key local retail service functions to meet the day to day retail needs of residents of East Perth and beyond. The local government therefore encourages the development of a Super-deli or Mini-mart of approximately 750m^2 on the ground level. Consulting rooms, professional offices and residential uses are considered suitable for upper levels.

3.0 BUILDING FORM AND CHARACTER

- As this development site is highly visible from all aspects, it is imperative that the building presents well from every angle. The building design must respond to both the highly urban, commercial character of Royal Street and the more open thoroughfare of Plain Street. The building should effect the transition between these two zones as far as possible by making a strong corner statement. Two to three-storey (9.5m) or double volume construction is encouraged to ensure adequate building bulk is maintained at this corner location.
- The site forms a gateway to the Royal Street retail precinct west of Plain Street. Consequently, developers are encouraged to hold the building line to the property boundaries of Royal and Plain Streets to create an active pedestrian frontage at ground level. ~~Consideration is to be given to pedestrian movement from the car park on Lot 70. The capacity of this car park may be increased in the future by the construction of an upper level deck. Developers of Lot 71 need to consider providing direct access from such a future elevated deck to their development.~~

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- The majority of ground floor facades should be glazed and interesting and modulated built form is sought. Particular regard will need to be given to facades which front Plain Street to ensure that they are visually active and articulated. Blank walls will not be accepted to Plain and Royal Streets.

4.0 BUILDING ENVELOPE

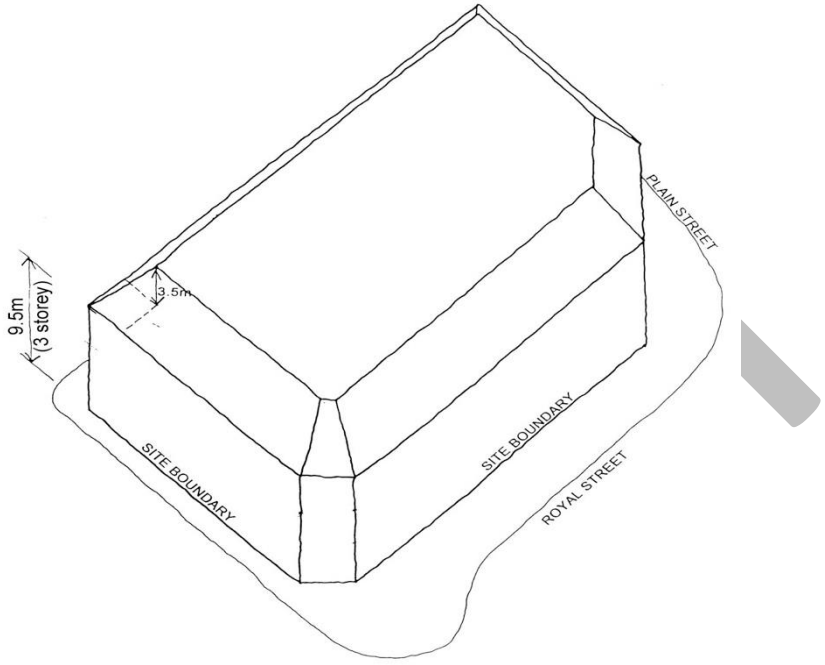

Figure 2: - Building Envelope Lot 71.

(Note: Top portion of Building Envelope set at 45° to the vertical)

5.0 SETBACKS

SETBACKS FRONTAGE	MIN	MAX
Royal Street	Nil	Nil
Sovereign Close	3m	-
Plain Street	Nil	3m
Rear	3m	-

6.0 ACCESS AND PARKING

- Principle pedestrian access is to be provided from Royal Street and the sidewalk adjacent to Sovereign Close. ~~Due consideration is to be given to how pedestrians access the development from the car park at the rear of the site.~~ Vehicular access is to be from Sovereign Close. Provide appropriate and required parking for disabled people. Delivery areas are to be located near the southern boundary, and are to be accessible from the access road to Lot 70 and screened from view. The truck dock is to be provided within the site boundary.
- ~~It should be noted that the car park on Lot 70 is, and will remain, a public parking facility intended to service retail and commercial uses in this area.~~

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PART FOUR - GUIDELINES APPLICABLE TO LOT 72

1.0 CONTEXT

This development of Lot 72 is critical to ensuring the success of creating an active and diverse retail precinct at this end of Royal Street. The development site is to be of appropriate urban character to create a gateway to the Haig Park residential area and to balance the development to the east and west. Development on this site needs to foster an interactive aspect along Royal Street with the adjacent retail functions of Lot 71 and Lot 75. This is particularly important as it is anticipated that collectively Lots 76, 71, 72 and 75 will create the core of the local retail facilities servicing the redevelopment area and surrounding precincts. To achieve this, development on Lot 72 needs to be located to reinforce the traditional relationship to the street and provide active ground floor tenancies. Figure 1 refers.

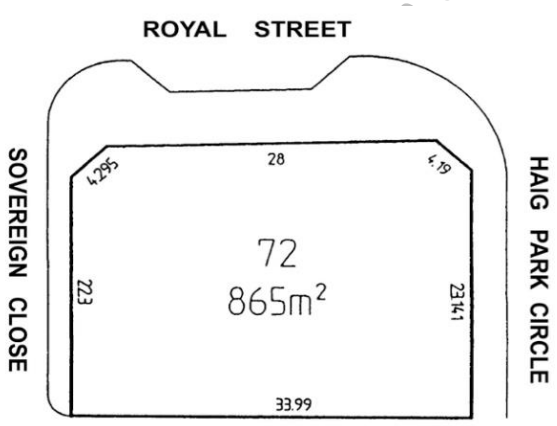

Figure 1 : - Lot 72

2.0 PREFERRED USES

Uses at ground level are to be retail, special retail, cafes, or other uses having an interactive shopfront presentation. It is imperative that the buildings on this site actively engage Royal Street and create a shopfront quality providing visual interest to pedestrians. Facilities which would present a blank frontage are considered inappropriate. It is suggested that ground level tenancies provide a range of shops to support the day to day retail and service needs of residents. Residential apartments, commercial offices, medical suites and other professional offices are considered suitable for upper levels.

3.0 BUILDING FORM AND CHARACTER

- Developments on this site need to respond to the high visibility of this development parcel. The site is highly visible from all sides and building designs need to be well considered from every angle. The north, east and west elevations of this development lot are particularly important in terms of the overall urban design of the Royal Street precinct. Buildings should address the entry to the Haig Park estate at the east of the site and acknowledge the importance of Royal Street and Sovereign Close. All traffic exiting the Haig Park precinct will have a clear view of the southern facade of buildings on Lot 72 and the design of this elevation needs to be well considered in the articulation of this building face.

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- The emphasis of development on this site should be in establishing a truly inner-urban character. As such, building developments which are built to the property line of Royal Street will be highly encouraged. Similarly, upper levels should also extend to this property line.

4.0 BUILDING ENVELOPE

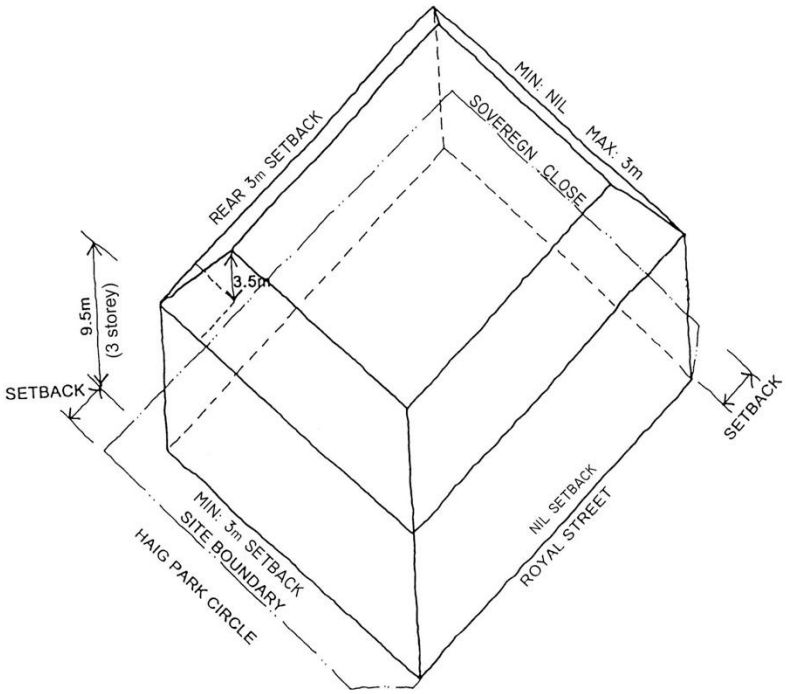

Figure 2: - Building Envelope Lot 72.

(Note: Top portion of Building Envelope set at 45° to the vertical.)

5.0 SETBACKS

SETBACKS FRONTAGE	MIN	MAX
Royal Street	Nil	Nil
Sovereign Close	Nil	3m
Haig Park Circle	3m	-
Rear	3m	-

6.0 ACCESS AND PARKING

- Principle pedestrian access is to be provided from Royal Street and the sidewalk adjacent to Sovereign Close. ~~Due consideration is to be given to how pedestrians access the development from the car park at the rear of the site.~~ Vehicular access is to be from Sovereign Close.

- ~~It should be noted that the car park on Lot 70 is, and will remain, a public parking facility intended to service retail and commercial uses in this area.~~

PART FIVE – GUIDELINES APPLICABLE TO LOT 73

1.0 CONTEXT

- This development site is one of the most prominently located within East Perth. It is critically placed in respect to the overall pattern of redevelopment at East Perth.
- Given the prominence of the site, the local government wishes to see a development of high quality to perform a landmark function. The site affords northern aspects to the main body of Claisebrook Cove and addresses Royal Street which is to become the major retail focus for East Perth. Developments on this site have the potential to be the "draw card" for this part of the City. The site is bounded by Royal Street, the Claisebrook Walk, a pedestrian access way and Victoria Gardens. As such, it is likely to be exposed to considerable pedestrian traffic from those who live in the surrounding areas and also from those who visit Claisebrook Cove.

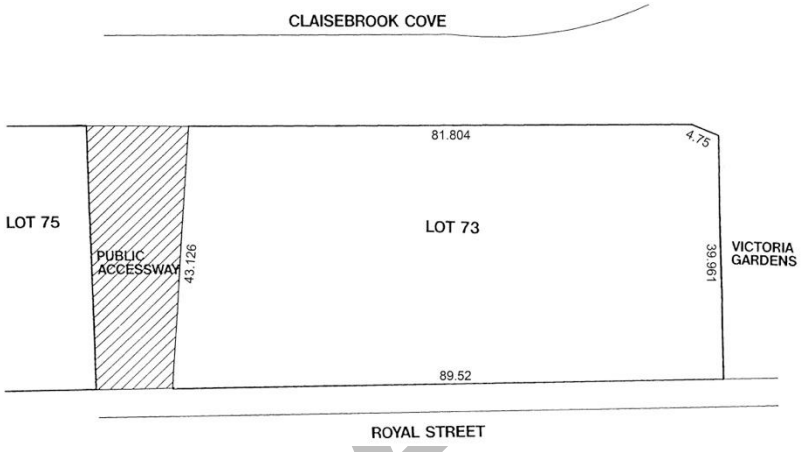

Diagram 1: - Lot boundary, Lot 73

2.0 PREFERRED USES

- Mixed use of a retail/residential nature (including a hotel) is preferred as the major use of this site. In terms of residential uses, up to one third (maximum) of the units may be provided as residential dwellings; the remaining units (two thirds minimum) are to be short-stay, serviced apartment accommodation.
- At the upper and lower ground levels, it is envisaged that the majority of uses will be of an active and specialty nature however, customer focused retail activities, such as banks and real estate agencies would be considered on the Royal Street frontage. Restaurants, cafes, specialty retail and activity supporting leisure orientated uses are considered suitable to face onto Claisebrook Walk.

3.0 BUILDING FORM AND CHARACTER

- This site is highly visible from every aspect and must be deigned in character accordingly. The building design must have cognisance of the urban design of the South Cove and Haig Park precinct. Presentation to Victoria gardens is also of importance. Accordingly, developments must create an appropriate urban character to balance the expanse and openness of the adjacent cove and nearby Swan River. To achieve this, buildings on this lot are to be located to reinforce the relationship to Royal Street and Claisebrook Walk. Developments are to be orientated to interact with Claisebrook Cove and should emphasise public usage at both the Royal Street and Claisebrook Walk level. The local government seeks developments which

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addresses these urban design issues and optimise the characteristics of the site with particular regards to the larger context of this development precinct.

- The site enjoys northern frontage to the Cove and it is envisaged that approved developments will make maximum use of this exposure. The topography of the site enables layering of floor levels to achieve a rich and dynamic development including parking below Royal Street level.
- As the site is highly visible beyond the subdivision, it is important that the elevations of this building are designed to present a very strong and well detailed development.
- Balconies, bay windows and the like along Royal Street, Claisebrook walk and Victoria Gardens are encouraged in order to articulate building facades. Blank walls will generally not be accepted particularly along the accessway frontages.
- The inclusion of balconies to take advantage of outdoor facility and views is encouraged. Balconies can also assist the composition, articulation and visual interest of buildings and should be enhanced by the provision of shading from summer sun.
- All roof top mechanical plant and roof penetrations are to be screened from view. If special enclosures are required as a result they are to be designed to form an integral part of the building.

4.0 GEO-TECHNICAL SITE CONDITIONS

Geo-technical briefing notes are available for inspection at the local government's offices and developers are recommended to seek specialist engineering advice in respect of foundation conditions. It is the responsibility of each developer to ensure that the design of their development is suitable for the site condition of the lot.

5.0 EXISTING SERVICES

Drawings showing the position and extent of existing services to which developments on Lot 75 will be connected are available for inspection at the local government's offices. Specialist engineering advice in respect of such connections is the responsibility of each developer who must also ensure that the service provided at the site boundaries are adequate for the development proposal.

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6.0 BUILDING ENVELOPE

Refer to Diagram 4.

It is expected that the building will extend below existing levels to accommodate basement parking, services and facilities. Building below existing levels is limited only by functional, structural or geo-technical considerations.

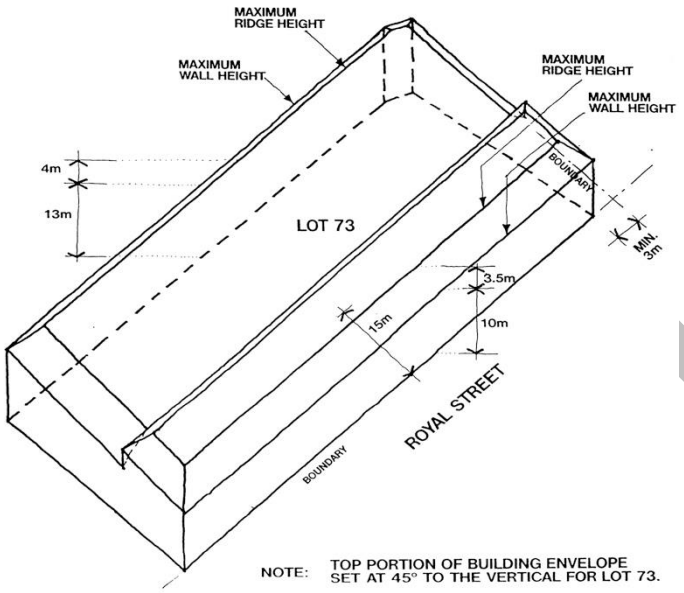

Diagram 2 : - Building Envelope

7.0 BUILDING HEIGHT

Refer to Diagram 3 for floor level references.

- Royal Street frontage

  Maximum of 4 storeys (13 metres). Useable loft space within the roof volume with 'attic' type windows is permitted to the Claisebrook Walk frontage (4 metres). The attic type window may project through the building envelope set back as drawn in diagram 2.

- Victoria Gardens

  Not to exceed the transition between the height and envelope requirements of Royal Street and Claisebrook Walk - refer also to diagram 4.

8.0 SETBACKS

(Refer to Diagram 5 for site delineation)

SETBACKS FRONTAGE	MIN	MAX
Royal Street	Nil	3m
Claisebrook Walk	Nil	3m
Victoria Gardens	3m	No requirement
PAW (West boundary)	Nil	Nil

Development proposals which are setback from the site boundaries are to have the setback areas designed and constructed at the developers cost to the approval of the local government and in such a manner that both hard and soft landscaping are integrated to that of the public domain.

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9.0 ACCESS AND PARKING

- The building design should emphasise pedestrian entrances and it is imperative that active and commercial pedestrian frontages are provided to Royal Street, Claisebrook walk and to adjacent public spaces.
- Vehicular access may be gained by the fewest possible crossovers from Royal Street (up to a maximum of three). All car parking must be screened from view in a basement structure. In addition, parking will be permitted within a fully enclosed courtyard at Royal Street level. Service access is to be provided from Royal Street and service yards and truck docks are preferably located at basement level. If service areas are located at grade, they are to be screened from view.
- Retail fronting Royal Street may be serviced from kerb side but preferably from a truck dock contained within the relevant lot boundary.
- Disabled access is to be provided at both Royal Street and Claisebrook Walk and movement within the development for disabled persons in accordance with statutory codes is to be provided.
- Note that modification to the PAW between Lot 75 and Lot 76 are not envisaged and the local government will not consider any such modification except under special circumstances and then only at the cost of the developer. The developer is to provide protection to the existing improvements on this PAW during all construction work on Lot 73 leaving the steps in use for the public at all times. Make good any damage on completion of construction.

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PART SIX – GUIDELINES APPLICABLE TO LOT 75

1.0 CONTEXT

- This development site is one of the most prominently located within East Perth. It is critically placed in respect to the overall pattern of redevelopment at East Perth.
- Given the prominence of the site, the local government wishes to see a development of high quality to perform a landmark function. The site affords northern aspects to the main body of Claisebrook Cove addressing Royal Street which is to become the major retail focus for East Perth. Developments on this site have the potential to be the "draw card" for this part of the City. The site is bounded by Royal Street, two landscaped walkways and the Claisebrook walk. As such, it is likely to be exposed to considerable pedestrian traffic from those who live in the surrounding areas and also from those who visit Claisebrook Cove.

2.0 PREFERRED USES

- Short stay accommodation such as serviced apartments or a hotel as the major use/s of this site. In the event that residential dwellings are proposed, up to one third (maximum) of the units may be provided as residential dwellings, the remaining units (two thirds minimum) are to be short-stay, serviced apartments or hotel accommodation.
- Eating and drinking places are to be provided to supplement the main use/function of the site, and are to be accessible to the public from Royal Street and Claisebrook walk on the waterfront promenade. A limited number of retail or similarly active uses are also considered appropriate supplementary functions.

3.0 BUILDING FORM AND CHARACTER

- The site forms a "gateway" to the Royal Street precinct and its western boundary frames the vistas from the top of Plain Street to Claisebrook Cove. The local government seeks the development which addresses these urban design issues and optimise the characteristics of the site with particular regards to the larger context of this development precinct.
- The site enjoys northern frontage to the Cove and it is envisaged that approved developments will make maximum use of this exposure. The topography of the site enables layering of floor levels to achieve a rich and dynamic development including parking below Royal Street level.
- Special consideration is to be given to creating an interactive frontage to the public open space and access way stairs on the corner of Royal and Plain Streets and a building set back with complimentary landscaping is encouraged to enhance the corner treatment of Plain and Royal Streets at the Royal Street level.
- The building form must acknowledge its "gateway" role and take advantage of its exposure.
- It is important that the building strongly addresses all public site edges with particular emphasis given to the treatment of Royal Street and Claisebrook Walk frontages. These facades should reinforce a theme of an active urban streetscape.
- As the site is highly visible beyond the subdivision, it is important that the elevations of this building are designed to present a very strong and well detailed development.
- Balconies, bay windows and the like along Royal Street, Claisebrook Walk and pedestrian accessway frontages are encouraged in order to articulate building facades and assist in the natural surveillance of these places. Blank walls will generally not be accepted.

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- The inclusion of balconies to take advantage of outdoor facilities and views is encouraged. Balconies can also assist the composition, articulation and visual interest of buildings and should be enhanced by the provision of shading from summer sun.
- All roof top mechanical plant and roof penetrations are to be screened from view. If special enclosures are required they are to be designed to form an integral part of the building.

4.0 GEO-TECHNICAL SITE CONDITIONS

Geo-technical briefing notes are available for inspection at the local government's offices and developers are recommended to seek specialist engineering advice in respect of foundation conditions. It is the responsibility of each developer to ensure that the design of their development is suitable for the site conditions of the lot.

5.0 EXISTING SERVICES

Drawings showing the position and extent of existing services to which developments on lot 75 will be connected are available for inspection at the local government's offices. Specialist engineering advice in respect of such connections is the responsibility of each developer who must also ensure that the services provided at the site boundaries are adequate for the development proposal.

6.0 BUILDING ENVELOPE

Refer to Diagram 2.

It is expected that the building will extend below existing ground levels to accommodate basement parking, services and facilities. Building below existing ground levels is limited only by functional, structural or geo-technical considerations.

7.0 BUILDING HEIGHT

Refer to Diagram 3 for floor level reference.

- Royal Street frontage

Minimum of 2 storeys, maximum of 3 storeys (10m) being non-habitable roof space.

- Claisebrook walk frontages

Maximum of 4 storeys (13m). Useable loft floor space within the roof volume with 'attic' type windows is permitted to the Claisebrook Walk frontage. The attic type windows may project through the building envelope set back as drawn in Diagram 2.

8.0 SETBACKS

SETBACKS FRONTAGE	MIN	MAX
Royal Street	Nil	3m
Claisebrook Walk	Nil	3m
PAW (East Boundary)	Nil	Nil
PAW (West Boundary)	Nil	Nil

- The PAW on the corner of Plain and Royal Street has been widened in order to permit a generous presentation at this important location (Refer Diagram 1). Landscaped setbacks

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form the PAW boundaries and an innovative architectural expression at the Royal Street level are encouraged to enhance the corner treatment.

- Development proposals which are setback from the site boundaries are to have the setback area designed and constructed at the developer's cost to the approval of the local government and in such a manner that both hard and soft landscaping are integrated to that of the immediately adjoining public domain.

9.0 ACCESS AND PARKING

- The building design should emphasise pedestrian entrances and it is imperative that active and commercial pedestrian frontages are provided to Royal Street, Claisebrook walk and to adjacent public spaces.
- Vehicular access may be gained by the fewest possible crossovers from Royal Street (up to a maximum of three). All car parking must be screened from view in a basement structure. In addition, parking will be permitted within a fully enclosed courtyard at Royal Street level. Service access is to be provided from Royal Street and service yards and truck docks are preferably located at basement level. If service areas are located at grade, they are to be screened from view.
- Retail fronting Royal Street may be serviced from kerb side but preferably from a truck dock contained within the relevant lot boundary.
- Disabled access is to be provided at both Royal Street and Claisebrook Walk and movement within the development for disabled persons in accordance with statutory codes is to be provided.

10.0 SEPARATE DEVELOPMENT OF LOT 75 AND 76

In the event of lots 75 and 76 being developed under separate ownership, the local government will require approved, legally recognised cross rights (in perpetuity) of access which will require the owner of lot 75 to provide access for service to lot 76 and quite possibly the right for lot 76 to construct a car park within the basement level of lot 75. These guidelines cannot pre-empt the interface of use or parking requirements for either lot 75 or lot 76. Therefore, it is a requirement that final arrangements in this matter will be subject to negotiation in which the local government will take the approval and directive role.

11.0 MODIFICATIONS TO THE STEPS WITHIN THE P.A.W.

- The local government is prepared to consider reconstruction of the steps in the PAW between lots 75 and 76 in order to achieve compatible connecting access at level 2 (see Diagram 3) on lot 75 and lot 76. The reduced level of level 2 for both lots has been set at RL 5.15. However, by arrangement the respective developers (if separate) of lot 75 and lot 76 may agree to an amended reduced level requirement in this respect. If agreement cannot be reached in such circumstances, the local government will direct accordingly in order to ensure a reasonable and fair development of each site.
- Pedestrian access and the view corridor of this PAW must not be restricted. Consent of all landowners adjoining the PAW must be given to the proposed works before the local government will sanction such proposals.
- Note that modifications to the PAW between lot 75 and lot 76 are not envisaged and the local government will not consider any such modification except under special circumstances and then only at the cost of the developer. The developer is to provide protection to the

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existing improvement on the PAW during all construction work on lot 75 leaving the steps in use for the public at all times. Any damage is to be made good on completion of construction.

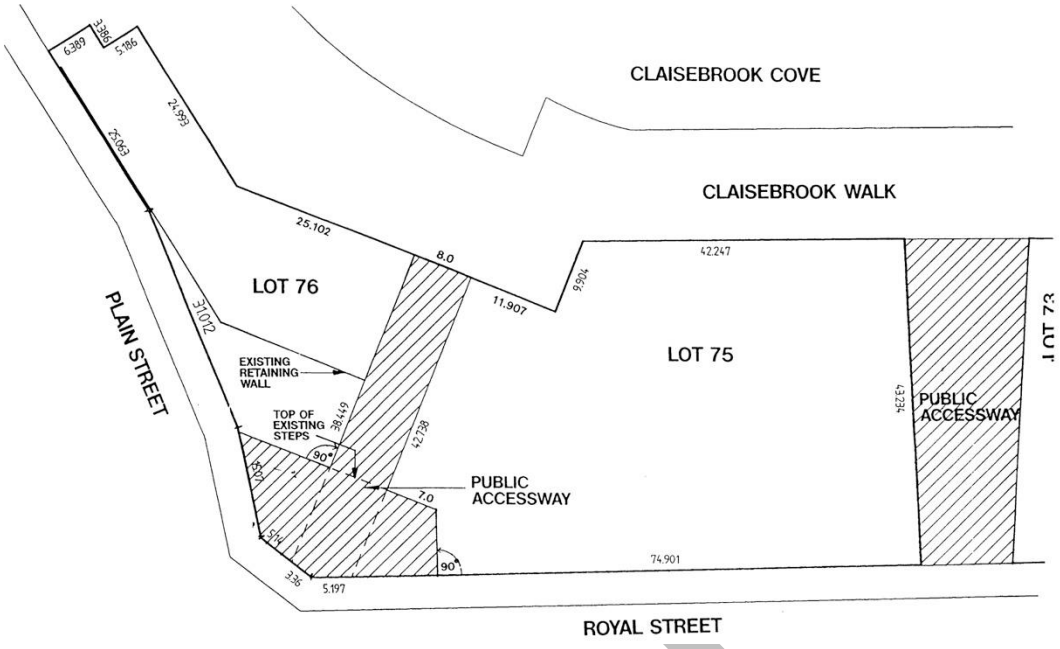

Diagram 1 : - Lot Boundaries, Lots 75 & 76

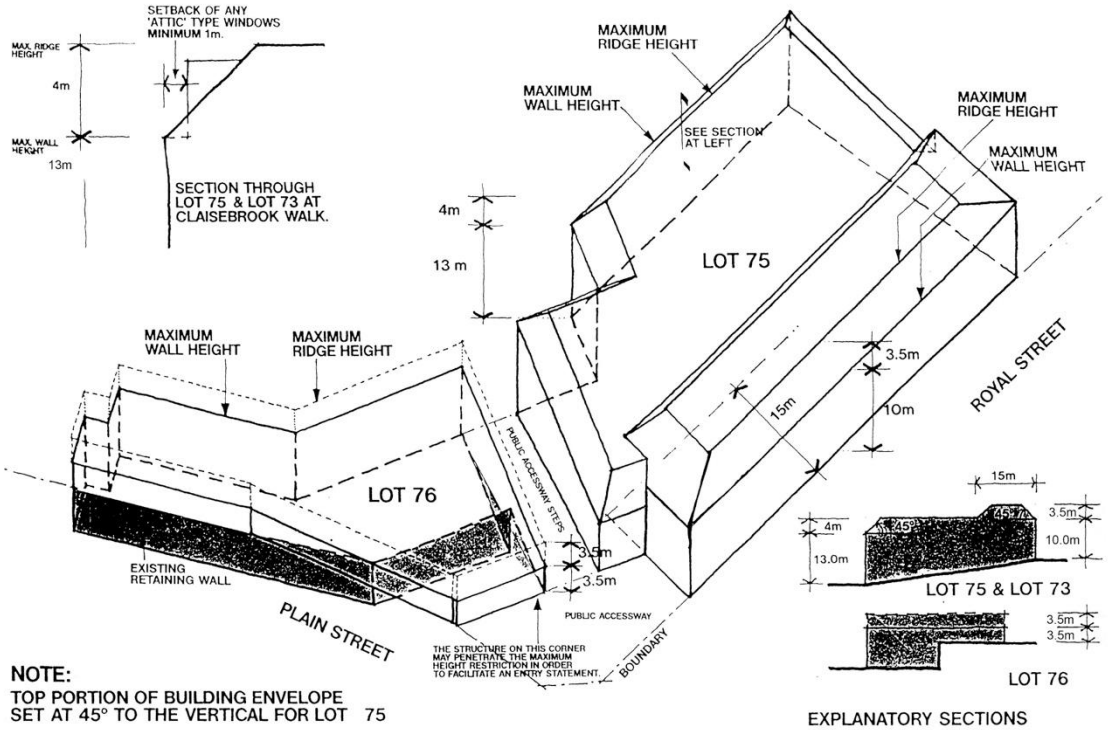

Diagram 2 : - Building Envelopes

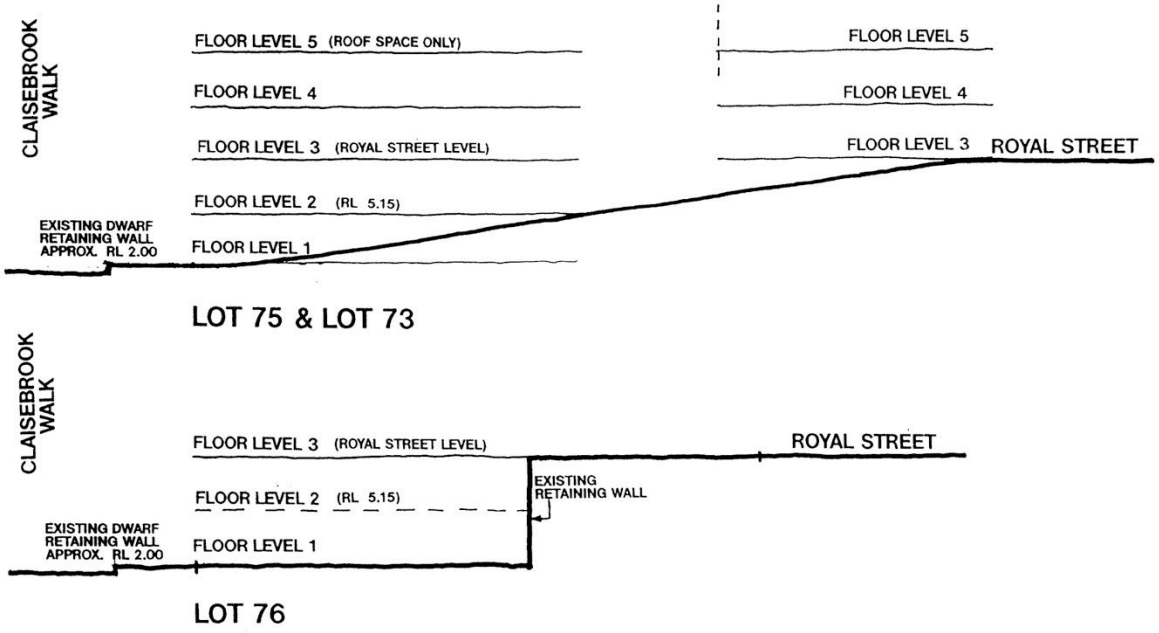

DIAGRAM 3 NOTATING THE RESPECTIVE LEVELS REFERRED TO IN THE WRITTEN GUIDELINES

Diagram 3: - Notating the respective levels referred to in the written guidelines

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PART SEVEN – GUIDELINES APPLICABLE TO LOT 76

1.0 CONTEXT

- This development site is one of the most prominently located within East Perth. It is critically placed in respect to the overall pattern of redevelopment at East Perth.
- Given the prominence of the site, the local government wishes to see a development of high quality to perform a landmark function. The site affords northern aspects to the main body of Claisebrook Cove addressing Royal Street which is to become the major retail focus for East Perth. Developments on this site have the potential to be the "draw card" for this part of the City. The site is bounded by Royal Street, two landscaped walkways and the Claisebrook walk. As such, it is likely to be exposed to considerable pedestrian traffic from those who live in the surrounding areas and also from those who visit Claisebrook Cove.

2.0 PREFERRED USES

Short stay accommodation such as serviced apartments or a hotel are preferred as the major use of this site. Eating and drinking places are to be provided to supplement these functions, and are to be accessible to the public from Royal Street and Claisebrook Walk on the Waterfront Promenade. A limited number of retail or similar commercially active uses are also encouraged. Conference and seminar facilities are also considered appropriate supplementary functions.

3.0 BUILDING FORM AND CHARACTER

- The site forms a "gateway" to the Royal Street precinct and its western boundary frames the vistas from the top of Plain Street to Claisebrook Cove. The local government seeks the development which addresses these urban design issues and optimise the characteristics of the site with particular regards to the larger context of this development precinct.
- The site also commands impressive views across the Cove and out towards the Swan River. The site enjoys northern frontage to the Cove and it is envisaged that developments will address these urban design issues and optimise the characteristics of the site with particular regard to the larger context of the precinct.
- The topography of the site and the existing retaining wall enables layering of floor levels to achieve a rich and dynamic development. Special consideration is to be given to the creation of an interactive frontage to the public open space on the corner of Royal and Plain Street level and a generous building setback from the PAW boundary with complimentary landscaping is encouraged to enhance the corner treatment at Royal Street level.
- The building form must acknowledge its "gateway" role and take advantage of its exposure.
- Where the general guidelines refer to roofs pitched within a slope of between 30 and 45 degrees, on this particular site (lot 76) developers may vary this requirement in order to enhance an appropriate concept of a "gateway" statement. Refer to Diagram 2.
- It is important that the building strongly addresses all public site edges with particular emphasis given to the treatment of Royal Street and Claisebrook walk frontages. These facades would reinforce a theme of an active urban streetscape.
- As the site is particularly prominent, it is important that the elevations of this building are designed to present a very strong and well detailed development with well-ordered and carefully articulated facade elements. Blank walls will generally not be acceptable to any

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facade and in this respect the local government will be particularly aware of the presentation to Plain Street and the Plain Street / Royal Street corner.

- The inclusion of balconies to take advantage of outdoor facilities and views is encouraged. Balconies can also assist the composition, articulation and visual interest of buildings and should be enhanced by the provision of shading from summer sun.
- All roof top mechanical plant and roof penetrations are to be screened from view. If special enclosures are required as a result they are to be designed to form an integral part of the building.

4.0 GEO-TECHNICAL SITE CONDITIONS

Geo-technical briefing notes are available for inspection at the local government's offices and developers are recommended to seek specialist engineering advice in respect of foundation conditions. It is the responsibility of each developer to ensure that the design of their development is suitable for the site conditions of the lot.

5.0 EXISTING SERVICES

Drawings showing the position and extent of existing services to which developments on Lot 76 will be connected are available for inspection at the local government's offices. Specialist engineering advice in respect of such connections is the responsibility of each developer who must also ensure that the services provided at the site boundaries are adequate for the development proposal.

6.0 BUILDING ENVELOPE

Refer to Diagram 2.

It is expected that the building will extend below existing ground levels to accommodate basement parking, services and facilities. Building below existing ground levels is limited only by functional, structural or geo-technical considerations. Note that development of car parking on Lot 76 may extend beneath the PAW corner open space and steps between Lots 75 and 76 and the local government will entertain the formulation of appropriate legal entitlement accordingly. (Note, 'separate development of Lot 75 and 76').

7.0 BUILDING HEIGHT

Refer to Diagram 3.

- Royal Street and Plain Street Frontages

  Minimum of 1 storey, maximum of 1 storey (3.5m).

- Claisebrook Walk

  2 storeys - one is to be at Royal Street (Level 3, Diagram 3), the other at Level 1 (Claisebrook Walk). The resulting floor at Level 1 may have an intermediate level mezzanine and, in any event, must provide at an intermediate level, common access to Lot 75 at Level 2 (RL 5.15).

- Consideration will be given to a structure higher than the building envelope described in Diagram 2 to an extent approximately indicated therein to assist in providing an entry statement on the Plain Street and Royal Street corner. The final dimension, height, use and design of any structure is at the developers' reasonable discretion but will be strictly to the approval of the local government. It is suggested that such a structure may also be used for the screening of air conditioning equipment and necessary roof penetrations but must not

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contain habitable public space. The design is to be integral with the building design and respond to the urban requirements of the site.

8.0 SETBACKS

Refer to Diagram 1 for delineation

SETBACKS FRONTAGE	MIN	MAX
Plain Street	Nil	No requirement
Claisebrook Walk	No requirement	3m
East Boundary	Nil	Nil
North West Boundary	Nil	Nil

Note along the Plain Street bridge retaining wall there is to be nil setback at street level.

- The PAW on the corner of Plain and Royal Street has been widened in order to permit a generous presentation at this important location (Refer to Diagram 1). Landscaped setbacks form the PAW boundaries and an innovative architectural expression at the Royal Street level is encouraged to enhance the corner treatment.
- Development proposals which are setback from the site boundaries are to have the setback area designed and constructed at the developers cost to the approval of the local government and in such a manner that both hard and soft landscaping are integrated to that of the immediately adjoining public domain.

9.0 ACCESS AND PARKING

- Building design should emphasise pedestrian entrances and it is imperative that active and commercial pedestrian frontages are provided on all elevations wherever possible.
- No crossovers are to be provided to Lot 76.
- The vehicular access to Lot 76 must be via Lot 75.
- Universal access at grade is to be provided at both Royal Street and Claisebrook Walk.

10.0 SEPARATE DEVELOPMENT OF LOTS 75 AND 76

In the event of Lots 75 and 76 being developed under separate ownership, the local government will require approved, legally recognised cross rights (in perpetuity) of access which will require the owner of Lot 75 to provide access for service to Lot 76 and quite possibly the right for Lot 76 to construct a car park within the basement level of Lot 75. These guidelines cannot pre-empt the interface of use or parking requirements for either Lot 75 or Lot 76. Therefore, it is a requirement that final arrangements in this matter will be subject to negotiation in which the local government will take the approval and directive role.

11.0 MODIFICATIONS TO THE STEPS WITHIN THE P.A.W

- The local government is prepared to consider reconstruction of the steps in the PAW between Lots 75 and 76 in order to achieve compatible connecting access at level 2 (see Diagram 3) on Lot 75 and Lot 76. The reduced level of level 2 for both lots has been set at RL 5.15. However, by arrangement the separate developers (if applicable) of Lot 75 and Lot 76, may agree to an amended reduced level requirement in this respect. If agreement cannot be reached in such circumstances the local government will direct accordingly in order to ensure a reasonable and fair development of each site.

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- Pedestrian access and the view corridor of this PAW must not be restricted. Consent of all landowners adjoining the PAW must be given to the proposed works before the local government will sanction such proposals.

12.0 EXISTING RETAINING WALLS

- Structural drawings of the existing retaining walls for the bridge and within the site of Lot 76 and including drawings of the bridge footings are available for inspection at the local government's offices. It is the responsibility of each developer to ensure that the design of their development is suitable for the structural conditions and that all issues relative to the structure of the existing retaining walls, both for the bridge and pertaining to the site have been satisfactorily addressed. Note that certain footings relative to the bridge may encroach on Lot 76. The local government's requirements in this respect are to be ascertained by the developer and acknowledged in the building design.
- Existing handrails to the top of Plain Street retaining wall should be removed for the full extent of the new building where it has a zero set back to the street boundary. It is the responsibility of the developer to ensure that a safe and continuous barrier is maintained at the top of the retaining walls in accordance with all relevant codes and regulations.
- All sections of the existing retaining walls which are not concealed within the building are to be treated in a non-structural manner so that they become visually integrated with the total proposal to the local government's approval.

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Lot 70 Haig Park Circle, East Perth
Proposed Draft Planning Provisions

Outcomes Report on August 2017 Community Workshops

November 2017

Prepared by Mackay Urbandesign

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1. Introduction

In July 2017, the City of Perth engaged consultant Mackay Urbandesign to facilitate community workshops to help inform the preparation of planning provisions for Lot 70 (No. 75) Haig Park Circle in East Perth (refer Fig. 1). The intent of the consultation at this early stage of the process was to help ensure a high quality of planning and design for the built form, streetscape and amenity for Lot 70 and the surroundings.

This Outcomes Report provides background to the preparation of draft planning provisions, the aims of the consultation process, and summaries of the feedback from the community. The consultation was built upon the preferred Design Concept D design principles and concepts developed in response to preliminary community consultation in 2016.

The results of the community workshops will guide the development of draft planning provisions for Lot 70 Haig Park Circle: specifically, an amendment to Local Planning Scheme No. 26 and; an amendment to the South Cove Design Guidelines – Area 20. These documents will then be presented to the Council for their approval to advertise them for public comment.

Fig. 1: Location of Lot 70 Haig Park Circle, East Perth

2. The Workshop Process

The East Perth Community Safety Group and surrounding property and business owners were invited to input into the drafting of the planning provisions (invites were sent to over 300 people - refer Fig. 2).

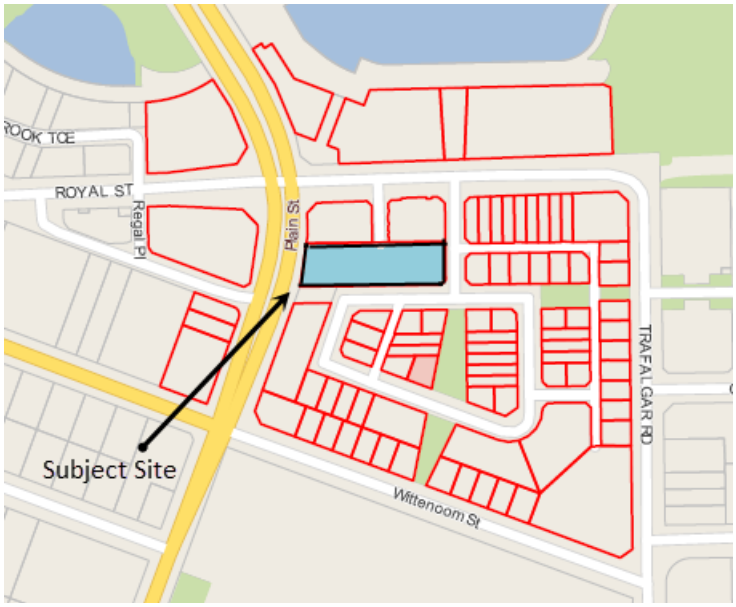


Fig 2: Map of property and business owners invited to attend

Two community workshops were held at The Bryant Room at the WACA, East Perth from 6.30pm to 8pm; firstly, Workshop One on Thursday 10th August and, secondly, Workshop two on Wednesday 23rd August, 2017 (refer Fig.3).

40 people attended the first workshop while 32 attended the second. Lists of the attendees who registered their names at the workshops are included at Appendix A.

Attendees were split into groups of between six and ten to discuss the questions and provide comments, with one person on each table nominated as the scribe.

Fig. 3: Workshop One consultation in progress

3. Workshop One: Thursday 10th August 2017

3.1 Workshop objectives

The key objectives of Workshop One were to:

1. Present an analysis of the character of Lot 70 and surrounds,
2. Outline the planning context,
3. Clarify the status and implications of the restrictive covenant,
4. Reiterate the Council's resolution in relation to Lot 70,
5. Provide an overview of the Council's preferred Concept D,
6. Outline the key principles for good urban design,
7. Provide information on the availability of car parking bays around Lot 70,
8. Seek comment from the attendees on key land use and built form characteristics to be incorporated into draft planning provisions for Lot 70.

3.2 Analysis of the character of Lot 70 and surrounds

The northern outlook from Lot 70 has a back-of-house feel, except for Lot 71 to the west that includes easements for pedestrian access to a shop frontage and vehicle access to a basement carpark. Adjacent buildings are two to three storeys in height (refer Figs 4, 5 and 6).

Figs 4, 5 and 6: Northern outlook from the site towards Plain Street and rear of Lots 71 and 72

The eastern outlook is to the side elevations of two to three storey residences on Haig Park Circle, a rear lane, the Mulberry Way and Haig Park Circle junction and the brick electrical substation at the corner of Lot 70 (refer Figs 7 and 8).

Fig. 7: Eastern outlook from the site towards Mulberry Lane

Fig. 8: Mulberry Lane

The southern outlook is characterised by two to three storey houses, some with rooms in the roof. The houses have small setbacks for front gardens. The road reserve includes indented visitor car bays and trees. A limestone retaining wall and planter box separate the lower level of Lot 70 from the Haig Park Circle footpath and the public access way to Plain Street. This public access way features leafy mature trees (refer Fig. 9).

Fig. 9: Southern outlook from the lower level of the site with views of Haig Park Circle

The western outlook towards Plain Street is dominated by the six storey City of Perth car park building. Lot 70 is partially raised above the Plain Street footpath, with this footpath falling to the north. Plain Street is a busy four lane road with the feel of a tree-lined boulevard (refer Fig. 10).

Fig. 10: Western outlook towards the carpark building and the tree-lined Plain Street

3.3 The planning context

The State Government's metropolitan planning policies seek to accommodate population growth and high quality infill development in urban areas around core activity centres and public transport nodes. This will enable better utilisation of existing infrastructure and increased use of public transport and other sustainable transport modes over the private vehicle.

Under the City of Perth planning framework Lot 70 falls within the East Perth Precinct (P15) under City Planning Scheme No. 2 and Precinct EP1 - Claisebrook Inlet under the Local Planning Scheme No. 26 - Normalised Redevelopment Areas. Within this latter Precinct a range of land uses may be permitted on the site including commercial, retail, community and residential. A maximum plot ratio of 1.0:1 is permitted, with an allowable increase to 2.0:1 provided that a substantial component of the additional plot ratio is developed as residential. (Note: plot ratio is a ratio of floor area to land area.) The South Cove Design Guidelines also apply to the site, but do not provide any guidance on the built form that could be permitted to accommodate the allowable plot ratio.

3.4 The Restrictive Covenant

A restrictive covenant applies to the site. This is a private legal agreement between parties (the Metropolitan Redevelopment Authority and the landowner) that limits the use of the site to a car park for perpetuity. However, legal advice has confirmed that this restrictive covenant does not form part of the City of Perth's planning framework and is not a valid basis for refusing a development application.

The Council has indicated that it would not support the discharge of the restrictive covenant until suitable planning provisions for future development are in place.

3.5 Concept D

Preliminary consultation was undertaken with the local community in 2016 that included discussion on broad urban design principles and three possible built form concepts. In response to this consultation a fourth concept was developed: Concept D (refer Fig. 11).

Concept D is based upon:

- a minimum eight metres wide pedestrian access way from Haig Park Circle to Sovereign Close;
- a minimum two metre setback from Haig Park Circle;
- a maximum three storey podium height for the western building with any additional height to address Plain Street and be setback a minimum of five metres from Haig Park Circle and the pedestrian access way;
- a maximum height of three storeys for the eastern building;
- only residential development to face Haig Park Circle with consideration given to commercial or retail fronting Plain Street.

Fig. 11: Council's preferred Concept D – view of Lot 70 from the south-east

3.6 Council's June 2017 resolution in relation to Lot 70 Haig Park Circle

On 6th June 2017 the Council resolved, in summary, to:

- support the development of the site for appropriate land uses including but not limited to public car parking.
- agree to the preparation of Planning Scheme and Design Guideline amendments to deliver site specific planning provisions for the site in accordance with Concept D and to reclassify all land uses other than 'Permanent Residential' Use as 'Contemplated' uses (i.e. residential would be the preferred land use), with only residential land uses permitted to front Haig Park Circle.
- not support the discharge of the restrictive covenant over the site until suitable planning provisions for its future development are in place.

The full resolution can be viewed at https://www.perth.wa.gov.au/170606-council-133

3.7 Outline of the key principles for good urban design

To assist community members and other stakeholders attending the workshop in discussing elements that would contribute positively to the built form, streetscape and amenity, the following eight key elements required to achieve good urban design were outlined (refer Figs. 12 and 13):

Fig. 12: Urban design principles 1 to 4

1. Appropriate activities - consider land uses that are suitable for Lot 70 that is located between the activity centre on Royal Street and residential around Haig Park Circle.

2. Safety and security - ensure a quality public realm by supporting walkability and managing vehicular traffic, and provide opportunity for passive surveillance by people from openings and adjacent outdoor areas.

3. People - provide opportunity for neighbourliness and community interaction.

4. Shade and shelter - include elements such as street trees and building canopy cover for climate protection.

Fig. 13: Urban design principles 5 to 8

5. Visual interest – create richness of detailing, for example through materials and colours, expression of the context through the built form and artwork.

6. Legibility and convenience – aid with an understanding of the context and built form through the best location of landmarks, features and interface details (such as building entries and front gardens).

7. Architecture – develop a design that responds to the context and climate, and encourages greenery, sustainability measures and appropriate colour, materials, building elements and construction methods.

8 Landscape – provide high quality hard and soft landscape that contributes to the amenity within the site and the adjacent public realm.

3.8 Availability of car parking bays around Lot 70

There are 1031 long and short-term public car parking bays within 400m and five minutes walk of Lot 70 (refer Fig. 14).

Fig. 14: Location of car parking bays around Lot 70

3.9 Community comments on aspects of development design

Community comments were sought on any elements of development that would contribute positively to the built form, streetscape and amenity and any negative elements that should be avoided. These comments would be taken into consideration during the preparation of the draft planning provisions.

The attendees were asked five questions with the key and recurring responses (agreement and disagreement) summarised below and grouped under the headings of land use, built form, movement and landscape to enable input into the draft design controls. A full record of the Workshop One responses to questions is included at Appendix B.

Question 1. What positive aspects of development do you believe the planning controls should capture?

Land use

- Preference for owner occupier type housing, community use at ground level and public car parking provision.

Built form

- Varied responses from no development to Concept D.
- Continue the existing Haig Park Circle three storey terrace scale and conditions.
- Any additional upper floors setback.

- Blend the substation with the streetscape.
- Continue ‘contemporary Mediterranean’ style with use of stone and greenery and develop a village feel
- Maximum plot ratio 1.5:1

Movement

- New pedestrian access way and open space corridor through the site
- Manage car parking and service vehicles.

Landscape

- Include open space, solar access and new street trees.

Question 2. What negative aspects of development do you believe the planning controls should avoid?

Land use

- Avoid noisy uses – eateries, short term and small/one bedroom apartments.

Built form

- Avoid high rise that is more than the height of buildings in the surrounding area.
- Avoid blank and Lego style ‘office type’ facades and unsafe areas.
- No overshadowing of residential.

Movement

- Vehicular access/traffic should not impact upon the residential area of Haig Park Circle.

Landscape

- Streets should not include overly shady trees or Plane trees.

Question 3. What aspects of development will positively contribute to the streetscape of Haig Park Circle?

Land use

- Match the scale and nature of the residential interface with Haig Park Circle.

Built form

- Create an interesting south-eastern building corner.
- Development on the north-west portion could be higher and denser.
- No blank walls to the residential.
- High-quality of streetscape – include a variety of materials, front doors, courtyards with open style fences, ‘Mediterranean’ feel and balconies.

Movement

- Ensure no vehicular access to or from Plain Street to Haig Park Circle.
- Manage all car parking and enhance the pedestrian access way to Plain Street.

Landscape

- Streetscape to include trees with a leafy boulevard feel.

Question 4. What aspects of development will contribute to the streetscape of Plain Street?

Land use

- Include residential facing Plain Street.

Built form

- Include a nil setback.
- A higher building form that steps up from commercial uses to residential with balconies above.

Movement

- No crossovers on Plain Street or vehicular entry to Haig Park Circle.

Landscape

- Create a tree-lined boulevard.

Question 5. Is there anything else you would like to add?

- Consider traffic circulation and car parking management.
- Maintain the value of the area through the quality of the building design, living environment and aesthetics.
- No development wanted.

4. Workshop Two: Wednesday 23rd August 2017

4.1 Workshop objectives

The key objectives of Workshop Two were to:

1. Recap on the content and summarised feedback from Workshop One.
2. Based on the feedback from Workshop One, present the draft planning provisions for Lot 70.
3. Seek comments from the community on the draft planning provisions.
4. Outline proposed next steps - where to from here.

4.2 Proposed draft amendments to LPS26 Precinct EP1: Claisebrook Inlet

The following key planning provisions were proposed as draft amendments to LPS26 Precinct EP1: Claisebrook Inlet:

Permitted Land Uses

- Preferred land use for the site should be Permanent Residential.
- To ensure a high standard of design and protect the amenity of adjacent residential land uses, contemplated land uses should include Commercial, Retail, Transient Residential, Community, Culture and Creative Industry and Dining and Entertainment.
- Permanent Residential land use only is to front Haig Park Circle.

Maximum Plot Ratio

- 1.5:1.0

Analysis of likely plot ratio* arising from the proposed building envelope

Lot 70 site area:		2233sqm
Building envelope estimates:	Ground floor:	1405sqm
	First floor:	1385sqm
	Second floor:	1385sqm
	Third floor:	575sqm
	Fourth floor:	255sqm
	Roof space:	950sqm
	Total:	5955sqm
Building envelope to building gross area (80%):		4765sqm
Building gross area to plot ratio area (75%):		3575sqm
Plot ratio:		≈1:6:1
Plot ratio if 2,000sqm of paid public parking were included:		≈2.5:1
Estimated residential yield (assuming no commercial and average 85sqm 2 bed/2 bath type apartments):		42 apartments

Proposed plot ratio 1:5:1 plus the area of any public parking located below ground level (i.e. excluded from plot ratio).
Plot ratio of 1.5:1 is appropriate for the scale of development proposed as demonstrated in this calculation.

*Refer to the City of Perth Planning Scheme for a definition of Plot Ratio.

For clarification, the term ‘building envelope to building gross area (80%)’ refers to the assumed difference between the volume of the permitted building envelope and the volume of the actual building. In reality, buildings never fill the permitted envelope because they have articulation including balconies and roof space. The 80% ratio assumes that 20% of the plans at each level of the envelope are not taken up with building.

The term ‘building gross area to plot ratio area (75%)’ refers to the assumed difference between the total floor area of a building and the floor area that counts towards plot ratio, and excludes elements such as stores, common corridors, lifts, stairs, external walls and communal facilities. Usually these areas would account for around 25% of the total floor area of an apartment or mixed-use building.

Key building height, envelope and setback provisions

The plan in Fig. 15 indicates the access easement benefitting Lot 71, two proposed vehicle access points (the northern primary access from Sovereign Place and the secondary access in the north-eastern corner located to minimise vehicular movement further south into Haig Park Circle), proposed minimum setbacks from lot boundaries at different heights with greatest height at the north-western corner.

The cross sections A to D (refer Figs. 16 to 19) of height envelopes through Lot 70 and buildings on adjacent lots should be read with the plan in Fig. 15.

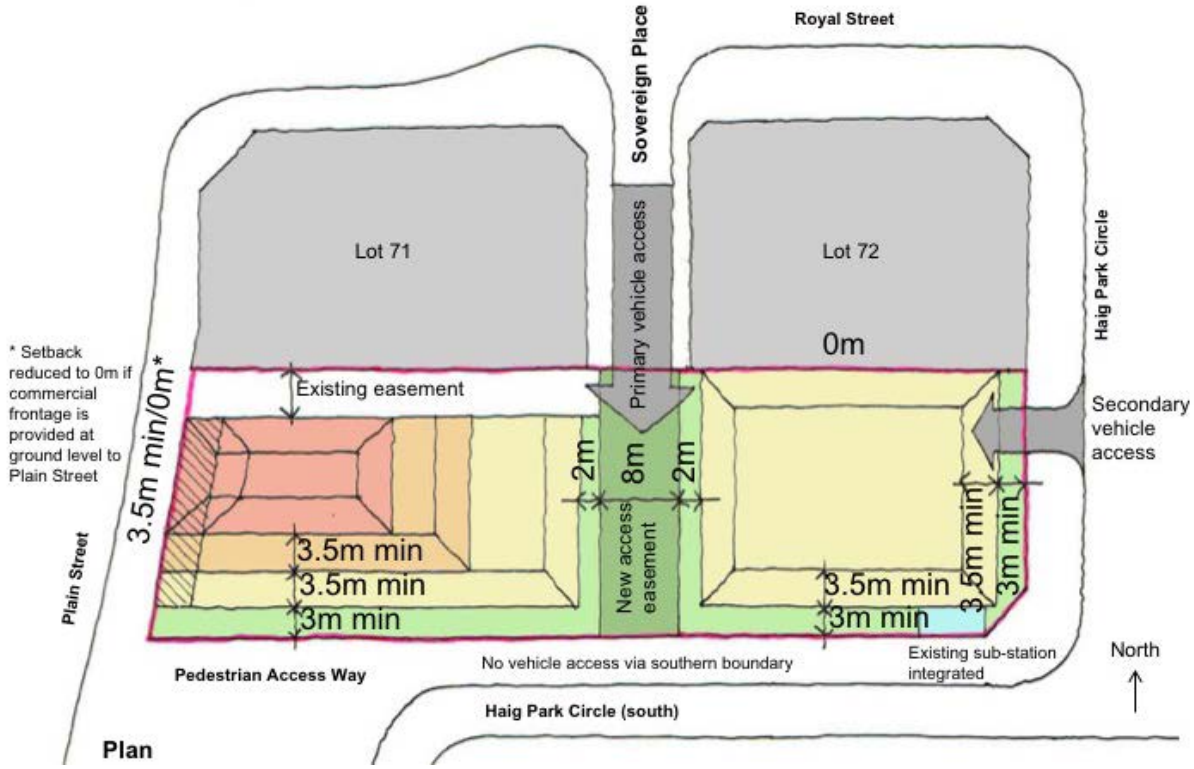


Fig. 15: Lot 70 Plan – setbacks and location of the permitted additional height

The proposed three metre minimum setbacks from the southern and eastern lot boundaries match the existing residential front setbacks in Haig Park Circle. A nil setback is permitted to the northern rear boundary with Lot 72, although new development could be setback from the boundary to benefit from winter solar gain to any outdoor areas and internal rooms.

At the Plain Street lot boundary, if a commercial land use is proposed a nil setback may be permitted to allow interest for pedestrians and greater passive surveillance. For residential use a 3.5 metre setback is proposed to provide appropriate amenity.

A new north-south oriented eight metre wide easement (which, with a two metre setback on each side equates to a total minimum width of 12 metres between the building walls) creates an open pedestrian link from Royal Street via Sovereign Close to Haig Park Circle. Vehicular access to any basement parking and servicing would also be located in this area but designed to ensure appropriate safety.

The existing substation in the south-eastern corner is to be integrated into the development.

Cross section A (refer Fig. 16) shows an overall building wall height of ten metres maximum to accommodate three storeys of apartments. These require a different specification and greater depth of floor for construction and servicing than single dwellings.

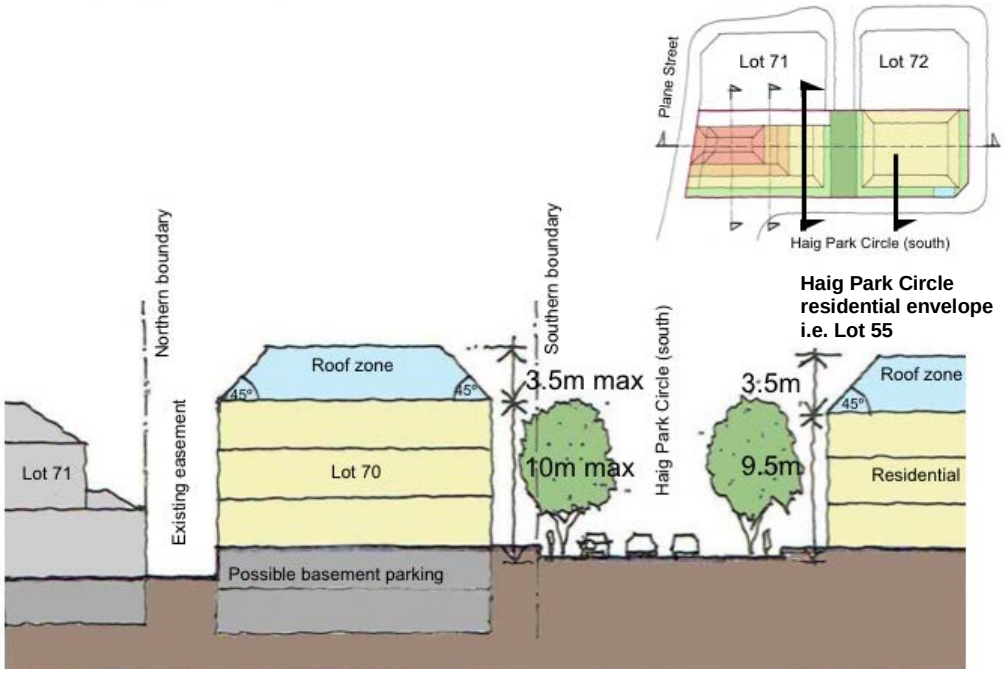


Fig. 16: Cross section A looking eastwards

Cross section B (refer Fig. 17) shows the increase in height of the building envelope west of the public access way.

Fig. 17: Cross section B looking eastwards through the upper storey setback

Cross section C (refer Fig. 18) shows the proposed five storey building envelope in the north-western corner of Lot 70.

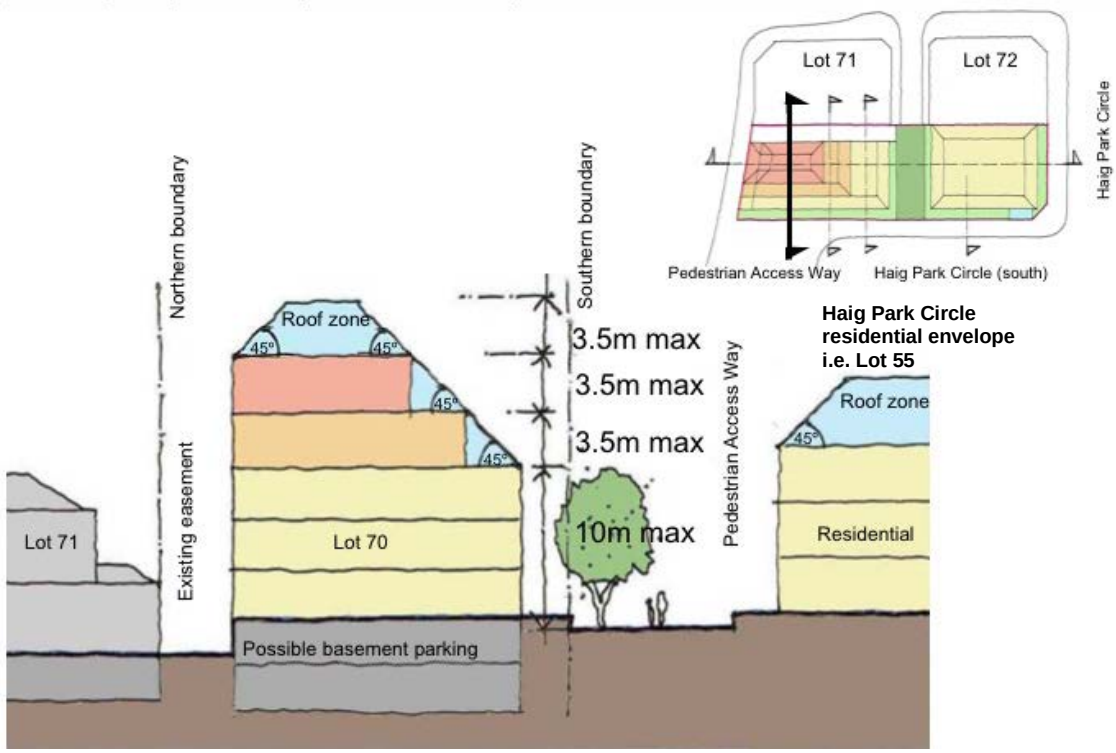


Fig. 18: Cross section C looking eastwards through the proposed additional height in the north-west

Cross section D (refer Fig. 19) runs east west through Lot 70 and looks northwards. This section shows the interface at Plain Street and the possible nil setback and canopy if commercial is proposed, as well as the alternative 3.5m minimum setback for residential. The taller five storey building envelope is located in the north-western corner of the envelope, away from adjacent existing lower scale residential to the south.

The north-south link through the development is shown landscaped, with any balconies maintained within the building envelope. The basement parking would not be visible from Haig Park Circle.

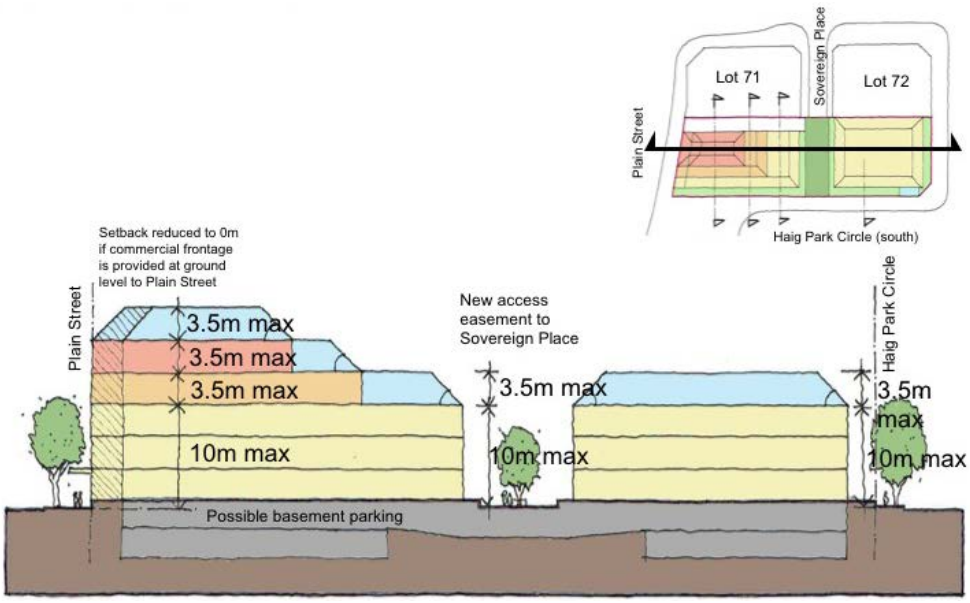


Fig. 19: Cross section D looking northwards

Provision of fee paying public car park – variation to the plot ratio calculation
To provide an incentive for the provision of fee paying public car parking on site, where located at basement level it is proposed to exclude it from the permitted maximum plot ratio on site.

4.3 Proposed draft design guidelines

The following draft provisions were proposed for inclusion in the South Cove Design Guidelines. They cover design considerations to ensure a high quality of built form, streetscape and amenity.

Balcony design
The balconies shall be inset for shelter and privacy with no part of a balcony permitted to project into the setback area.

Balconies shall have a 2.5m minimum width and 10sqm minimum area to ensure they are a useable and functional size.

Public access way (PAW) from Haig Park Circle to Sovereign Place
The PAW shall have a minimum width of eight metres with two metre minimum setbacks on both sides of the easement (i.e. giving an overall minimum width of 12m).

The design requirements shall include:

- Adjoining fences to be visually permeable or low height.
- High quality path design and materials for the safety of pedestrians.
- Appropriate levels of lighting and quality landscape design.

Residential facing Plain Street
Any residential development proposed to face Plain Street shall incorporate design measures to ensure appropriate amenity in proximity to an urban arterial street (e.g. the design and location of indoor and outdoor living areas, acoustic insulation and landscaping).

Building legibility
The design at the north-western corner of the development shall create a suitable landmark.

Existing substation (south-eastern corner)
The existing substation at the south-eastern corner of Lot 70 shall be integrated into the development to reduce its prominence.

Car parking
All car parking shall be screened from public view, either by sleeving it with an active land use or locating it below ground.

Vehicular access
Primary vehicle access shall be to/from Sovereign Close.

Any secondary vehicle access to/from Haig Park Circle shall be located at the north-eastern corner of the development to minimise vehicle movement south into the adjacent residential area.

Development to address easements
Development shall accommodate any easements over the site. There are currently easements in place benefitting Lot 71 and Western Power.

Materials and colours
The materials and colours shall compliment those currently prescribed for adjacent development in Haig Park Circle.

Landscape
Deep soil zones shall be provided within the Haig Park Circle street setback area on Lot 70 for the planting of large shrubs and small trees.

4.4 Community comments on the draft planning provisions

The attendees' comments were sought on the draft planning provisions; specifically any concerns, positive aspects, omissions or areas where more detail was required to ensure that development on Lot 70 would contribute positively to the built form, streetscape and amenity. These comments will be used to assist the development of the final draft planning provisions to be presented to Council for approval to advertise.

A full record of the responses to the draft planning provisions as presented at Workshop Two is provided at Appendix B.

A summary of the workshop group discussion (key and repeated areas of agreement and disagreement based on the presentation) is provided below and grouped under the headings of land use, built form, movement and landscape.

Land use
- Do not allow transient residential land use.
- Mandate the provision of a fee paying public car-park.
- Longer term public car parking is required for businesses and visitors.

- No public car park should be permitted**.**

Built form
- Minimise overshadowing of adjacent residential.
- Require large floor area for residential apartments (3-bed minimum).
- Match existing materials / colours of the residential in Haig Park Circle.
- Proposed height is generally acceptable – some more explanation is required on the rationale for height and location of permitted additional storeys.
- Replicate the town house look and scale.

Movement
- Manage pedestrian and vehicular movement in Sovereign Close.
- Manage noise and traffic/service circulation and technical design requirements for a waste vehicle.
- No vehicle access off Plain Street.
- Limit truck access to/from Haig Park Circle (i.e. at secondary access at north-eastern corner).
- Continuation of the east-west link (i.e. Mulberry Way) into Lot 70.

Landscape
- Include tree provision and deep soil zone requirements.

Other
- Clarity is required on the Restrictive Covenant.
- No development should be permitted.

Summary of Discussion

A number of areas where the proposed planning provisions could be further amended were identified in the group discussion. These included:

- Removal of Transient Residential as a Contemplated use to a Prohibited use.
- Introduction of a provision requiring new development to be articulated in a manner to respond to the rhythm and verticality of the adjacent townhouse development.
- Introduction of a provision requiring clear differentiation of pedestrian and vehicular movement at the access points to Sovereign Close and Haig Park Circle.

There was a clear difference of opinion amongst attendees on the inclusion or not of a public fee-paying car park on the site. The suggested way forward would be to:

- Keep the plot ratio at 1.5:1:0 and allow a public fee-paying carpark at basement level, that is exempt from the plot ratio calculations. Rather than mandate the public car park, this would provide an incentive and allow the provision of a public fee-paying carpark on the site to be determined on viability and feasibility.

4.5 Next steps

Attendees were briefed on where to from here. The consultants would be collating all of the comments from the two workshops and they will be used to guide the finalisation of draft planning provisions for the site.

It is intended that these draft planning provisions would be presented to the Council at the earliest opportunity to gain their agreement to advertising them for public comment. This would provide the community and all stakeholders with a further opportunity to comment on the provisions.

All comments would then be summarised and considered by the City's officers, with this summary and recommendations presented to the Council for approval and referral to the State Government Minister for Planning. The Minister's final approval would then be required before provisions are gazetted and come into force.

Appendix A: Attendees at Workshops One and Two

The attendees who registered their names at Workshops One and Two are noted below:

Workshop One

Barry and Judith Coupar
Dave Read
John Syme
Warren and Marian Pole
Craig Billing
Mel and Dean Daniel
Jimmy Thompson
Tony Benoit
Fred Ferrante
Jeff Carroll
A and F Sartori
Jackie Bruining
Jo and Matt Yacopetti
Syd Parke
Jan and John Taylor
Will Thiel
Gus and Frances Kininmont
K and C Bakker
M and J Berry
Laureen Carter
Jan Watt
David Verryt
Nicholas Zborowski
Alan White
Aman Singh
D and W Parnell
C and N Foti
Wes Barrett
Greg Neate

Workshop Two

Jan and John Taylor
Barry and Judith Coupar
Dave Read
John Syme
Warren and Marian Pole
Jimmy Thompson
Tony Benoit
Fred Ferrante
Jeff Carroll
Jackie Bruining
Matt Yacopetti
Will Thiel
Gus and Frances Kininmont
Keith and Christine Bakker
Jenny Berry
Laureen Carter
Nicholas Zborowski
Alan White
Wes Barrett
B Sapuar
Dr Shahid Jamil
A and N Jamil
Josh Stowes
Craig Billing
C and N Foti

Appendix B: Record of the Responses at the Workshops

This section provides a record of the attendees comments during the group discussions at each workshop.

Workshop One

The following five questions were posed to the group about the proposed design controls for Lot 70 Haig Park Circle:

Q.1 What positive aspects of development do you believe the planning controls should capture?
Q.2 What negative aspects of development should the planning controls avoid?
Q.3 What aspects of development will contribute to the streetscape of Haig Park Circle?
Q.4 What aspects of development will contribute to the streetscape of Plain Street?
Q.5 Is there anything else you'd like to add?

The responses were as follows:

Question 1: What positive aspects of development do you believe the planning controls should capture?

- Remain in Mediterranean theme, height, village, mixture of designs, materials, worn well after time.
- Retain atmosphere, walkways, barbeques.
- Sympathetic with area.
- Sense of community. Know your neighbour.
- Pedestrian access.
- Keep the trees. More trees. Different trees (not London Plane trees).
- Ease of access. Easy parking. Good ability to drop off kids/people.
- What brings life. Bring 'buzz' to the area. Royal Street needs more retail.
- Provision of a facility the local residents could need or enjoy i.e. Child minding facility with large safe, shaded outside play area – if this is needed on ground floor. Private parking on part of 1st storey facing back of buildings on Royal Street.
- Continuity of existing terrace housing and character.
- Planting along Haig Park Circle frontage.
- Maintaining existing materials/design e.g. limestone.
- Pedestrian links.
- Upper floors to be setback – range in building heights – in a considered way
- Design at north west element to be special as it is a gateway from Plain Street heading south.
- Contemporary may be okay if it utilises natural stone material in landscaping.
- Like walkway, therefore keep pedestrian linkages through the site.
- Residential likely to be more viable.
- Green walls.
- Option "D" appropriate form.
- Pedestrian connection good outcome.
- Setbacks to define character. Similar to existing.
- Don't stray too far from EPRA Guidelines.
- Materials. Form.
- Observe envelope? Not without setbacks.
- With a carpark and with no Plot Ratio.
- West end commercial.

- Residential and with form of existing with pedestrian access way.
- Some public carpark - note loop needed to exit in forward gear.
- Open space with solar access is essential.
- Development at scale of existing over east side – good.
- Retain streetscape/landscape treatment.
- No variations to Guidelines after they are adopted (in the Scheme).
  Height, setbacks and architecture.
- Object to the question as it is loaded. Most people object to any development.
- Car numbers on Haig Park Circle and generally.
- Make it residential.
- Height restrictions to comply with current situation.
- Number of new people in the area with their cars and visitor cars.
- Delivery trucks need to be able to get in and out in a forward movement.
- Development fronting Haig Park Circle should be required to match setbacks and heights of those in the street.
- At least as many as public car parking bays on the site as there are now.
- 1.5:1 plot ratio consistent with Haig Park Circle residential properties.
- Sub-station to be treated to blend with the streetscape.
- If it stays at 5 storeys, match the higher existing buildings (town houses).
- Continuation of visual street appeal around circle – character.
- Feel – clean look matches rest of circle.
- Residential streetscape on ground plane.
- Pedestrian link to break up site.
- Trees – not plane trees, green spaces.
- Bronte Street, 1 year old building with deep planting.
- Don’t want car parking – homeless hang out.
- Want pedestrian connection – positive.
- Carpark not even used for WACA games – Stadium impact negligible.
- Not interfere with existing amenity, existing size, shape and usage e.g. 3 storeys.
- More residential population to enhance existing commercial development.
- Pedestrian link through site.
- Iconic architecture.
- Servicing area for businesses.
- Deep planting zones – trees.
- Public car parking.
- Changing height.
- Boulevard along Haig Park Circle (south) – widen.
- Owner occupier size dwellings.
- Beautiful building.

<u>Question 2 - What negative aspects of development should the planning controls avoid?</u>

- No tower. Can’t hide a tower.
- Define height.
- Rubbish trucks, accessibility.
- The two commercials – servicing from car park
- Avoid traffic congestion in Sovereign Close.
- Plot ratio no more than 1.5:1.
- Avoid eateries and noise uses.
- Avoid high rise more than the height of the surrounding area (in context of this site). Or have further consideration of the eastern block – reflect existing scale/design – and perhaps do something special including height on the western side.
- Office block design is unimaginative.

- Avoid blank façade, positive surveillance, dead ends service alcoves.
- If retention of public carpark then access should be via Sovereign Close.
- How do larger service vehicles cope if access is blocked off on Haig Park Circle side.
- Residents and visitor parking to be supplied on site.
- Do want to replicate the development to the north of the site.
- Don't overshadow properties on Haig Park Circle.
- Carpark inappropriate.
- No public carpark.
- No 1 bedroom units.
- Don't want small units/development that doesn't reflect existing development.
- Would not like to see property at corner of Royal and Plain amalgamated with the car park.
- Don't create another Newcastle Street (Buildings too close to the road).
- Keep max 5 levels.
- Not one bedroom apartments, want family apartments, 2 to 3 bedrooms.
- Enough commercial in Royal and Bennett Street.
- Don't want carpark.
- Don't want increase in traffic.
- Unsafe areas – narrow service areas.
- No 'lego blocks'.
- Areas which encourage antisocial behaviour.
- No plane trees – allergies.
- No more than 5-storeys or 6-storeys (to match carpark).
- Avoid dark shady trees – allow for light.
- Avoid renters – short term.

Question 3 - What aspects of development will contribute to the streetscape of Haig Park Circle?

- More trees. Green aspect.
- Avoid lawn.
- Sovereign Close – retail.
- Enhance the existing walkway and have walkway through the site.
- Avoid taking away the existing parking facilities.
- Streetscape to reflect existing.
- Pedestrian movement through the area, football.
- Good and bad.
- No blank walls.
- Built form should respond to climate.
- More greenery e.g. arbour on Haig Park Circle.
- Design of front façade to Haig Park Circle – interface to relate to residential.
- South east corner should not be plain.
- No entrapment areas.
- Commercial ok – end setback at alfresco space.
- Awnings.
- Residential over ok.
- East west pedestrian link useful (secondary).
- No left turn out of Haig Park Circle to Plain Street.
- Circle to remain.
- No access off Haig Park Circle to east.
- Development north west and west half at higher denser.
- Streetscape needs to be consistent with guidelines for Haig Park Circle – heights, setbacks.

- Architecture Mediterranean look.
- Current streetscape replicated (so don't notice change in streetscape when walking along).
- Continuation of town house look.
- Different facades/designs.
- Trees.
- Boulevard – widen.
- Setback new development – greater separation from existing development.
- Multiple entry points along street – to match existing pattern.
- Front courtyard.
- Height of buildings along street – human scale.
- Fences – visually permeable.
- Raised balconies overlooking street.
- Robust materials.
- Interesting materials.

Question 4 - What aspects of development will contribute to the streetscape of Plain Street?

- No crossovers on Plain St.
- Shelter/awning on Plain St.
- Step up to residential on Plain St.
- No layby on Plain St – due to Ubers (taxis) on Royal St.
- Any design above the lot in front (north and north/west) should be as existing.
- Nil frontage to Plain St.
- No vehicle access to site from Plain St.
- No car parking entry to Plain St from Haig Park Circle.
- Update pedestrian connection to Plain St.
- Setbacks / screen with trees.
- Boulevard.
- Mural.
- Higher buildings – different building form.
- Development to street.
- Residential/balconies at upper levels overlooking street.

Question 5 - Is there anything else you'd like to add?

- Change resident parking arrangements – only resident parking on Haig Park Circle.
- Utilisation of CPP Royal St car park
- Utilisation of Wilson car park.
- Lack of short term parking – free first ½ hour.
- Vacant tenancies.
- Street trees (London Plane) no more.
- Rat running Royal St to Trafalgar Rd.
- Trinity College: parent rat run.
- Pedestrian crossing none along Royal St between Plain St and Victoria Gardens.
- Design of apartments to be well considered living environment.
- NBN in area!!!
- Senior Citizen facilities/child care.
- What effect on property value.
- No development?
- Don't want increased traffic.
- Beautiful building – able to tolerate some extra height – maybe.

Workshop Two

The following three questions on the draft planning provisions presented for Lot 70 were considered together by the groups:

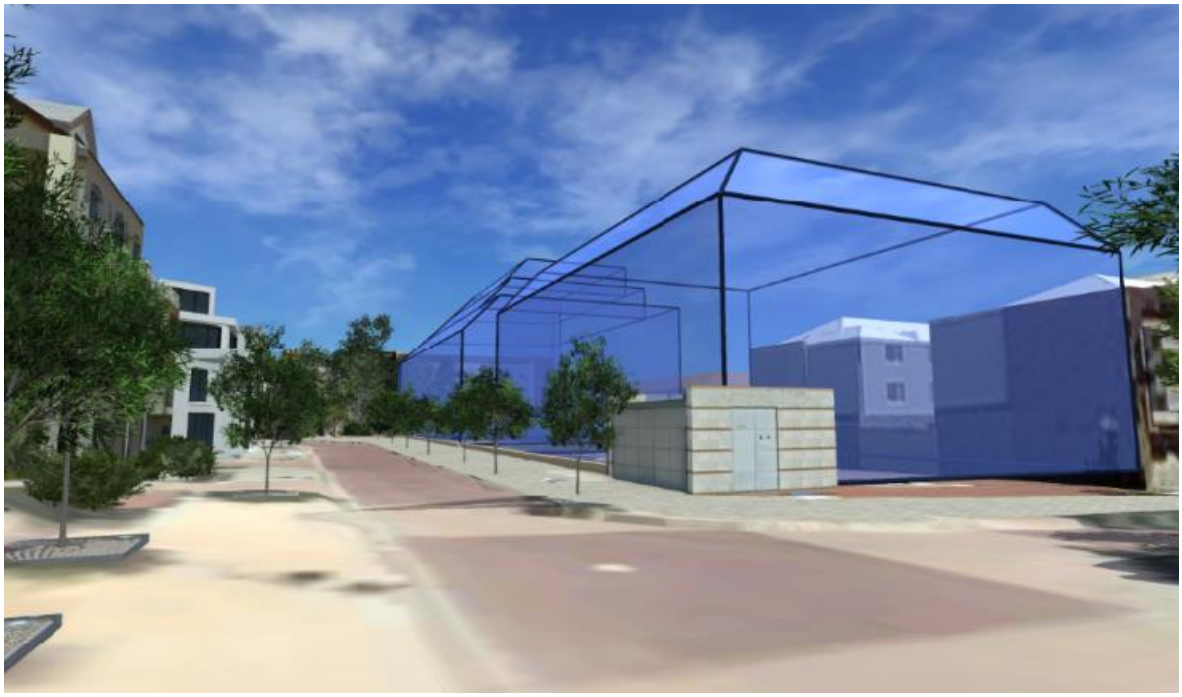
Q.1 What aspects of the draft design controls do you see as positive?
Q.2 What aspects of the draft design controls do you have reservations about?
Q.3 Is there anything we've missed or needs more detail?

The responses were recorded as listed below. It is noted that as the three questions were considered by groups at the same time, responses to questions were not recorded separately.

- Traffic - Must be addressed prior to any development approval because this will exacerbate existing traffic issues at certain times of the day.
  The eastern part of any development, the carpark only being for residents
  Better quality units – include minimum number of 3 bedroom units.
- Public fee paying – mandated.
  Why? the restrictive covenant mandates this.
  It is needed. Utilisation in area will increase over time.
  Commercial development needs short stay parking.
  Visitors don't want to cross Plain Street.
  Business needs parking for longer.
  Professional appointment based longer than 1 hour.
- Built form - Even if residential is along Plain Street, don't push the height back into the site.
- Internal circulation - Trucks moving within the site.
  Avoid/stop trucks using the secondary vehicle access.
- Not supportive of transient residential.
- Two to three bed apartments preferred – reflect in guideline elements. Include minimum apartment size.
- Security/safety issues with public carpark access. Not supportive of incentive (plot ratio).
- Delivery turning circles.
- Height of envelopes good – sensitive to what is there.
- Noise of trucks contained under site. No delivery prior to 7am.
- Good keeping Royal St commercial.
- Good residential on Haig Park Circle.
- Deep soil zone definition (Design WA).
- Bigger trees in street. Smaller in setback areas.
- Define nature of pedestrian connection (a stair is required).
- Rather than public parking, add Plot Ratio to improve quality of units.
  (No extra units?)
- Why is dining a contemplated use. Anywhere but Plain St.
- Height in north west corner is an opportunity for a "funky design".
- Don't mandate public carpark.
- Car parking – capacity of other carparks to take short term parking.
- Service vehicle management, waste management – ramp design/turning circle.
- Conflict management (pedestrians and vehicles).
- Continuation of lane (east west), terrace houses as existing.
- Fait accompli - Option D.
- Town house feel and look.
- Linkages through site, Lot 72 – north orientation for the building.
- Setbacks.

- No transient housing.
- Separate fee-paying parking from resident – secure.
- Visitor parking required.
- What stops other variations from being approved? JDAP situation.
- Quality Executive style apartments, larger style, not small and poky.
- Match value of residential around.
- 3-bedroom minimum.
- Mandate fee paying car park? Through LPS? Discuss difficulties with planners.
- Happy with materials / colours to match existing.
- Overshadow of residential
- SOLACE – Shadows across the Haig Park Buildings, in particular 28, 30, 32 Haig Park Circle.
- Why can't they (buildings) have a total height of 7.5m rather than 10 meters to reflect a better proportion of residential scope.
- Basement should be technically under the entrance of the building, not south aspect of Haig Park Circle.
- Covenant issue – How will Developer/ Council address contracts of sale of land that is in BREACH of a development – e.g. 32 and 30 and 28 Haig Park Circle. Legal Advice.
- Building should be reflective of Haig Park Circle – cross section not accurate as mostly 2 storeys and only a limited section that is 3 storeys.
  Some dispute about height as some acknowledge there are 3 storeys.
- Basement: Where ground floor starts should be where Haig Park Circle is.
  Some acknowledged that the diagram is indicative (average due to gradient).
- Building height to be down from 10m to 7m.
  Some people are okay with the 10m building height.
- Overshadow is a critical issue.
- Construction - Issues with noise/ traffic.
- Plain Street - No vehicle access.
- I am representing all the people who are opposed to any development – the covenant should not be lifted.
- The Council should be honest and transparent in relation to their support or otherwise of the removal of the covenant.
- Transient residential should not be permitted. Existing short term uses in area not successful.
- Treatment of transformer: maybe better to build over it. Consider a nil setback adjacent to transformer.
- Combination of vehicular access and pedestrian access in Sovereign Close likely to be problematic.

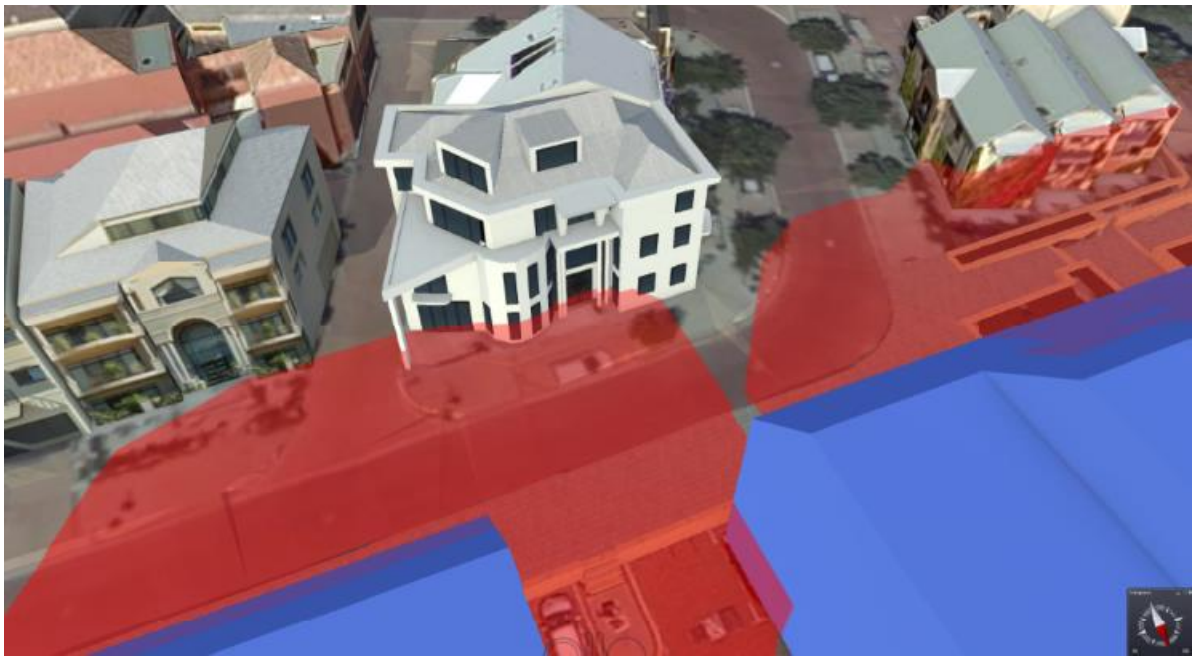
75 (LOT 70) HAIG PARK CIRCLE, EAST PERTH - PROPOSED BUILDING ENVELOPES



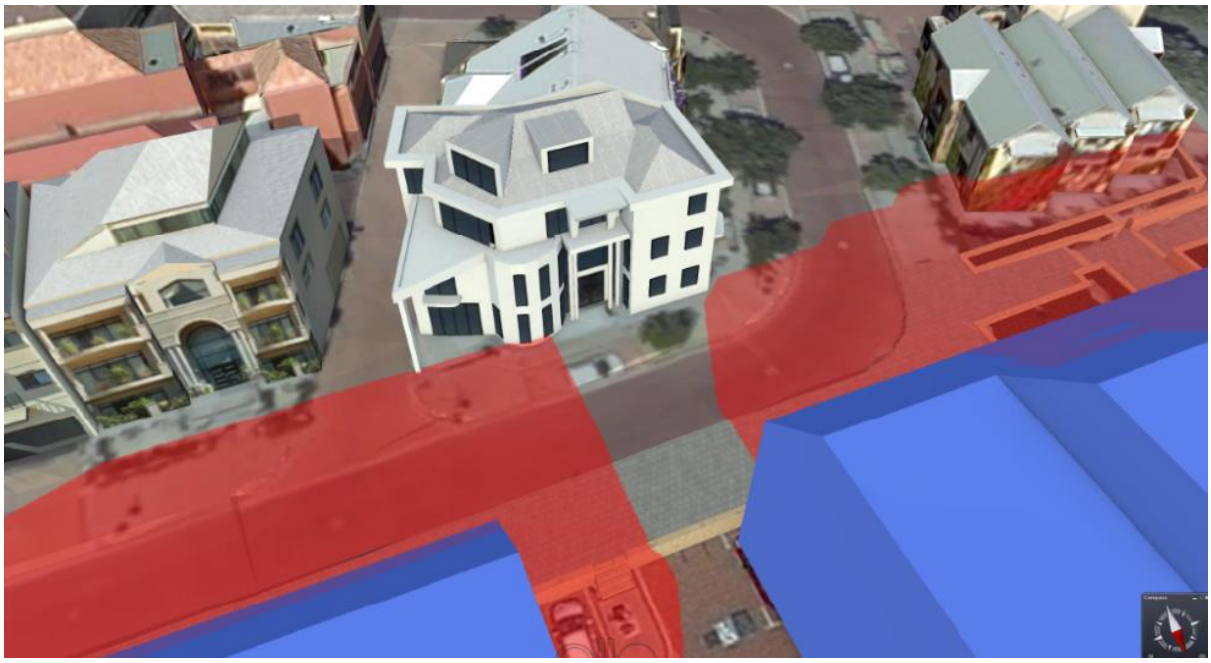
5 (LOT 70) HAIG PARK CIRCLE, EAST PERTH – BUILDING

ENVELOPE SHADOWING DIAGRAMS

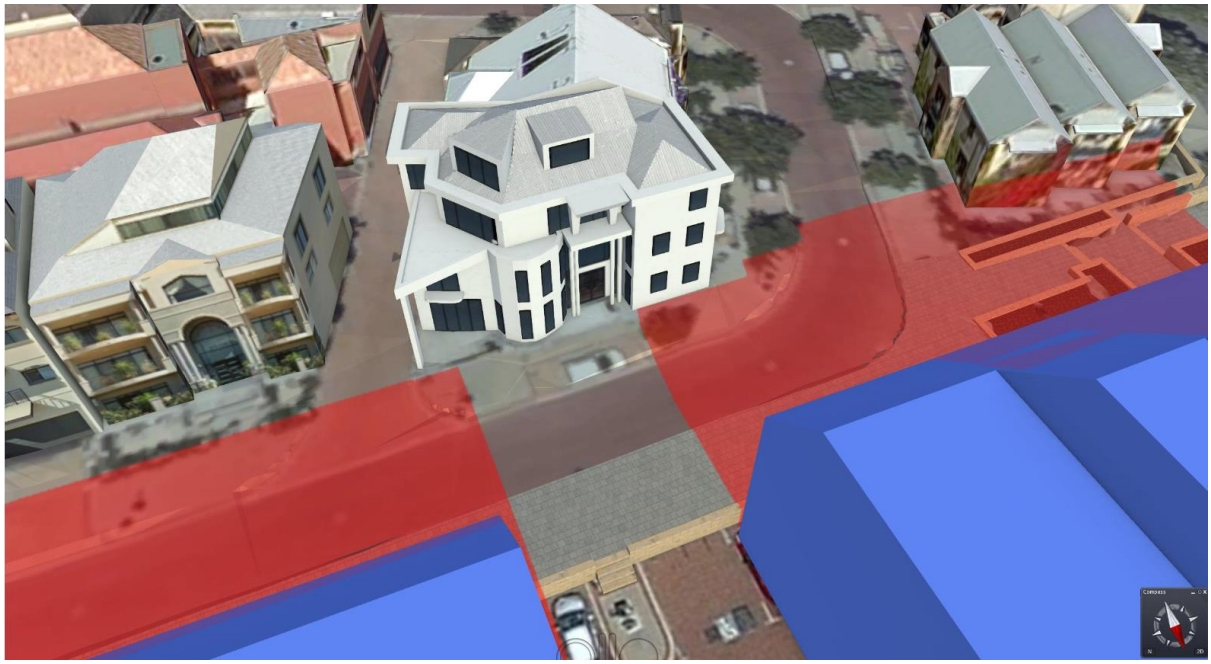
10am 21 June



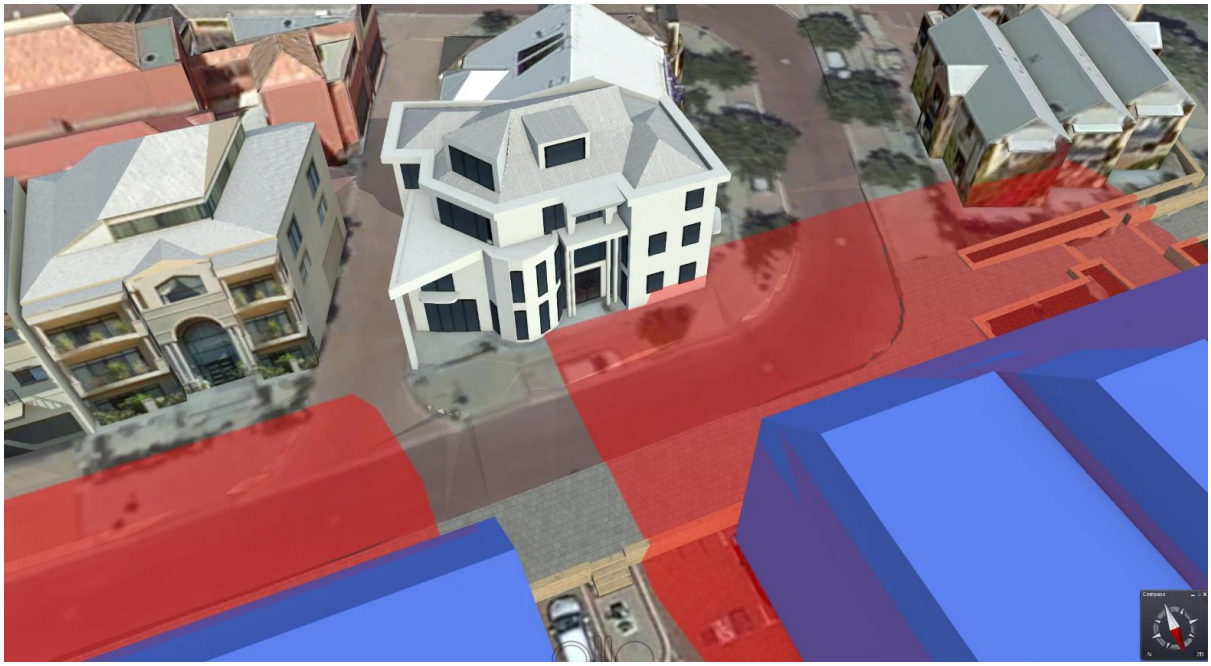
11am 21 June



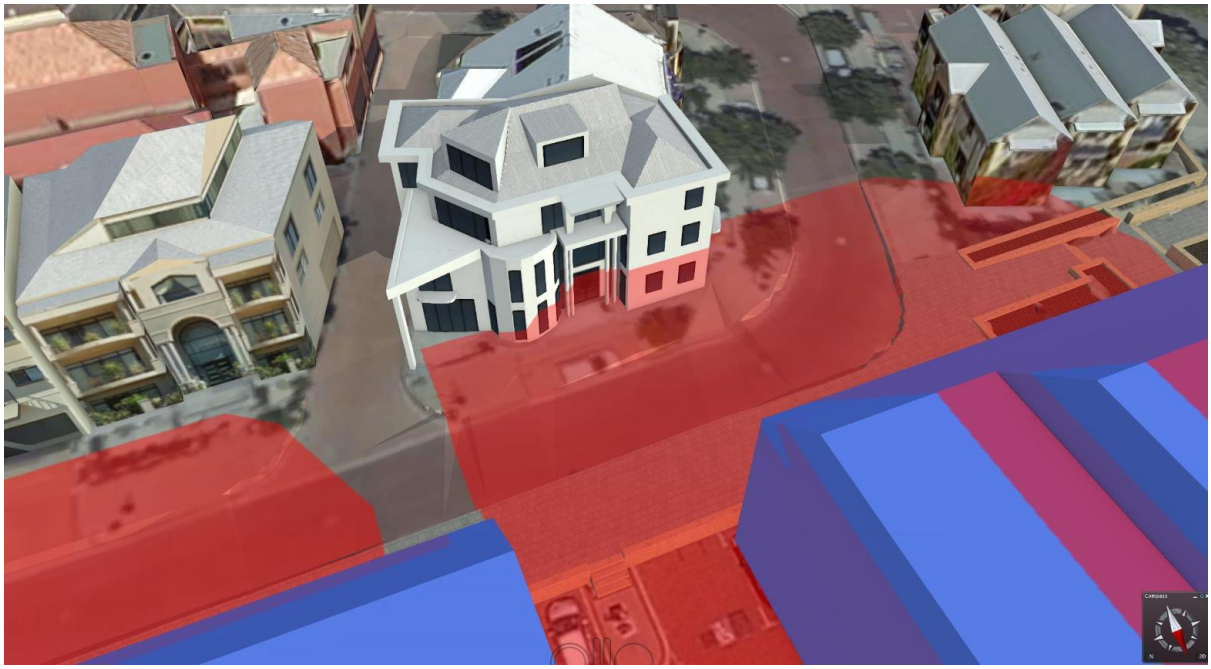
Midday 21 June



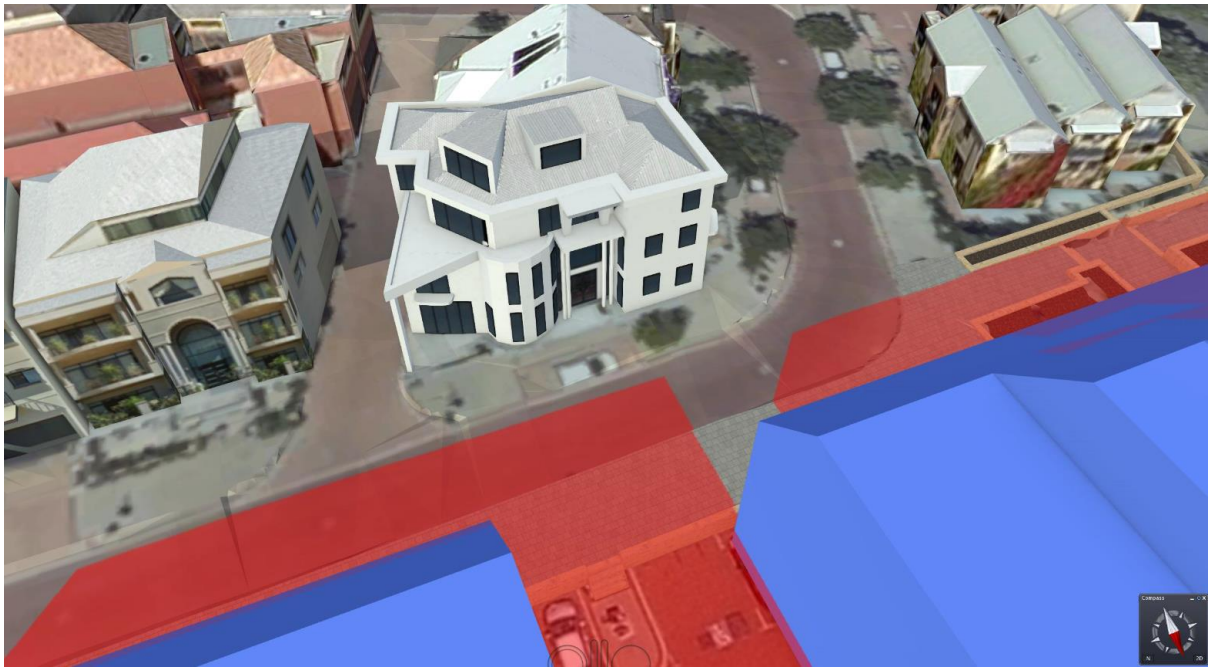
1pm 21 June



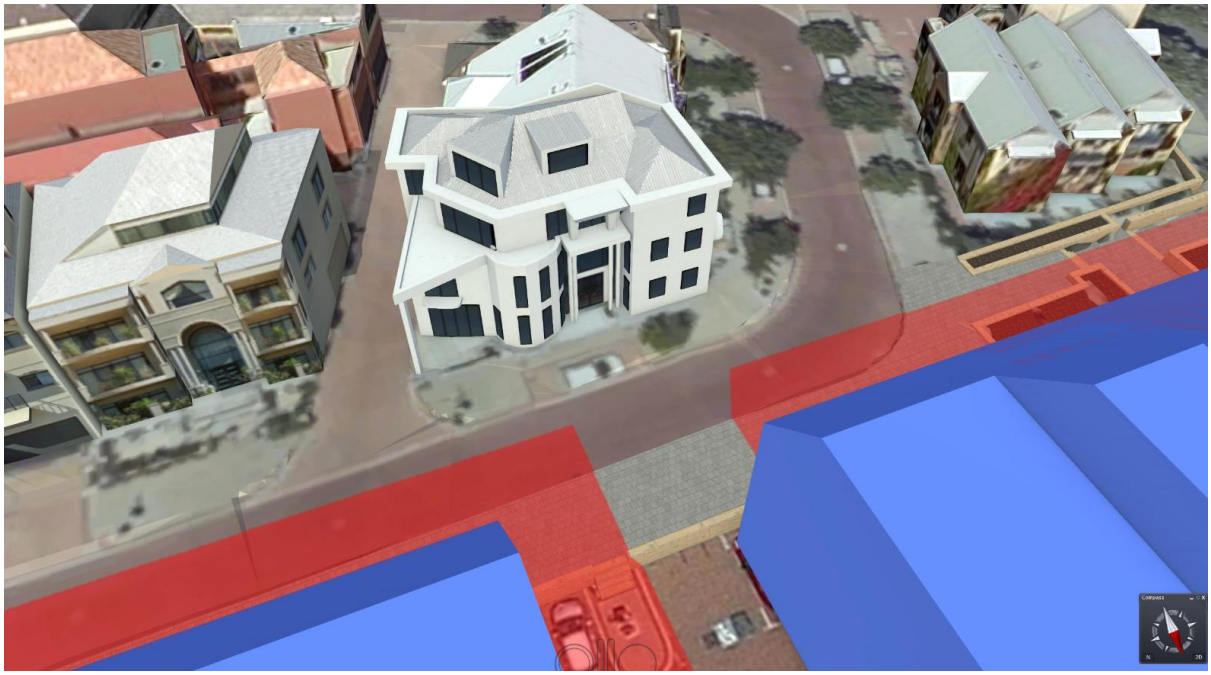
2pm 21 June



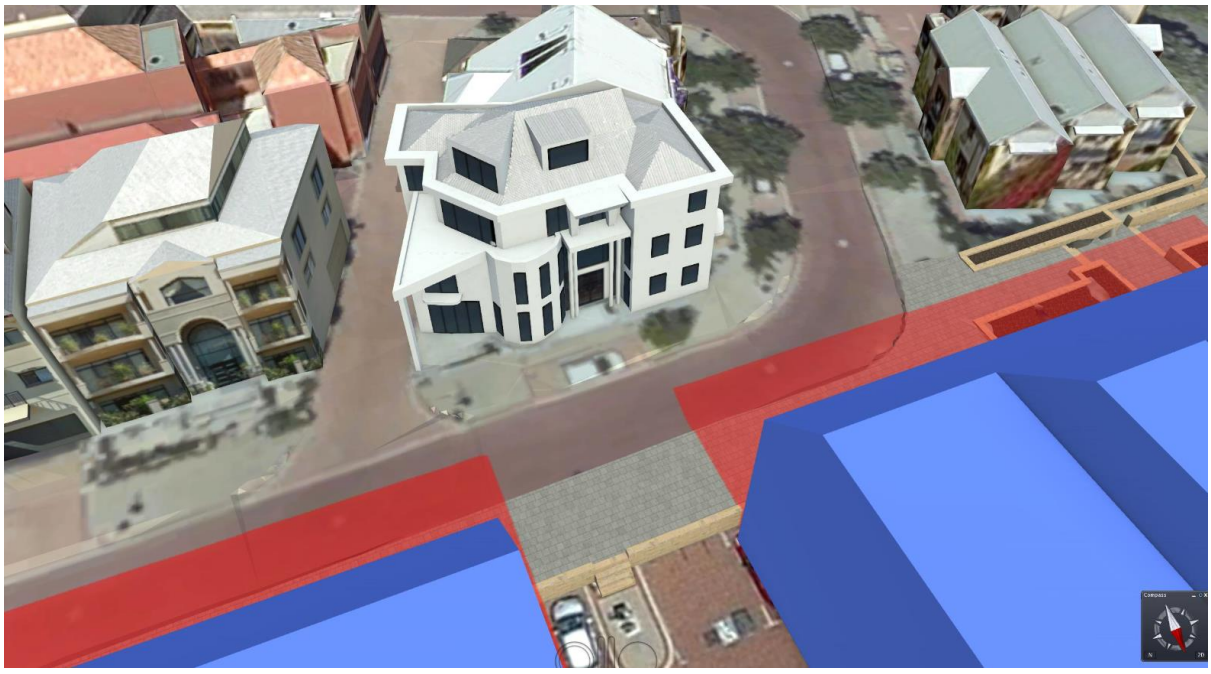
10am 21 August



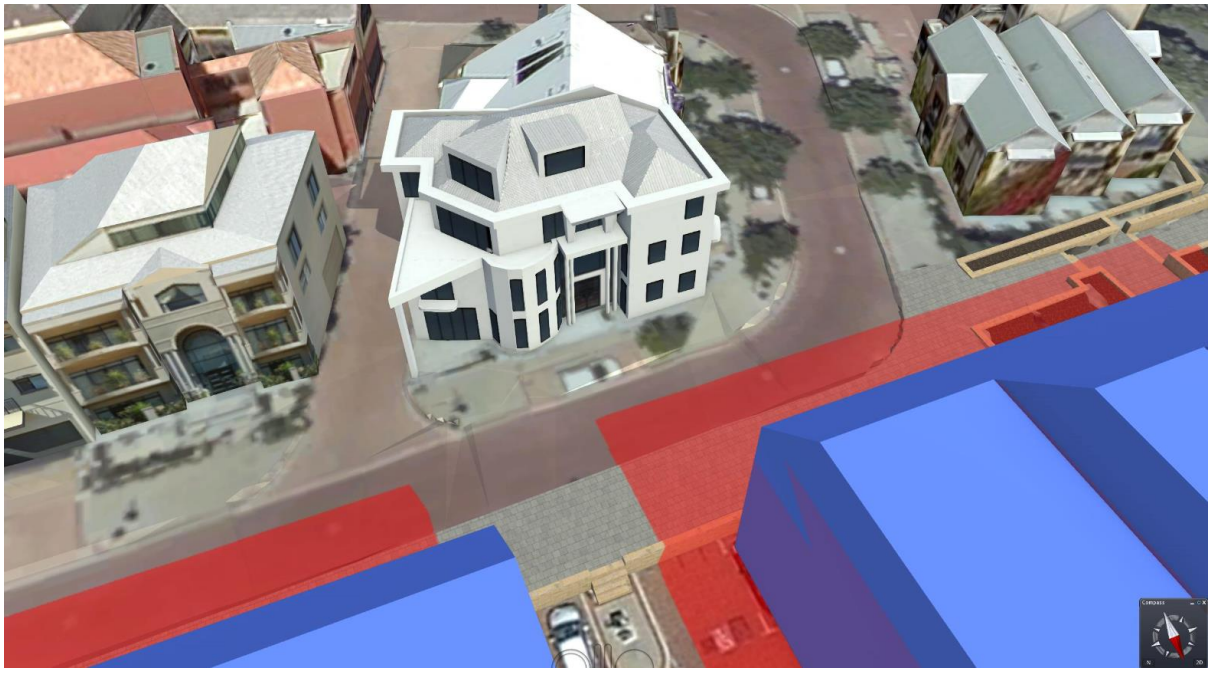
11am 21 August



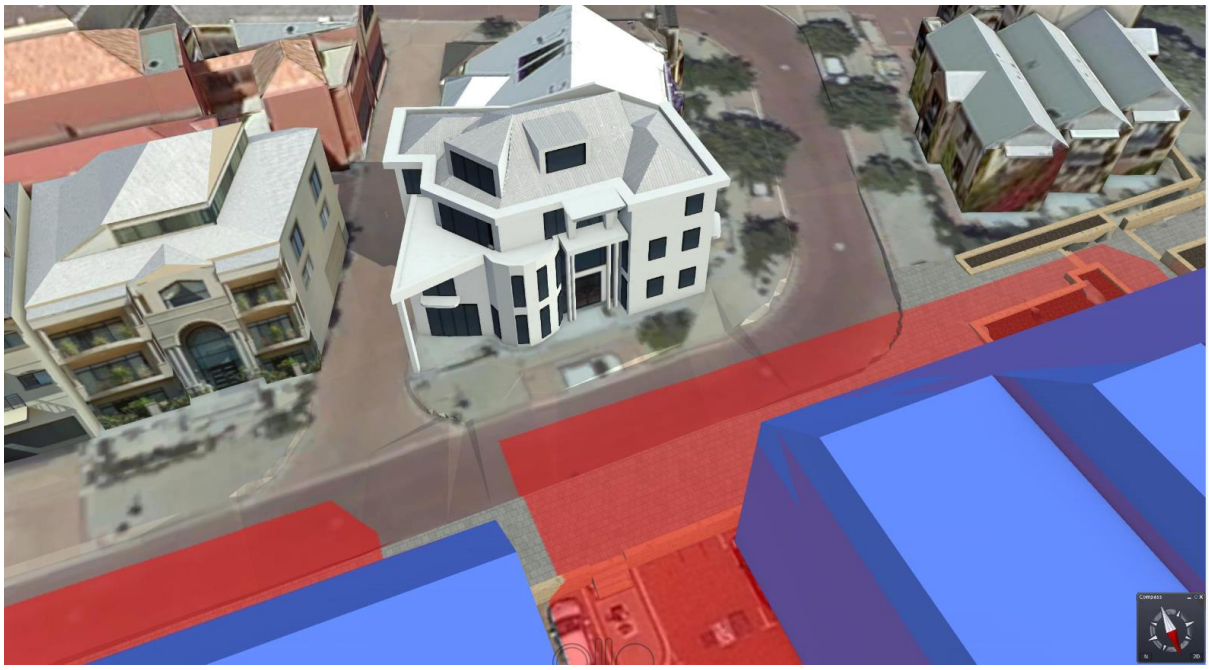
Midday 21 August



1pm 21 August



2pm 21 August



Agenda Item 13.6 **46 (Lot 2) Wickham Street, East Perth – Proposed Six Level Residential Development Containing Eight Multiple Dwellings and Eight Car Parking Bays**

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, the Council APPROVES BY ABSOLUTE MAJORITY the application for a six level residential development containing eight multiple dwellings and eight car parking bays at 46 (Lot 2) Wickham Street, East Perth as indicated on the Metropolitan Region Scheme Form One dated 5 February 2018 and as shown on the plans received on 19 March 2018 subject to:

1. ***the development being constructed with high quality and durable materials and finishes and to a level of detailing that is consistent with the elevations and perspectives received on 19 March 2018, with particular attention to:***
   - ***extending the quality of the materials beyond the first bay of the development fronting the street;***
   - ***the finishes of the blank side boundary walls; and***
   - ***greater integration of the proposed materials for the development as a whole;***

   with the final details of the design and a sample board of the materials, colours and finishes being submitted for approval by the City prior to applying for a building permit;

2. ***the proposed development being designed and constructed in such a manner so that existing and possible future noise levels associated with traffic and from the surrounding and nearby commercial uses, in addition to noise generated from within the development including car stackers, that could potentially affect future residents can be successfully attenuated. 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 a building permit;***

3. ***any proposed air-conditioning condensers, external building plant, lift overruns, piping, ducting, water tanks, transformers, fire booster cabinets and fire control rooms being located or screened so that they cannot be viewed from any location external to the site and to minimise any visual and noise impact on the adjacent developments, including any such plant or services located within the vehicle entrance of the development, 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;***

4. ***final details of all landscaped areas including soil depths, irrigation and plant species, ensuring appropriate levels of surveillance can be maintained between***

the development and the street, being submitted for approval by the City prior to applying for a building permit with the landscaping being installed prior to occupation of development and thereafter maintained to a high standard to the City's satisfaction;

5. ***the existing street tree located in the road verge on Wickham Street being retained and protected from damage throughout any development works with tree protection zones being established and maintained during the construction period in accordance with Australian Standard S4970-2009 - Protection of Trees on Development Sites to the satisfaction of the City;***

6. ***the dimensions of all car parking bays, the vehicle entrance, aisle widths and circulation areas complying with the Australian Standard AS2890.1, ensuring that vehicles can enter and exit the car park in forward gear with the Traffic and Transport Impact Statement being updated to reflect these requirements or a certificate of compliance by an architect or engineer being submitted for approval by the City prior to applying for a building permit;***

7. ***a minimum of one car bay being allocated to each multiple dwelling within the development, with all on-site residential car bays being for the exclusive use of the residents of the development and their visitors;***

8. ***a Waste Management Plan, satisfying the City's waste servicing requirements, being submitted for approval by the City prior to applying for a building permit;***

9. ***the approved side and rear fences and footings abutting the lot boundaries being constructed wholly within the subject site, with the external surface of the fences being finished to a professional standard to complement the residential development to the satisfaction of the City with final details of the fences being submitted for approval by the City prior to applying for a building permit;***

10. ***details of on-site stormwater disposal/management being to the City's specifications and being submitted for approval by the City prior to applying for a building permit; and***

11. ***a construction and demolition management plan for the proposal being prepared in accordance with the City's 'Construction and Demolition Management Pro-Forma' and being submitted for the City's approval prior to applying for a demolition or building permit, with particular attention to how it is proposed to manage:***

    a) the delivery of materials and equipment to the site;
    b) the storage of materials and equipment on the site;
    c) the parking arrangements for the contractors and subcontractors;
    d) the protection of street trees and any other City assets; and
    e) other matters likely to impact on the surrounding residents and properties.

FILE REFERENCE:	2018/5036
SUBURB/LOCATION:	46 Wickham Street, East Perth
REPORTING UNIT:	Development Approvals
RESPONSIBLE DIRECTORATE:	Planning and Development
DATE:	9 April 2018
ATTACHMENT/S:	Attachment 13.6A – Location plan Attachment 13.6B – Perspective Attachment 13.6C – Development Plans
LANDOWNER:	Cafone Investments Pty Ltd
APPLICANT:	JCM Construction (WA) Pty Ltd
ZONING:	(MRS Zone) Central City Area (City Planning Scheme Precinct) Goderich (P14) (City Planning Scheme Use Area) Residential/Commercial
APPROXIMATE COST:	$1.6 million

Council Role:

☐	Advocacy	*When the Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.*
☐	Executive	*The substantial direction setting and oversight role of the Council e.g. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.*
☐	Legislative	*Includes adopting local laws, town planning schemes and policies*
☒	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	*Planning and Development Act 2005* *Planning and Development (Local Planning Scheme) Regulations 2015* City Planning Scheme No. 2 Metropolitan Region Scheme
Integrated Planning and Reporting Framework Implications	Strategic Community Plan Goal 2 – An exceptionally well designed, functional and accessible city

Policy

Policy No. and Name: Planning Policies:

- 2.2 - Public notification/advertising procedure
- 3.1 - Design of Residential Development
- 4.1 - City Development Design Guidelines
- 4.7 - Landscaping Requirements
- 4.9 - Residential Design Policy
- 5.1 - Parking Policy
- 5.3 - Bicycle Parking and End of Journey Facilities
- 6.3 - Goderich Design Policy

Background:

The 304m^2 subject site has a 10 metre frontage and is located on the northern side of Wickham Street, approximately 100 metres east of the intersection of Wickham Street and Bennett Street in East Perth. The site was most recently used as a car parking area for an adjacent commercial building however it is now vacant and unoccupied.

Details:

Approval is sought to construct a six level residential development containing eight multiple dwellings and eight car parking bays.

Details of the proposed development are as follows:

Basement Floor Level	This level contains eight store rooms, corridor, car stacker pits, fire exit stairwell, lift and lift lobby.
Ground Floor Level	This level contains eight car parking bays (accessed via four two-car stackers), vehicle circulation area and driveway, entry lobby area, electrical plant room, bin store, landscaping, fire exit stairwell and lift.
First to Fourth Floor Levels	These levels each contain two two-bedroom/one-bathroom apartments (75m^2 and 76m^2) with balconies (13m^2 and 14m^2), fire exit stairwell, lift and lift lobby.
Roof Level	This level contains a screened air-conditioning platform structure.

With regards to the design of the development, the applicant advises *"the contemporary design of the proposed development is of high architectural quality, responding to the unique context of the subject site. Strong attention to detail has been given to the choice of materials and colour palate with a modern façade comprising of wood cladding, glass and cfc sheeting"*.

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 proportion of residential uses, strengthening the Precinct as a residential neighbourhood. 'Residential' is a preferred 'P' use in the Residential/Commercial use area, however it is a contemplated 'C' use where it fronts the street at pedestrian level. It is

considered that the proposed residential use is consistent with the intent of the Precinct and will be compatible with the surrounding residential, office and commercial land uses.

Development Requirements

Building design within the Residential/Commercial use area of the Goderich Precinct will focus on residential character. Contemporary, innovative designs will be encouraged; however, development is to be sympathetic to original inner-city housing and commercial buildings. Development will be of a low scale along the street frontage with additional building height setback from all lot boundaries.

The proposal's compliance with the relevant CPS2 and Goderich Design Policy development requirements is summarised below (Note: figures and description in bold signify non-compliance with the development standards):

Development Standard	**Proposed**	**Required / Permitted**
Maximum Plot Ratio:	1.8:1 (548m^2)	3.0:1.0 (912m^2)
Maximum Street Building Height:	**15.6 metres**	29 metres or 14 metres where development includes side setback variations
Maximum Building Height:	**15.6 metres**	No prescribed limit or 14 metres where development includes side setback variations
Setbacks:		
Wickham Street	**3.7 metres (planters)** to 4.5 metres (main building)	4.5 metres
Side (east)	**Nil (no openings) to 1.67 metres (windows)**	3 metres (no openings) 4 metres (with openings)
Side (west)	**Nil (No openings) to 1.5 metres (windows)**	3 metres (no openings) 4 metres (with openings)
Rear (north)	**3 metres (balconies)** to 4 metres (main building windows)	3 metres (no openings) 4 metres (with openings)
Car Parking:	8 bays	8 bays (minimum) 16 bays (maximum)
Bicycle Parking:	8 bays (contained within residential stores of adequate area and dimensions)	3 bays (minimum) or can be located within residential stores (minimum dimension 2.2m and area of 5m^2)

Development Standard	Proposed	Required / Permitted
Landscaping:	**15% of the site (45m^2)**	25% of the site (76m^2)

Variations to the street building height, maximum building height, setback and landscaping provisions applicable to the development can be granted by an absolute majority decision of the Council, in accordance with Clause 36 of the City Planning Scheme 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."*

Comments:

Consultation

Given the proposed variations to the CPS2 development standards, the proposal was advertised to the owners of the adjacent properties for a period of 14 days, closing on 7 March 2018. These included the owners at 44 and 48 Wickham Street and 51, 55 and 57 Wittenoom Street, East Perth. One submission, raising objections to the proposal was received during the advertising period. The comments received from the adjoining landowner are summarised below:

- *'The proposed development should comply with the requisite setbacks and heights stated within CPS2 without any variation. No justification or details have been provided detailing the nature of the variations being proposed and how this compares to the required development standards.*
- *We also object to the use of the building materials proposed on lot boundaries. Appropriate fire rated materials must be used in compliance with Building Code of Australia requirements. The use of timber cladding on lot boundary walls is strongly opposed.*
- *No details have been provided outlining the material proposed to be used for the boundary fence.'*

The above comments relating to the setbacks and height of the proposed development are addressed within the building height and setbacks section of this report.

The matters raised in relation to boundary materials, fire rating and fencing are noted and common to most major development within the city. Fire rating compliance and construction issues can be addressed through standard conditions of approval and managed at the building permit stage.

Design Advisory Committee

The application was considered by the Design Advisory Committee (DAC) at its 8 March 2018 meeting. The DAC, having considered the design for the proposed residential development, advised that it:

"*acknowledges the constraints of the narrow site but considers that further design review is required to address the following:*

1. *the location of any required plant equipment, noting any additional structures on the roof of the building would need to be integrated with the design of the building and might not be supported given that the proposed development already exceeds the maximum building height permitted for the site;*
2. *the activation and presentation of the ground floor to the street, with the aim of increasing the transparency of the ground floor frontage and ensuring that the landscaping within the front setback is designed to enhance safety at the building entry;*
3. *the adequacy of the proposed lightwells should the adjacent sites also be redeveloped;*
4. *the need for screening between the bedroom windows located within the lightwells to address both noise and visual privacy;*
5. *extending the quality of the materials beyond the first bay of the development fronting the street, with particular attention to the finishes to the blank side walls and achieving better integration of the pallet of materials for the development as a whole;*
6. *ensuring any piping or services located within the vehicle entry are screened from view from the street;*
7. *reducing the extent of the rear setback variation to provide adequate separation between buildings (noting the current approved development for the adjacent site) to improve the amenity of the rear apartments;*
8. *the extent of habitable/useable floorspace encroaching into the front setback; and*
9. *the durability of the proposed decking materials within the front setback area."*

The applicant subsequently met with City officers and submitted revised plans and details to address the above points. The following sections detail the extent to which the revised plans respond to the design matters raised by the DAC.

Building Design and Presentation to Street

As outlined above, the DAC acknowledged the constrained nature of the site due to having a 10 metre wide frontage, however raised various design concerns in relation to the proposal which required additional refinement. The proposed design of the development has subsequently been modified to address the specific concerns of the DAC as follows:

In relation to the location of required plant equipment for the building, the revised plans include a notional 1.2 metre high air conditioning plant structure on the roof of the building. The updated details are supported on the basis that the structure is minimal in height and overall dimensions and will not impact on adjoining properties given its low scale and all equipment being suitably screened from view. A consolidated plant area is preferred to providing air conditioning condenser units on balconies which even if appropriately screened, can impact on the functionality and enjoyment of these areas. It is recommended that final details of the structure and the screening and/or treatment of any piping or services located within the vehicle entry be provided for approval at the building permit stage.

In response to the original proposal's lack of activation at the ground level, the revised plans include a greater proportion of glazing and lobby area with the bin store further inset into the building. The amendments are considered to provide for an improved presentation to the street. Appropriate condition/s relating to landscaping height and location are also recommended on any approval to ensure suitable sight lines between the entry and the street and to provide for enhanced safety between the building entry and the street.

With regards to the proposed dimensions of the lightwells and need for suitable screening between units, the applicant has modified the plans to include additional glazing along the northern side of the eastern lightwell and added a privacy screen within the western lightwell area. The addition of glazing is considered an appropriate response as it will allow for suitable solar access for the living/dining areas of the subject apartments should the adjoining site be redeveloped in the future. The screening element within the western lightwell is also supported on the basis that it prevents any direct visual access between the bedrooms of the units on the same or other levels within the development.

With respect to the variations to the rear and front setbacks of the development, the revised plans have provided for increased setbacks to these areas. In particular, the rear setback has increased to three metres to the balcony and four metres to the main building in lieu of the original two and three metres respectively. Whilst the front setback has been retained at 3.7 metres, the reduced setback only applies to architectural features and planters, with all balconies now setback 4.5 metres in compliance with the Goderich Design Policy requirements. The increased and modified setbacks for the front and rear of the development are considered to address the relevant concerns of the DAC.

In terms of the DAC's comments relating to quality and durability of building materials, the applicant has acknowledged that further refinement of these matters will be considered at the detailed design stage. It is recommended that the City's standard condition relating to final materials, colours and finishes be included on any approval.

Noting the above, it is considered that the revised plans and details have satisfactorily addressed the matters raised by the DAC and the proposal is generally consistent with the design objectives of the Goderich Design Policy. It is considered that final details in relation to the matters identified above be provided prior to the building permit stage to ensure the delivery of a cohesive and interesting built form.

Building Height and Setbacks

In accordance with the Goderich Design Policy (6.3), the site has no prescribed maximum building height limit and a maximum street building height of 29 metres. However, where side setback variations are sought, both the maximum building and maximum street building heights are reduced to a maximum of 14 metres. Given the proposed development is seeking side setback variations, the 14 metre maximum building and street building height applies. The proposed development has a maximum building and street building height of 15.6 metres in contrast to the specified 14 metre maximum, resulting in a 1.6 metre variation.

The minor variation is considered to be generally consistent with the existing (and future) streetscape and will not be dominant or imposing within the streetscape. A review of the proposal's overshadowing extent has confirmed that the additional height will only have a negligible impact on the adjacent properties, which is aided by the presence of light wells and the site being on the south of the Wickham and Wittenoom street block. The variation can therefore, be supported based on the design satisfying the requirements of Clause 36 of CPS2.

Whilst a small portion of the building encroaches to 3.7 metres from the front boundary, the majority achieves the 4.5 metre setback requirement of the Policy. The objectives of the Policy have generally been satisfied given the encroachments that are for non-habitable purposes, including planters and architectural features only, are balanced by a greater setback along the eastern portion of the frontage which therefore reduces any impact on the adjacent street environment.

The rear (northern) portion of the development is setback three metres to the balconies and four to six metres to the main building. Whilst the main building setback is compliant with the Policy provisions, the balconies represent a variation to the four metre setback requirement. The variation can be supported in this case noting the height and extent of the boundary/podium wall approved as part of the redevelopment of 51-55 Wittenoom Street which abuts the subject site to the rear. In addition is considered that the reduced setback of three metres will not comprise the objectives of the Policy in terms of providing adequate separation between existing and future development and maintaining suitable access to natural light and ventilation. It is also noted that the reduced setback was not subject to any objection from the affected landowner.

Variations are proposed to the east and west side setback requirements of the Policy. The proposal includes boundary walls with a nil setback for approximately half of the side boundary lengths with additional setbacks of 1.67 metres and 1.5 metres within the separate light wells adjacent to either boundary. It is noted however, that given the width of the subject lot, a compliant development could only achieve a building width of two to four metres which would be impractical. Therefore, the variations to the side setbacks prescribed by the Policy can be considered subject to the appropriate principles of the Policy being met including:

- *'ensuring natural light access and ventilation and privacy within and outlook from buildings appropriate to their use and their location within a key residential environment; and*
- *having regard to the side and rear setbacks of buildings on adjoining land'*.

It is also noted that the proposed variations are subject to an objection from the adjoining landowner with both 44 and 48 Wickham Street being under the same ownership.

The subject site is presently bounded on both sides by single storey commercial buildings with nil setbacks for the vast majority of the lot boundary. Whilst the variations proposed by the development will have limited impact on the existing use of these properties, the potential impact on any future redevelopment of these sites needs to be considered. In this case, the presence of nil side setbacks in the development of the subject lot is an appropriate design response in order to allow for the highest and best use of the available land parcel. In addition, it is highly likely that any redevelopment of the adjoining sites, which are of similar dimensions, will also require the provision of nil setbacks. The presence of suitably scaled light wells are considered to provide relief from the perceived building bulk and provide opportunities for the penetration of sunlight and natural ventilation into the proposed development and separation from any adjacent development in the future.

The effective splitting of the building form via the use of light wells and articulation of the boundary walls (subject to appropriate approval conditions) will lessen the perceived impact of the side setback variations being sought. It is considered that these offsets will provide for adequate separation between the proposed development and future developments on adjacent sites in accordance with the objectives and principles of the Goderich Design Policy

(6.3). The variations can therefore be supported as the setback variations would not compromise the requirements of Clause 36 of CPS2, particularly in consideration of the site's and adjoining properties' narrow dimensions.

Car Parking and Access

The development is compliant with respect to resident car parking bay provision as prescribed by the City's Parking Policy (5.1). However, the Policy also states that visitor parking should be provided in residential areas where it can be expected that existing on-street facilities will not adequately provide for visitors to the development. It is considered that given the dimensions of the subject lot and that the expected demand for visitor parking from the development can be adequately provided for by the presence of on-street bays adjacent to the site, the requirement for visitor bays to be provided on site would be onerous. There is also a high level of public transport availability in the area including high frequency public transport services which are located within 400 metres of the site.

The applicant submitted a preliminary Traffic and Transport Impact Statement (TTIS) for the City's review in support of the application. City officers concluded that the TTIS is generally consistent with the City's requirements and that the additional vehicular traffic generated by the development can be accommodated within the existing surrounding road network. However, concerns have been identified in relation to the accessibility of car stacker 5/6 and the access way width in relation to the relevant Australian Standard. It is therefore recommended that an updated TTIS addressing these matters be submitted for the City's review and approval at the building permit stage.

Landscaping

The proposed development provides for approximately 15% of the site as landscaped area, which represents a variation to the 25% requirement of CPS2. The variation is considered to be minor when considering the relatively small size of the subject lot (304m^2). The shortfall is offset by the front setback area at the ground level being compliant with 4.5 metre setback requirement of the Goderich Design Policy and accommodating the majority of landscaping. In addition, planters within the front façade will also provide additional 'greening' of the site. The variation to landscaping provision is therefore supported based on the quality and functionality of landscaping, subject to appropriate conditions of approval, being consistent with the requirements of Clause 36 of CPS2.

Noise

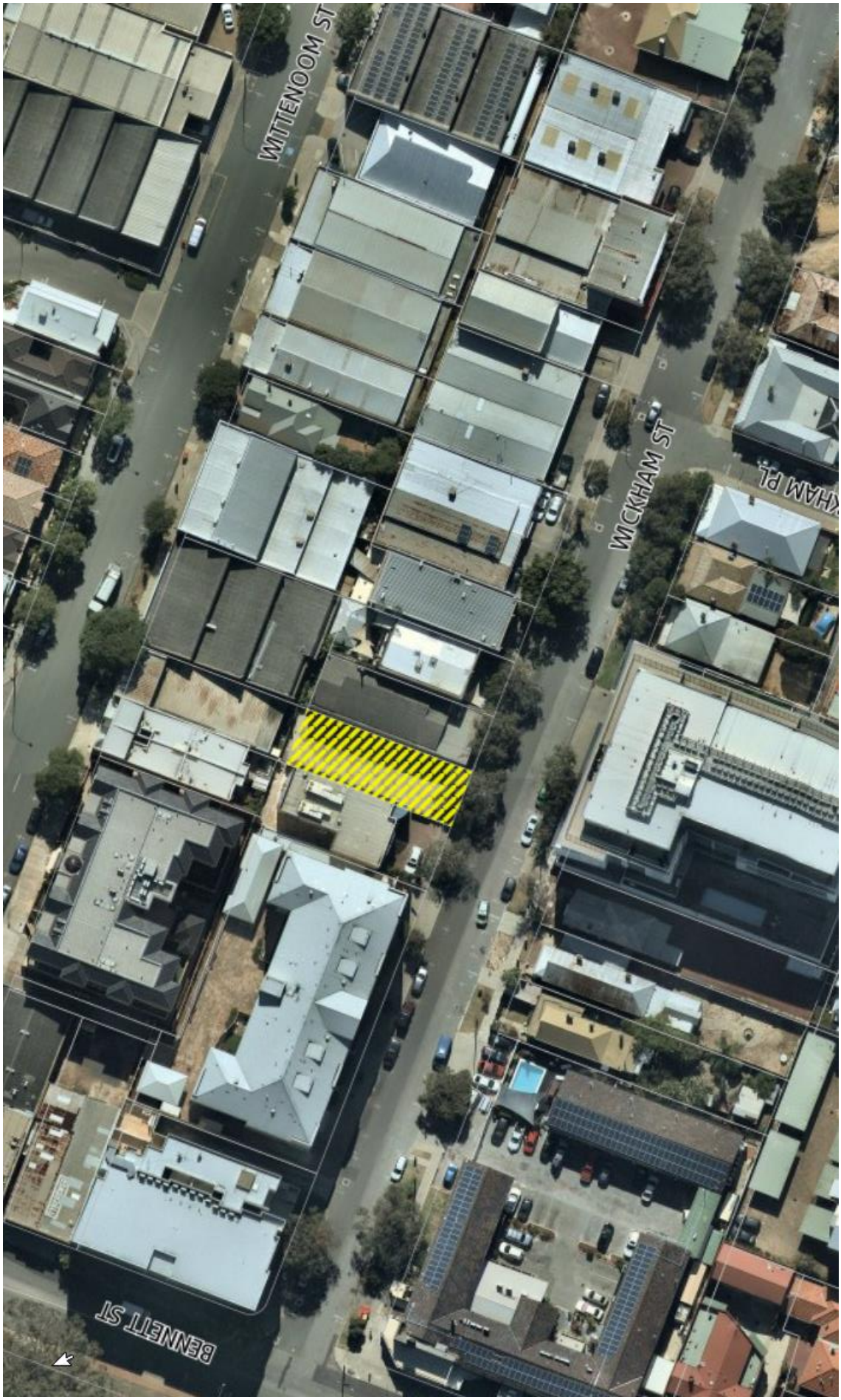
Noting the location of the subject site within a mixed-use environment, appropriate acoustic attenuation is required in order to preserve the amenity of future occupiers of the residential dwellings. It is therefore recommended that any approval be conditioned to require the preparation and submission of an acoustic report by a qualified consultant at the building permit stage demonstrating the proposed construction methodology and car stacker facilities comply with the relevant standards and that an appropriate level of internal residential amenity will be provided.

Conclusion:

In response to the concerns of the Design Advisory Committee, the applicant has provided revised plans and elevations to improve the overall presentation and quality of the development.

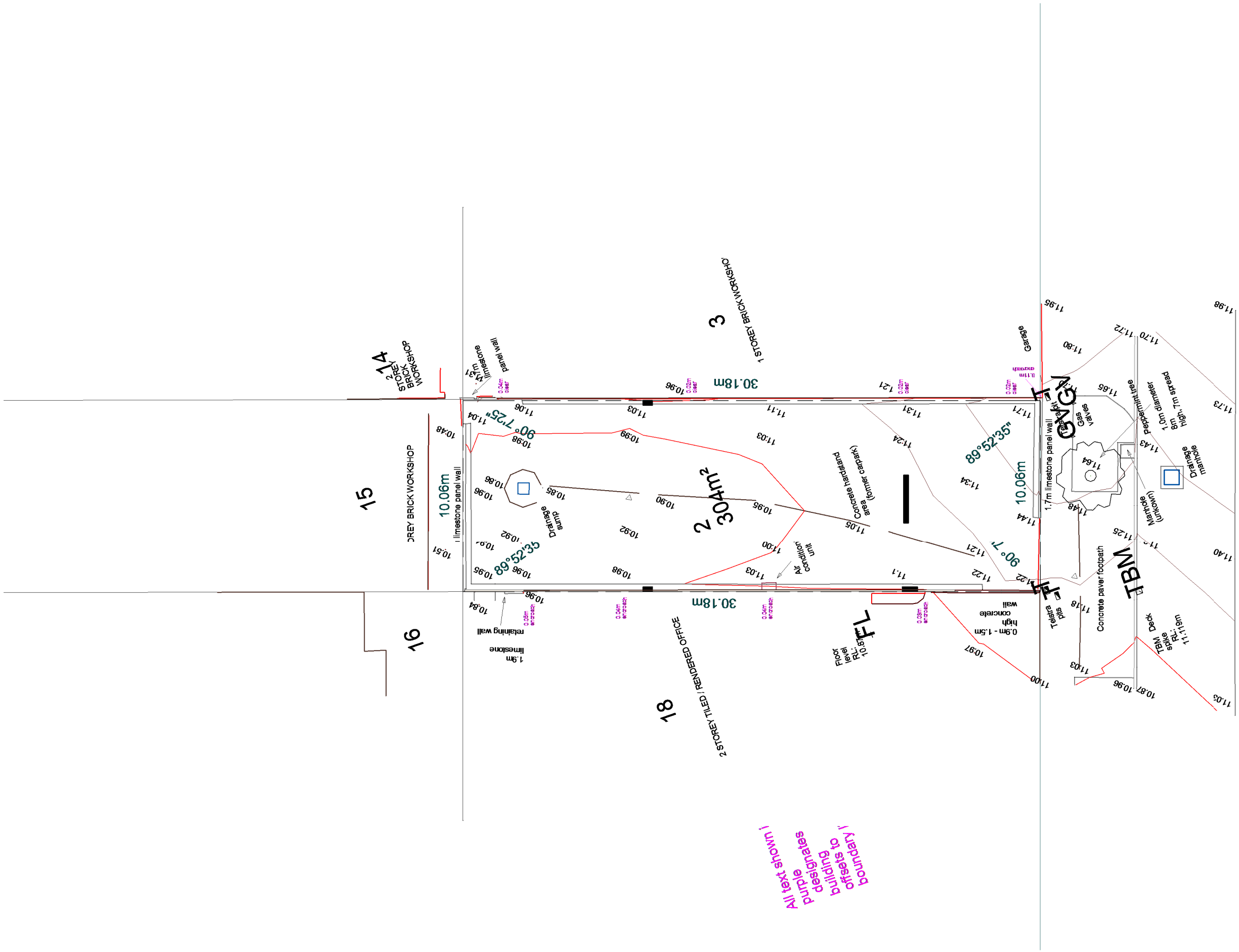
The proposed six level residential development is consistent with the Statement of Intent for the Goderich Precinct which is to be further developed as a residential neighbourhood. The proposed development is in keeping with the scale of development recently approved along Wittenoom and Wickham Streets and in accordance with the built form guidelines and principles of CPS2 and the Goderich Design Policy (6.3).

The proposal is seeking variations to the maximum and street building height and setback requirements of the Policy however there are not considered to result in any adverse impacts on adjoining properties or occupants and are therefore supported in accordance with Clause 36 of CPS 2.



2018/5036 – 46 (LOT 2) WICKHAM STREET, EAST PERTH

2018/5036 – 46 (LOT 2) WICKHAM STREET, EAST PERTH (PERSPECTIVE)



LOUD STUDIO

CLIENT:
JCM PROPERTY GROUP

REVISION:
ISSUED FOR DA 17/03/2018

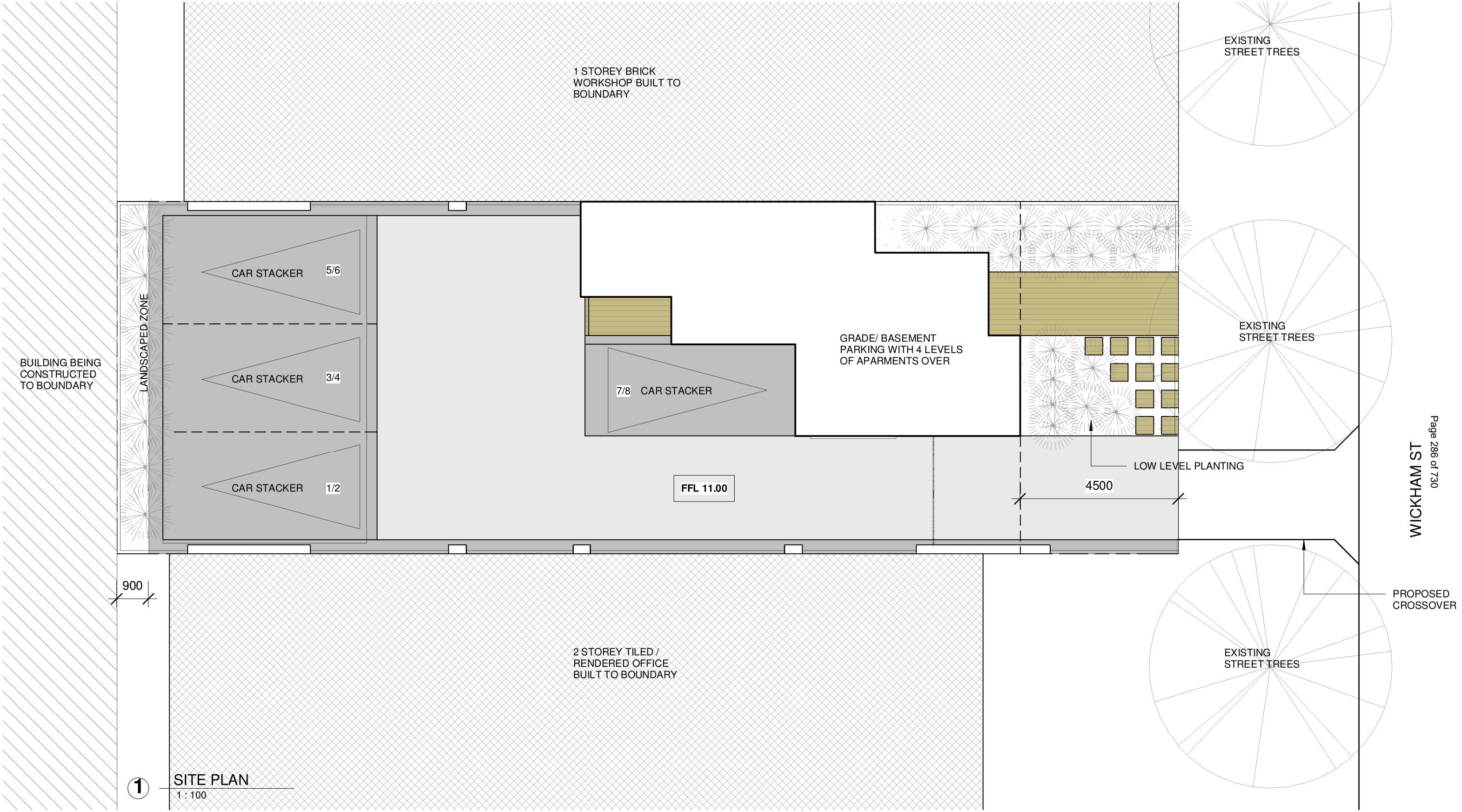
PROJECT:
46 WICKHAM ST EAST PERTH

SHEET:
FEATURE SURVEY

NORTH

REV: B
DWG: DA01
SCALE: 1 : 200

EJP PROPERTY GROUP



1 SITE PLAN
1 : 100

LOUD STUDIO

CLIENT:
JCM PROPERTY GROUP

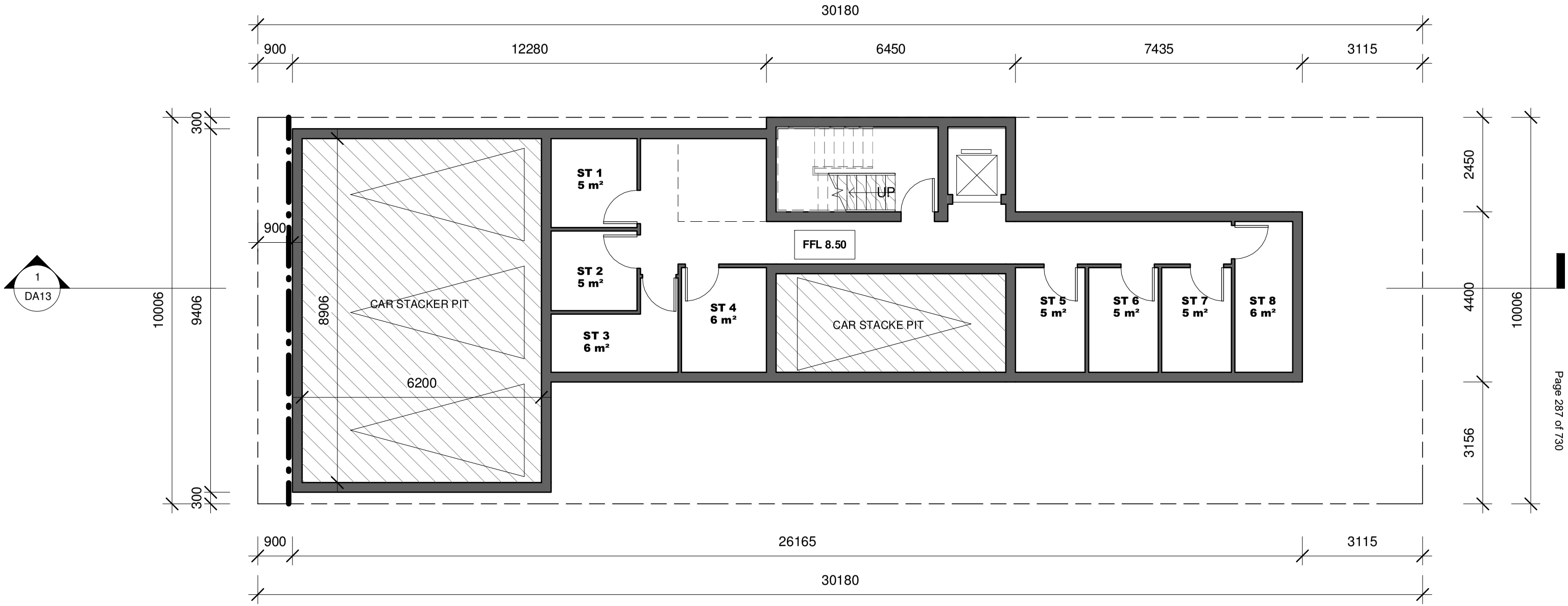
REVISION:
ISSUED FOR DA 17/03/2018

PROJECT:
46 WICKHAM ST EAST PERTH

SHEET:
SITE PLAN

NORTH

REV: B
DWG: DA02
SCALE: 1 : 100



1
DA13

1 FFL BASEMENT
1 : 100

LOUD STUDIO

CLIENT:
JCM PROPERTY GROUP

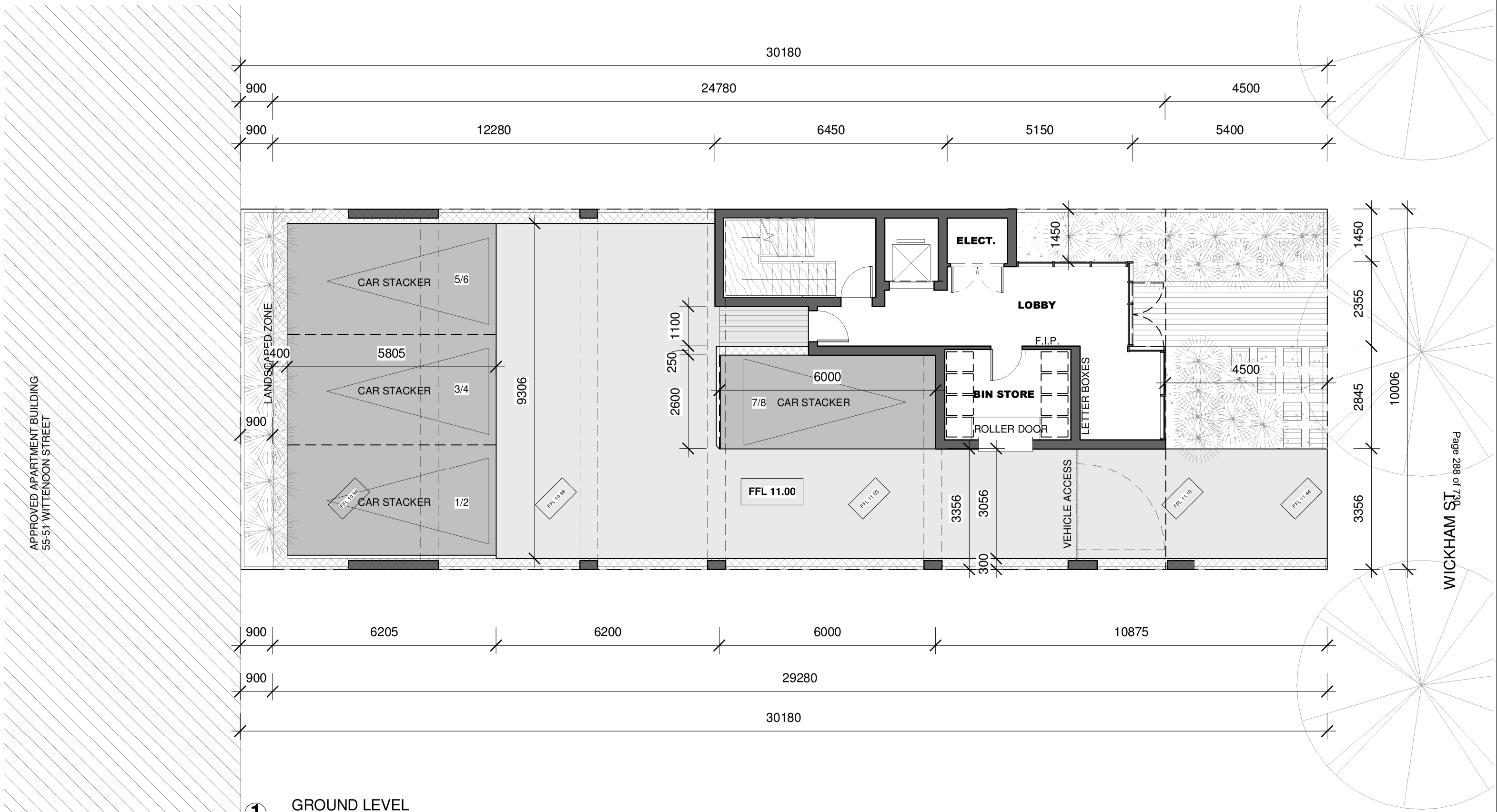
REVISION:
ISSUED FOR DA 17/03/2018

PROJECT:
46 WICKHAM ST EAST PERTH

SHEET:
BASEMENT PLAN

NORTH

REV: B
DWG: DA03
SCALE: 1 : 100



1 GROUND LEVEL
1 : 100

LOUD STUDIO

CLIENT:
JCM PROPERTY GROUP

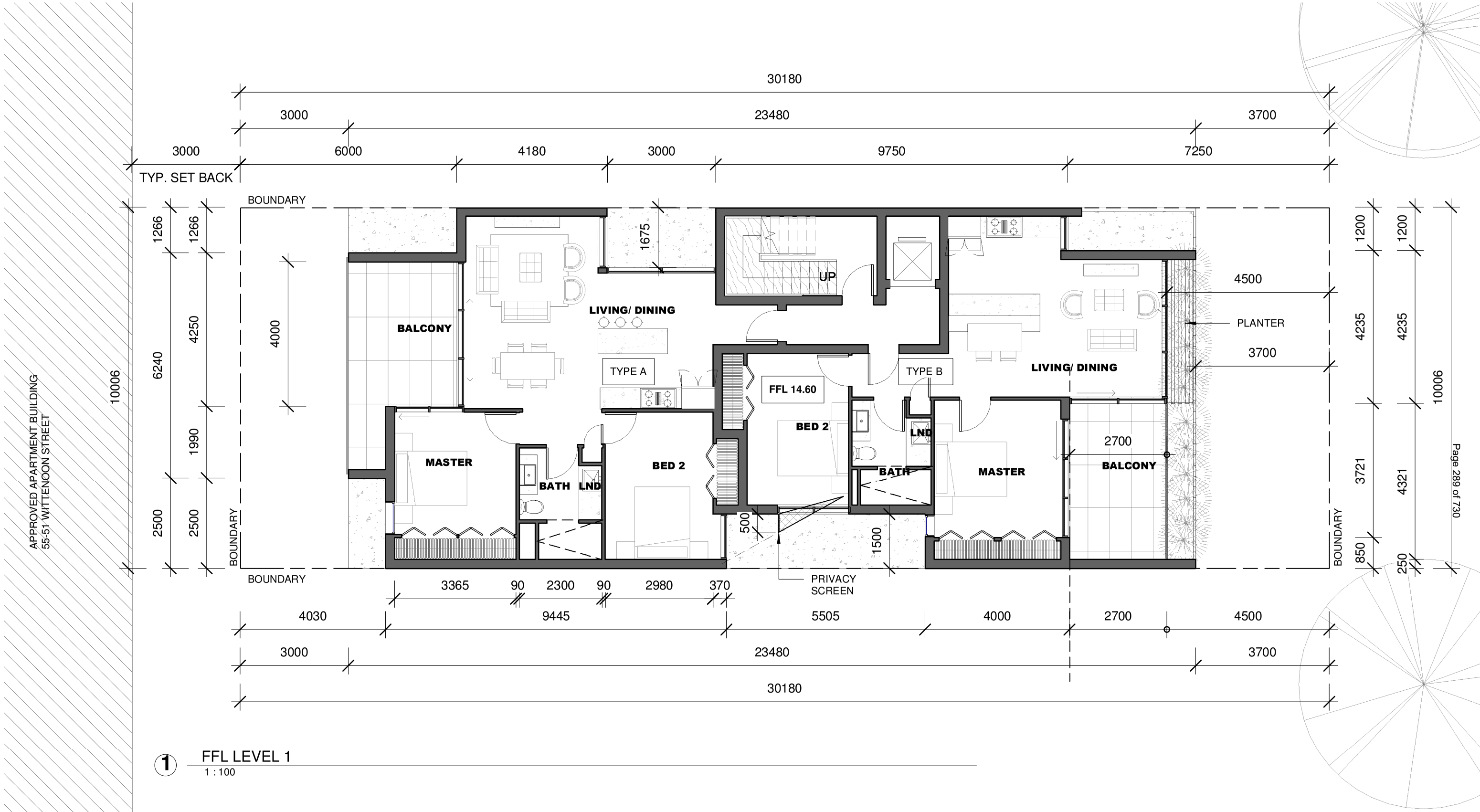
REVISION:
ISSUED FOR DA 17/03/2018

PROJECT:
46 WICKHAM ST EAST PERTH

SHEET:
GROUND FLOOR PLAN

NORTH

REV: B
DWG: DA04
SCALE: 1 : 100



1 FFL LEVEL 1
1 : 100

LOUD STUDIO

CLIENT:
JCM PROPERTY GROUP

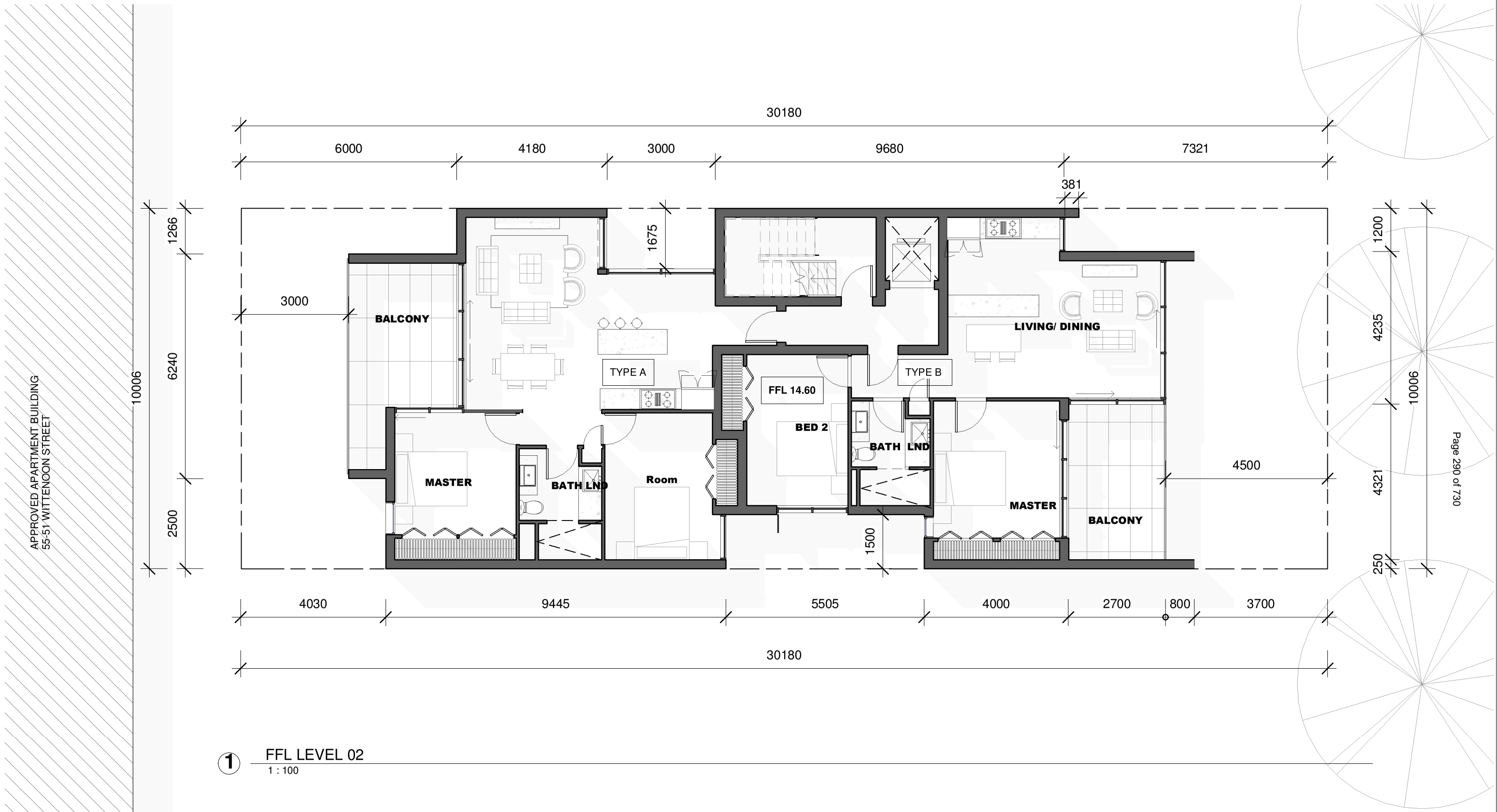
REVISION:
ISSUED FOR DA 17/03/2018

PROJECT:
46 WICKHAM ST EAST PERTH

SHEET:
FIRST FLOOR PLAN

NORTH

REV: B
DWG: DA05
SCALE: 1 : 100



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1 : 100

LOUD STUDIO

CLIENT:
JCM PROPERTY GROUP

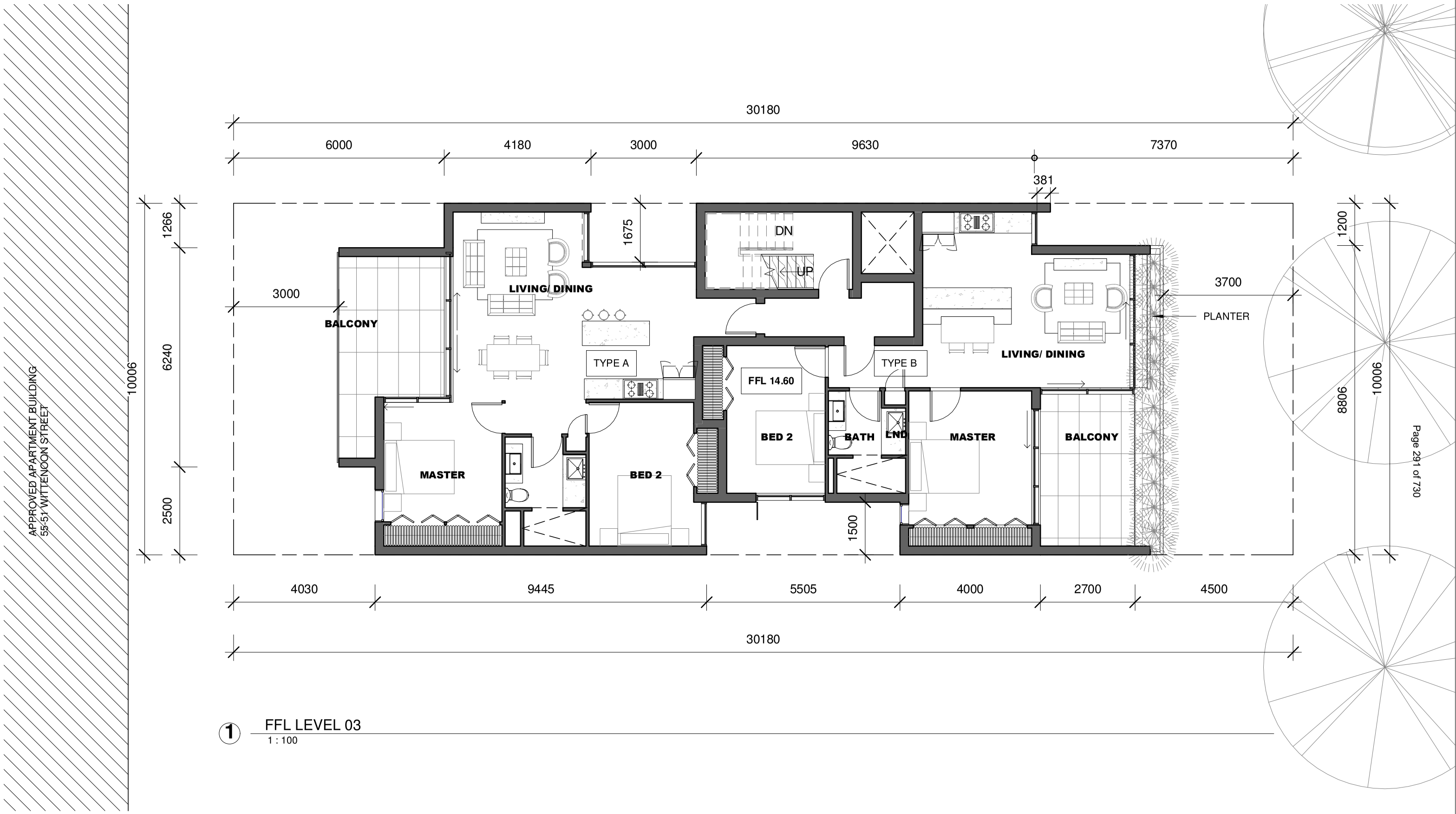
REVISION:
ISSUED FOR DA 17/03/2018

PROJECT:
46 WICKHAM ST EAST PERTH

SHEET:
SECOND FLOOR PLAN

NORTH

REV: B
DWG: DA06
SCALE: 1 : 100



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1 : 100

LOUD STUDIO

CLIENT:
JCM PROPERTY GROUP

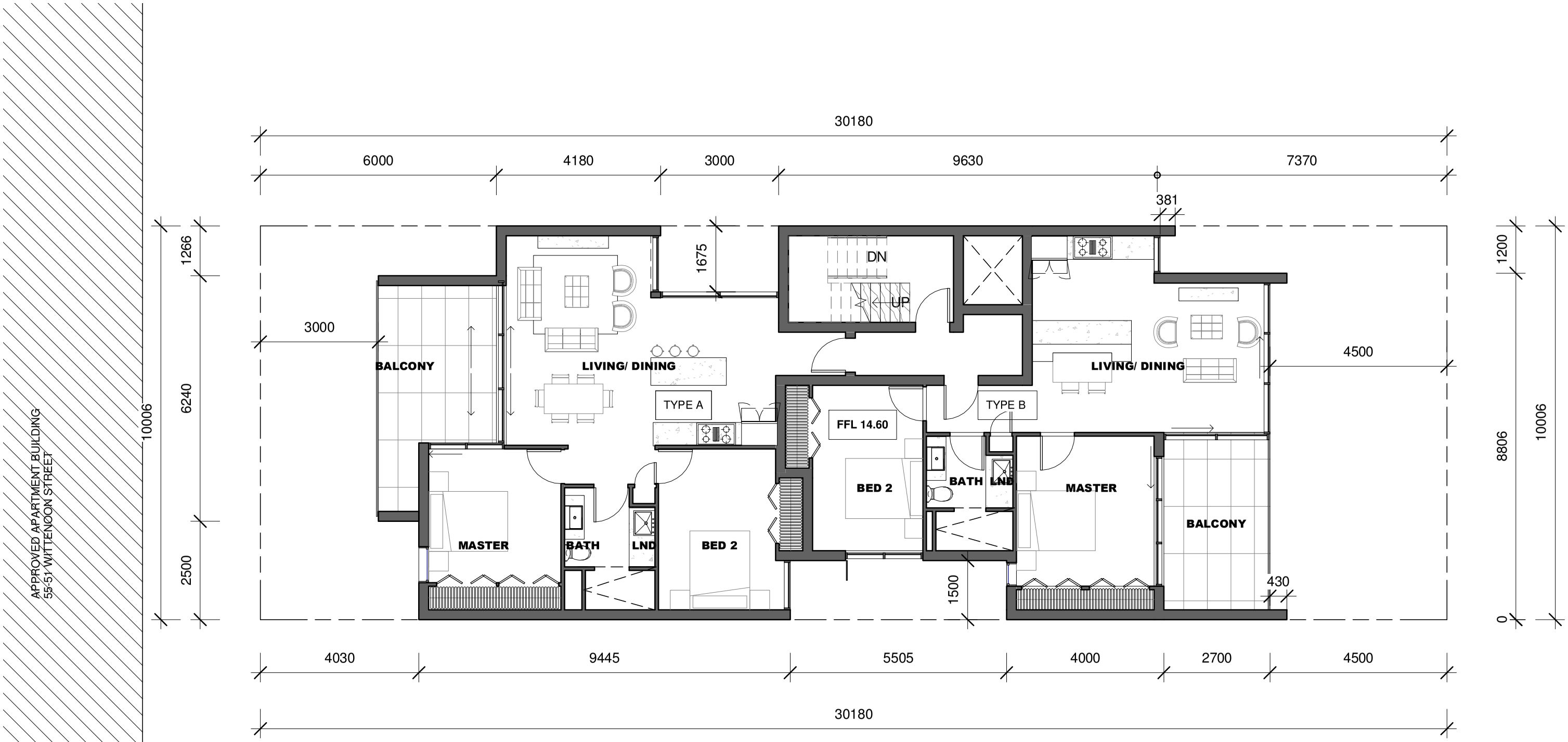
REVISION:
ISSUED FOR DA 17/03/2018

PROJECT:
46 WICKHAM ST EAST PERTH

SHEET:
THIRD FLOOR PLAN

NORTH

REV: B
DWG: DA07
SCALE: 1 : 100



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1 : 100

LOUD STUDIO

CLIENT:
JCM PROPERTY GROUP

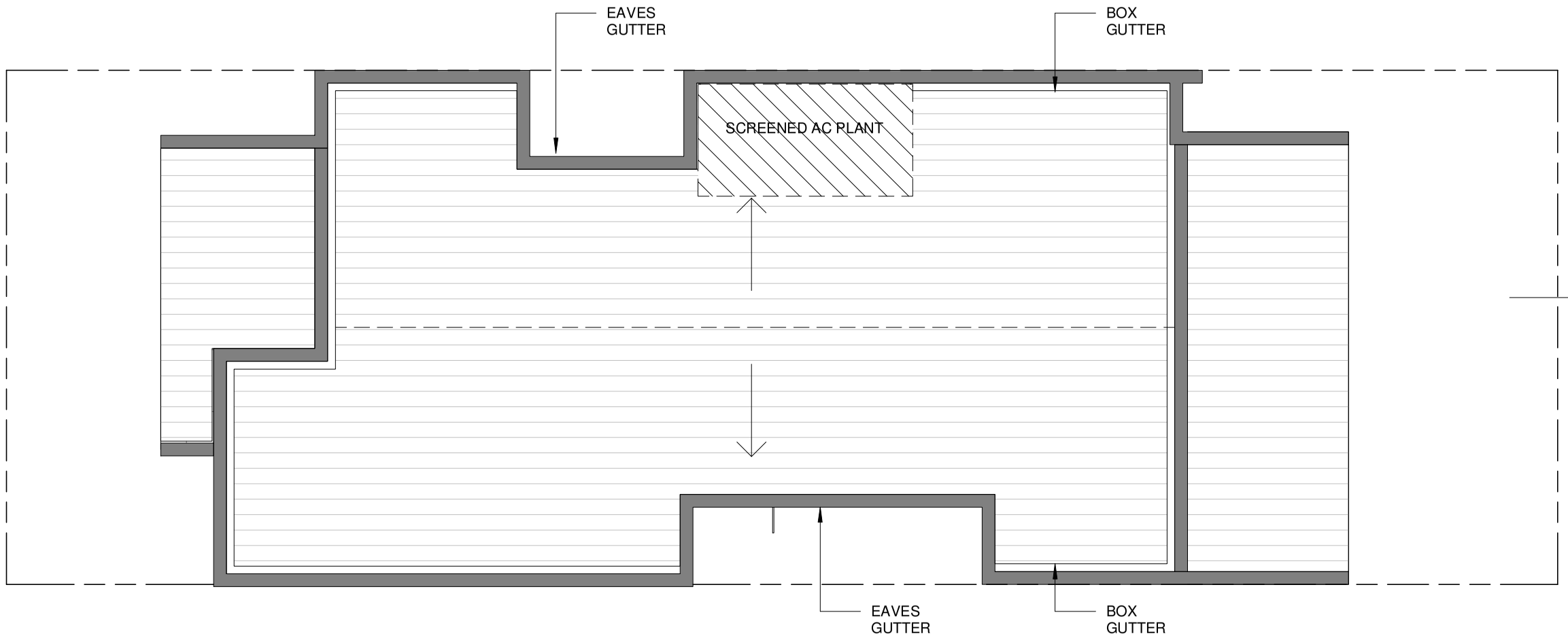
REVISION:
ISSUED FOR DA 17/03/2018

PROJECT:
46 WICKHAM ST EAST PERTH

SHEET:
FOURTH FLOOR PLAN

NORTH

REV: B
DWG: DA08
SCALE: 1 : 100



1
DA13

① ROOF PLAN
1 : 100

LOUD STUDIO

CLIENT:
JCM PROPERTY GROUP

REVISION:
ISSUED FOR DA 17/03/2018

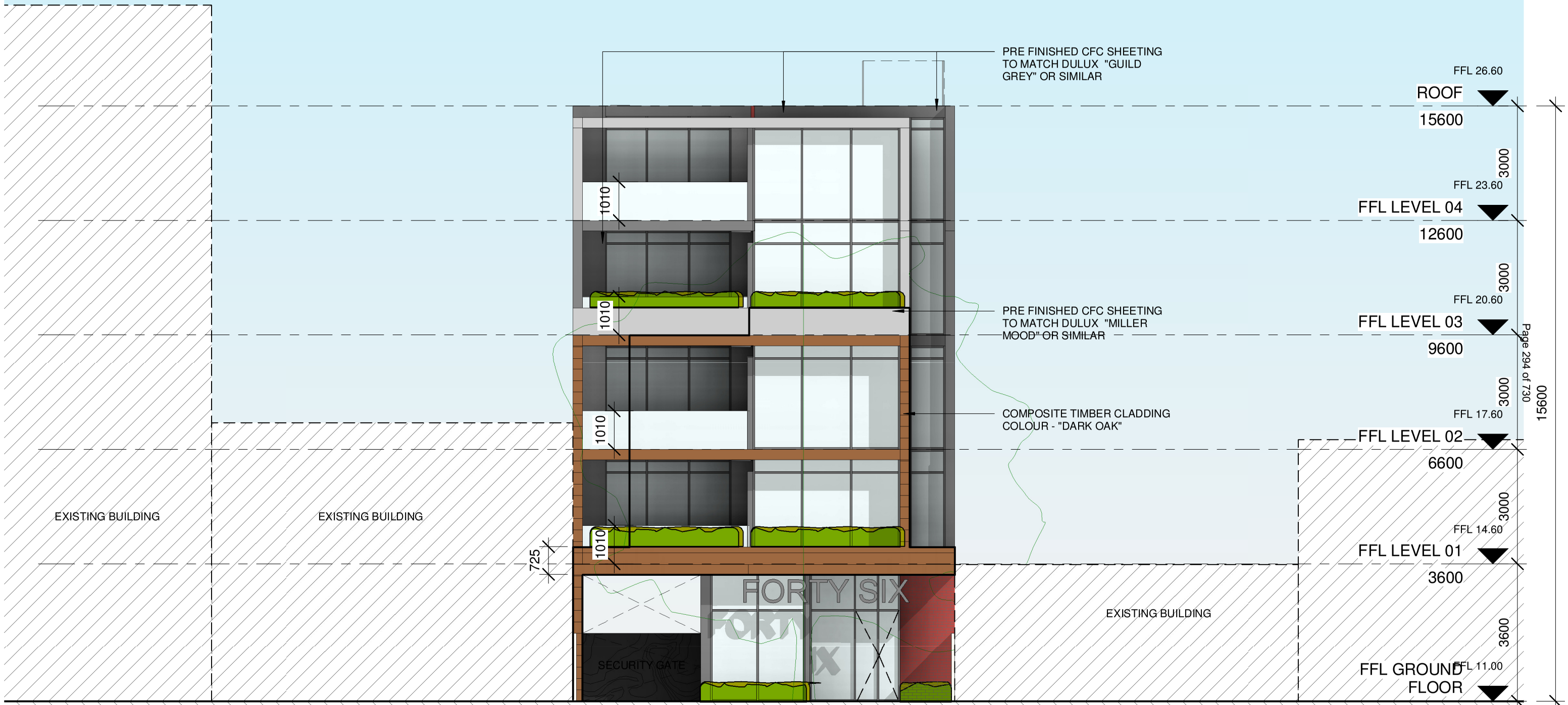
PROJECT:
46 WICKHAM ST EAST PERTH

SHEET:
ROOF PLAN

NORTH

REV: B
DWG: DA08B
SCALE: 1 : 100

JCM PROPERTY GROUP



2 NORTH ELEVATION - WICKHAM STREET
1 : 100

LOUD STUDIO

CLIENT: JCM PROPERTY GROUP

REVISION: ISSUED FOR DA 17/03/2018

PROJECT:

46 WICKHAM ST EAST PERTH

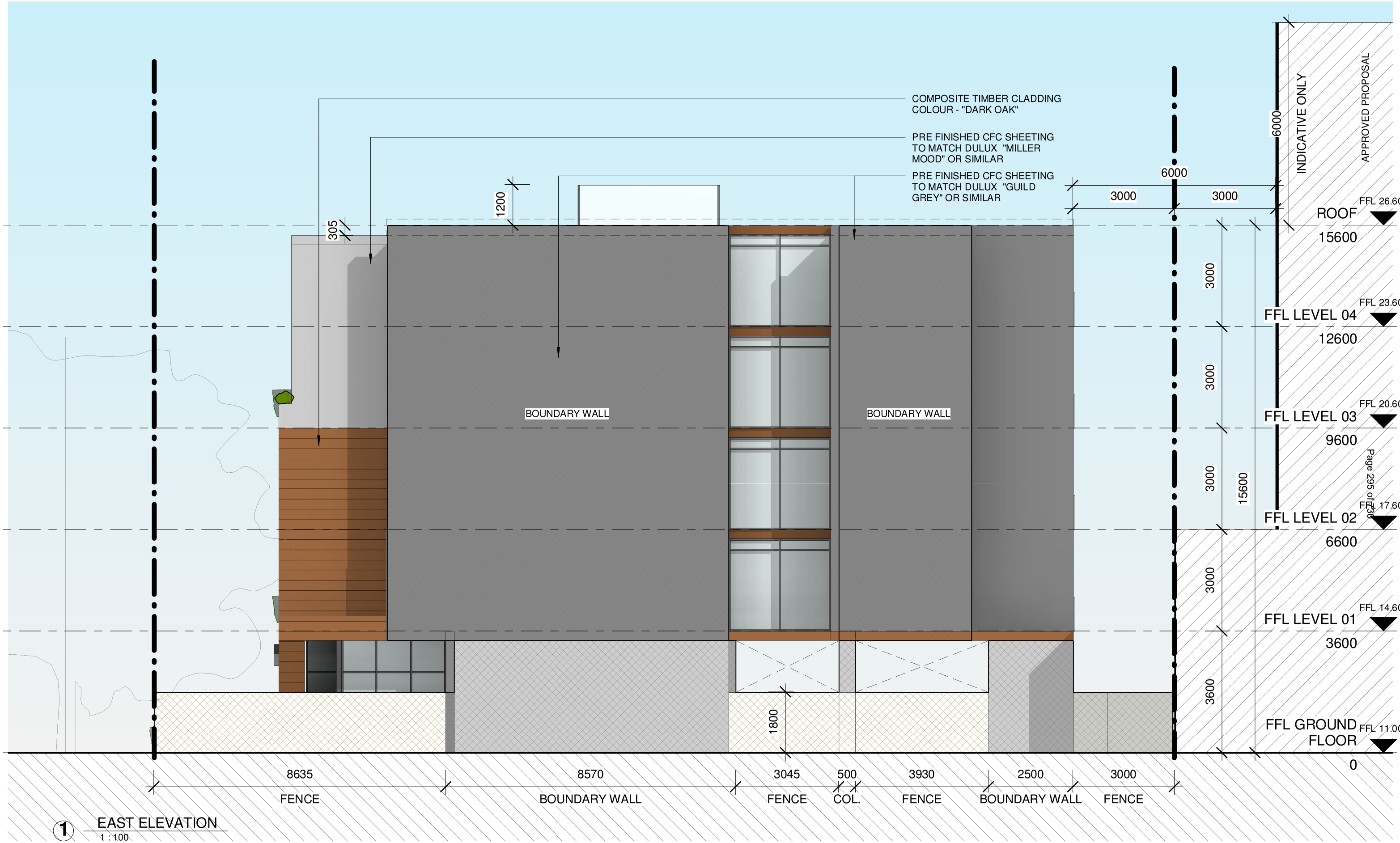
SHEET: ELEVATIONS

NORTH

REV: B

DWG: DA09

SCALE: 1 : 100



1 EAST ELEVATION
1 : 100

LOUD STUDIO

CLIENT:
JCM PROPERTY GROUP

REVISION:
ISSUED FOR DA 17/03/2018

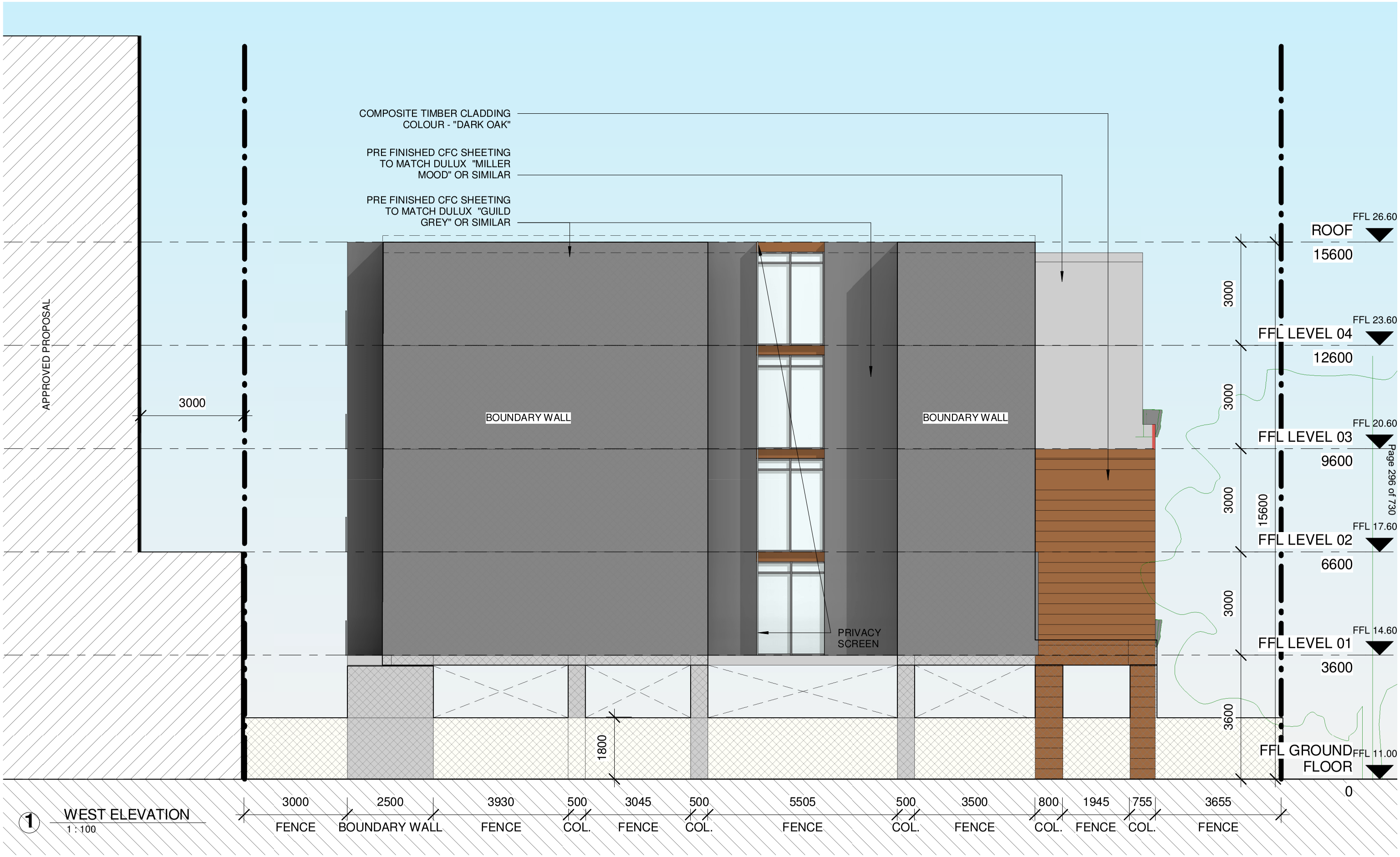
PROJECT:
46 WICKHAM ST EAST PERTH

SHEET:
ELEVATIONS

NORTH

REV: B
DWG: DA10
SCALE: 1 : 100

JCM PROPERTY GROUP



1 WEST ELEVATION
1 : 100

LOUD STUDIO

CLIENT:
JCM PROPERTY GROUP

REVISION:
ISSUED FOR DA 17/03/2018

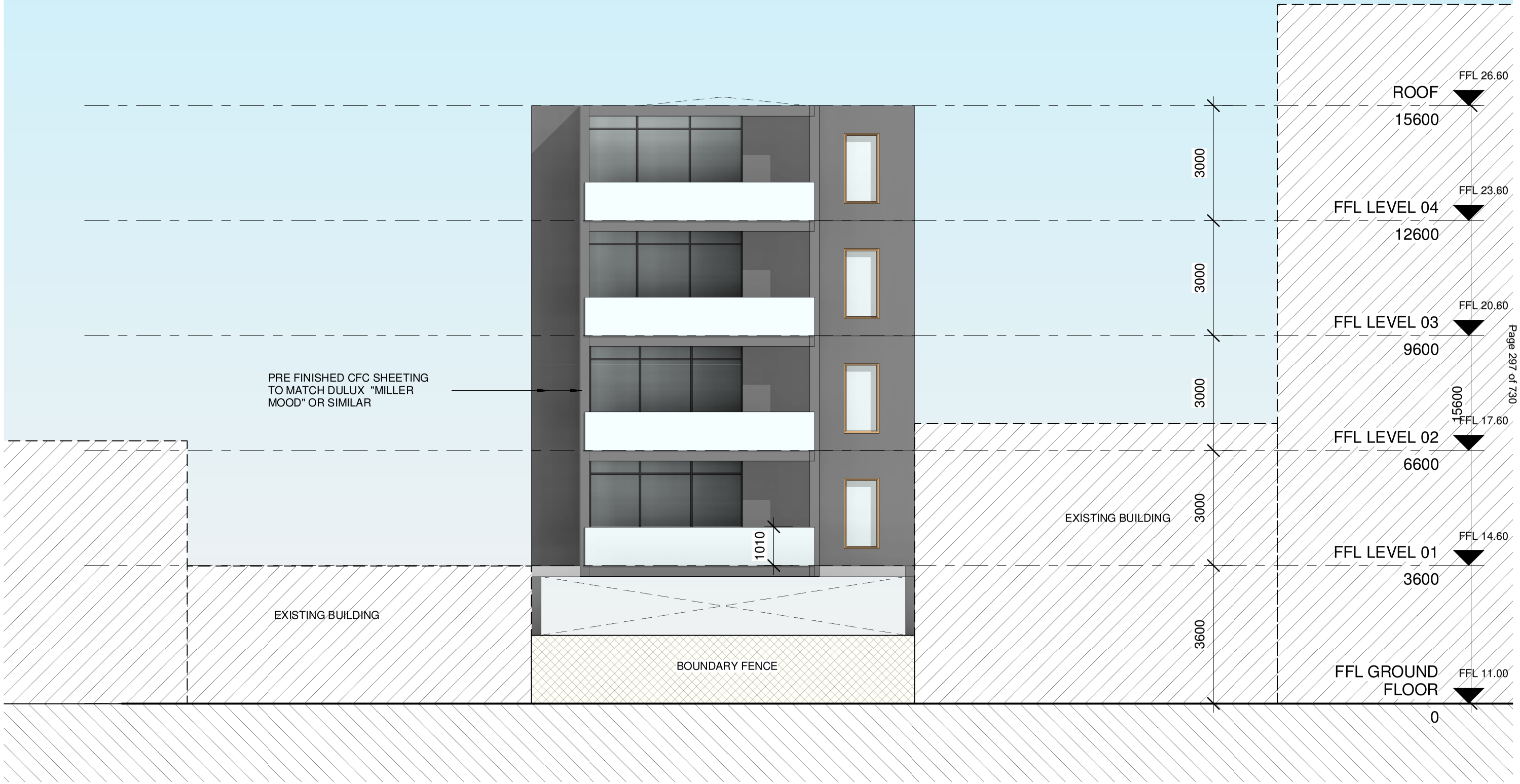
PROJECT:
46 WICKHAM ST EAST PERTH

SHEET:
ELEVATIONS

NORTH

REV: B
DWG: DA11
SCALE: 1 : 100

PROPERTY GROUP



LOUD STUDIO

CLIENT:
JCM PROPERTY GROUP

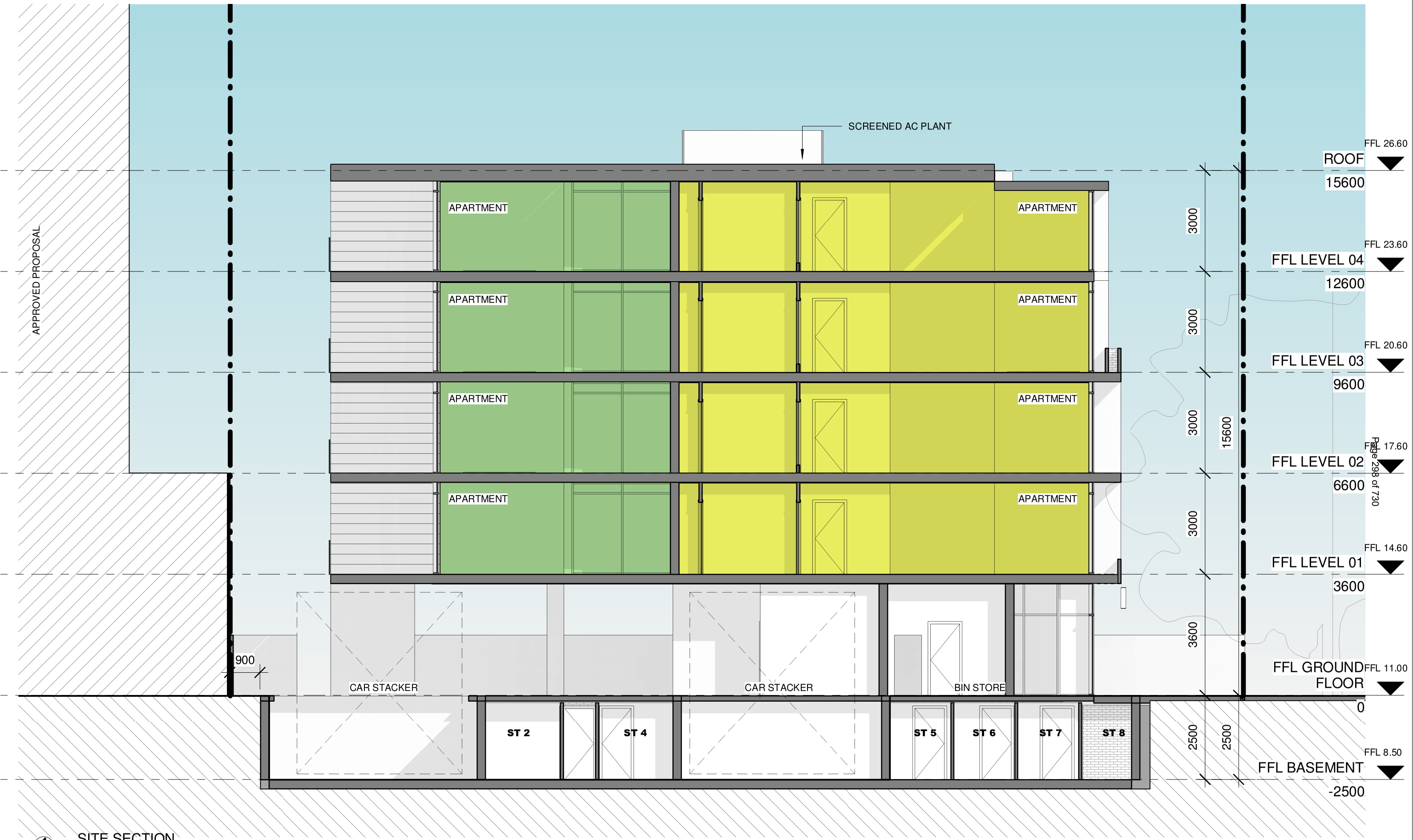
REVISION:
ISSUED FOR DA 17/03/2018

PROJECT:
46 WICKHAM ST EAST PERTH

SHEET:
ELEVATIONS

NORTH

REV: B
DWG: DA12
SCALE: 1 : 100



1 SITE SECTION
1 : 100

LOUD STUDIO

CLIENT:
JCM PROPERTY GROUP

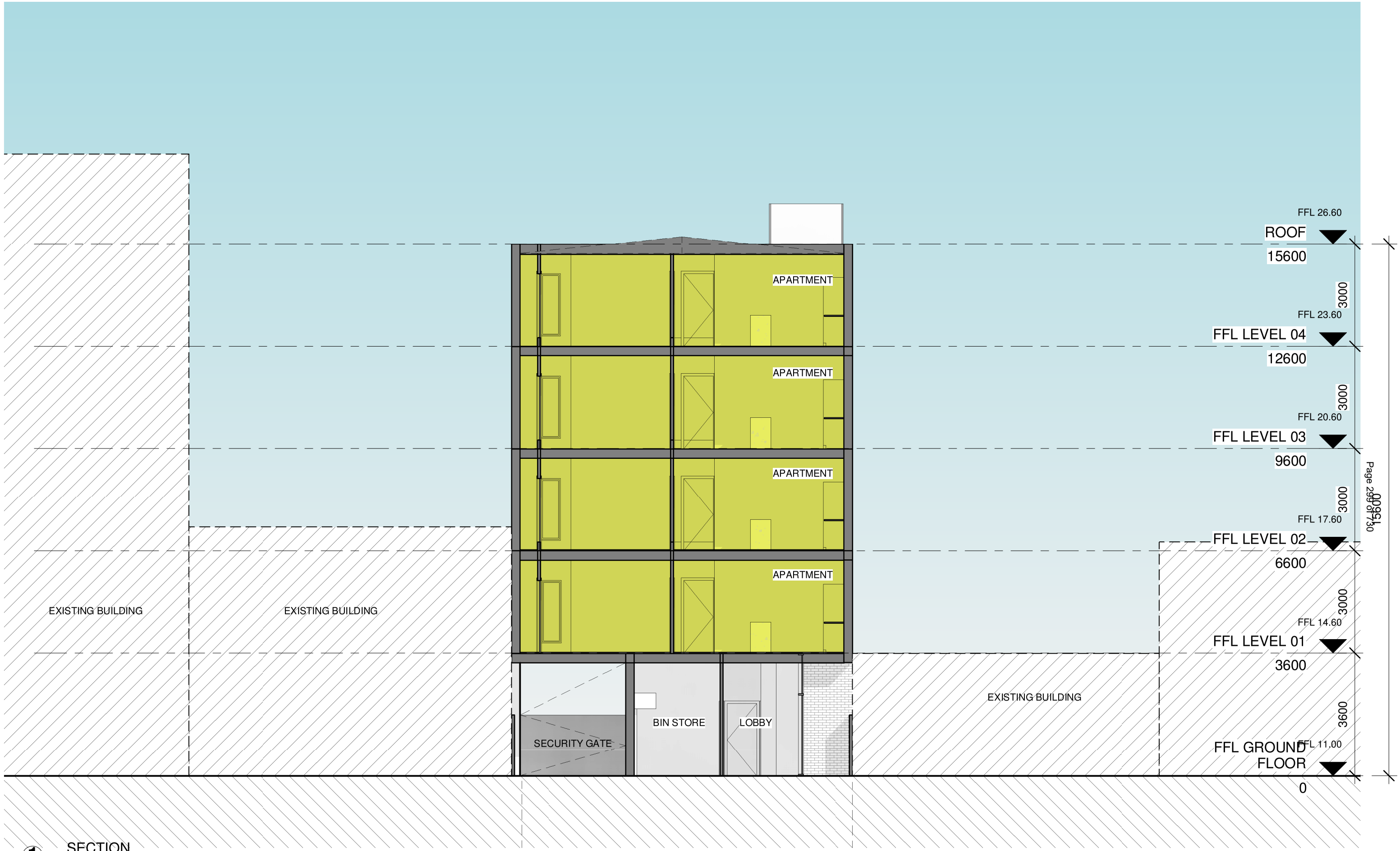
REVISION:
ISSUED FOR DA 17/03/2018

PROJECT:
46 WICKHAM ST EAST PERTH

SHEET:
SITE SECTION

NORTH

REV: B
DWG: DA13
SCALE: 1 : 100



1 SECTION
1 : 100

LOUD STUDIO

CLIENT:
JCM PROPERTY GROUP

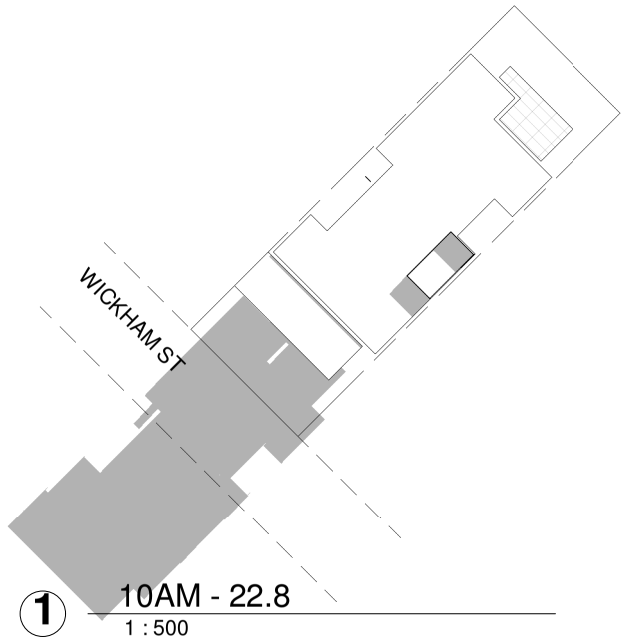
REVISION:
ISSUED FOR DA 17/03/2018

PROJECT:
46 WICKHAM ST EAST PERTH

SHEET:
SITE SECTION

NORTH

REV: B
DWG: DA14
SCALE: 1 : 100



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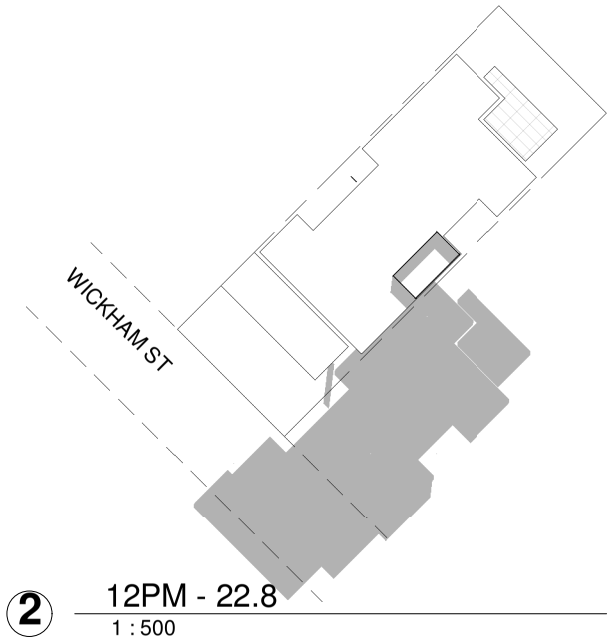
1 : 500



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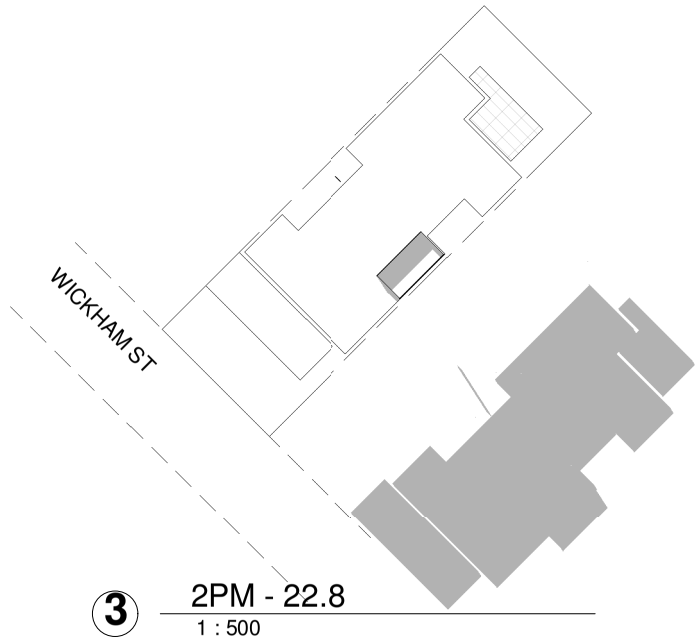

3 2PM - 22.8
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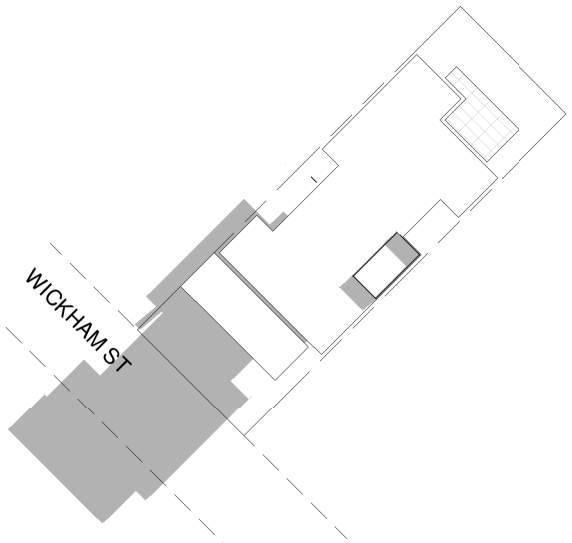
AUGUST



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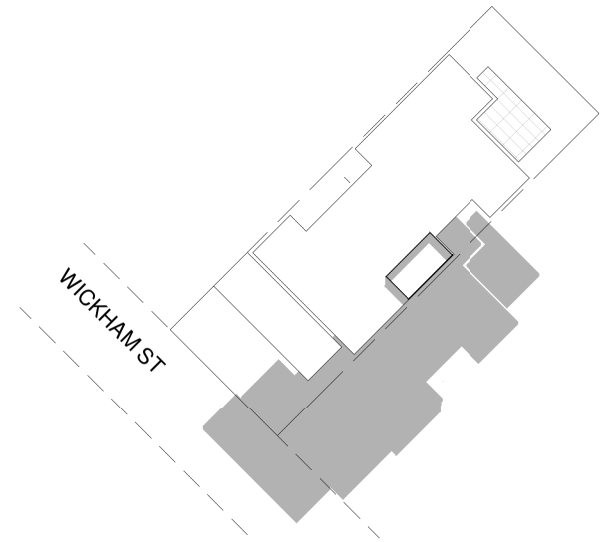

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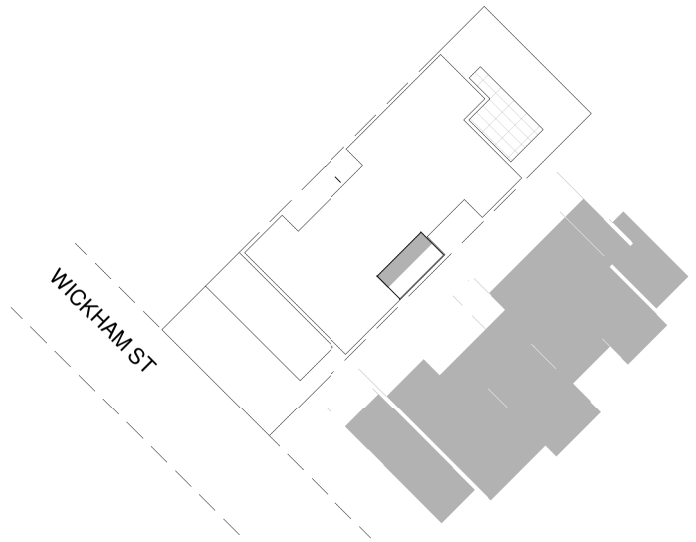
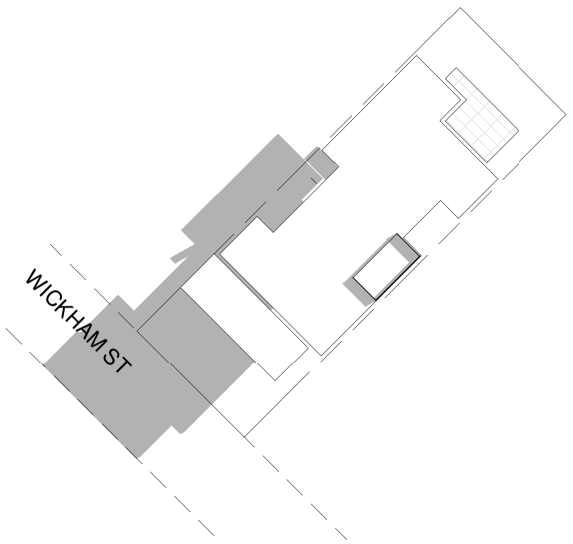


6 2PM - 22.9
1 : 500

SEPTEMBER



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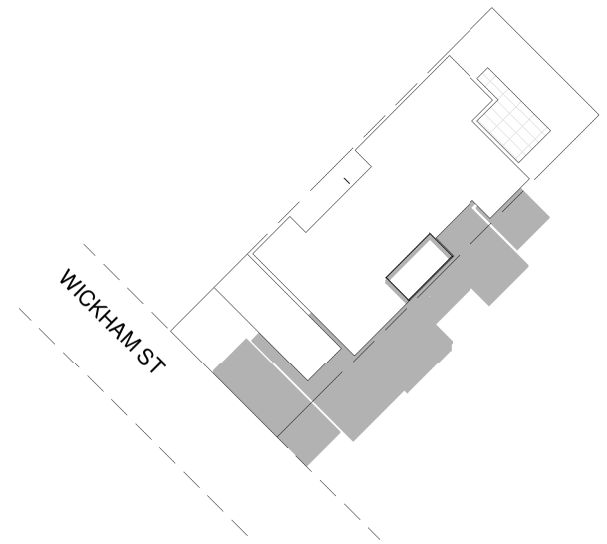
1 : 500



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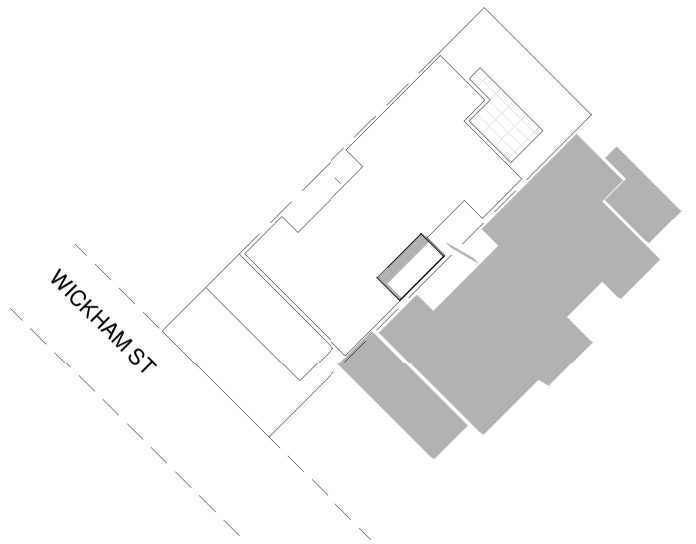
1 : 500



9 2PM - 22.10
1 : 500

OCTOBER

LOUD STUDIO

CLIENT:
JCM PROPERTY GROUP

REVISION:
ISSUED FOR DA 17/03/2018

PROJECT:
46 WICKHAM ST EAST PERTH

SHEET:
SHADOW STUDY

NORTH

REV: B
DWG: DA15
SCALE: 1 : 500

Agenda Item 13.7 **Appointment of Members and Deputy Members to the Design Advisory Committee**

Recommendation:

That Council, in accordance with Section 5.10 of the Local Government Act 1995, APPROVES BY AN ABSOLUTE MAJORITY the appointment of the following members and deputy members to the Design Advisory Committee with the term of appointment to expire on 19 October 2019, as follows:

Organisation	*Member*	*Deputy*
Australian Institute of Architects	*David Karotkin*	*Peter Hobbs*
	Warren Kerr	
Planning Institute of Australia	*Peter Ciemitis*	*Robina Crook*
	Malcolm Mackay	
Landscape Architects Institute of Australia	*Anthony Brookfield*	*Stuart Pullyblank*
Office of the Government Architect	*Government Architect*	*Nominee of the Government Architect*
City of Perth	*Director Planning and Development*	*City Architect*

FILE REFERENCE: P1030366
REPORTING UNIT: Development Approvals
RESPONSIBLE DIRECTORATE: Planning and Development
DATE: 15 February 2018
ATTACHMENT/S: Confidential Attachment 13.7A - Curriculum Vitae for Anthony Brookfield
Attachment 13.7B – Design Advisory Committee Terms of Reference
Confidential Attachments are distributed to Commissioners under separate cover

Council Role:

☐	Advocacy	*When the Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.*
☒	Executive	*The substantial direction setting and oversight role of the Council e.g. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.*
☐	Legislative	*Includes adopting local laws, town planning schemes and policies.*

☐ 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 (e.g. 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 Sections 5.9(2) and 5.10 of *the Local Government Act 1995;* Clause 66A of the Supplemental Provisions to the Deemed Provisions (Schedule A of the City Planning Scheme No. 2)

Integrated Planning and Reporting Framework Implications **Strategic Community Plan**
Goal 8 A city that delivers for its community

Policy
Policy No and Name: N/A

Purpose and Background:

Clause 66A of the Supplemental Provisions to the Deemed Provisions (Schedule A of the City Planning Scheme No. 2) requires the establishment of a Design Advisory Committee (DAC) to provide independent technical advice and recommendations to the Council in respect to applications requesting Bonus Plot Ratio and design issues on other applications referred to it for consideration.

The Design Advisory Committee (DAC) is also established under section 5.8 of the *Local Government Act 1995* and is therefore, subject to the same legislative requirements as other Committees established by Council. Attachment 13.7B details the current Terms of Reference for the DAC. The membership of the Committee is confirmed by the Council every two years following the local government elections. The term of this current Committee will expire on 19 October 2019.

At its meeting held on 29 January 2013, the DAC membership was amended to its current format:

1. Two Architects and One Deputy to be selected from a panel of five nominations presented by the Australian Institute of Architects;
2. Two Town Planners and One Deputy to be selected from a panel of four nominations presented by the Planning Institute of Australia;
3. One Landscape Architect and One Deputy to be selected from a panel of two nominations presented by the Landscape Architects Institute of Australia;
4. The State Government Architect or their nominees; and
5. The City of Perth Director Planning and Development and the City Architect (as Deputy) (ex-officio).

The membership criteria aim to broaden the diversity of experience of the DAC to ensure that it represents the values of the design community.

This report seeks resolution to appoint suitably qualified and experienced professionals to the DAC. A full complement of DAC members will ensure representation of professional expertise in the DAC and also ensures that a quorum can be achieved for meetings so that there are no delays in the application assessment process.

Details:

In November 2017, the City wrote to the WA Chapter of the Australian Institute of Architects (AIA), the WA Division of the Planning Institute of Australia (PIA) and the WA Chapter of the Landscape Architects Institute of Australia (LAIA) seeking nominations for Members and Deputy Members to the City of Perth DAC for the remainder of the DAC's current term.

The current membership for the DAC is as follows:

Organisation	Member	Deputy
Australian Institute of Architects	David Karotkin	Peter Hobbs
	Warren Kerr	
Planning Institute of Australia	Peter Ciemitis	Robina Crook
	Malcolm Mackay	
Landscape Architects Institute of Australia	vacant	Stuart Pullyblank
Office of the Government Architect	Government Architect	Nominee of the Government Architect
City of Perth	Director Planning and Development	City Architect

The membership criteria for the DAC requires members to demonstrate the following:

- central city built environment outcomes.
- good standing in the professional community.
- expertise and interest in green buildings or environmentally sensitive design.
- experience in built form heritage issues and outcomes.

In response to the City's request for nominations the Australian Institute of Architects (AIA) and the Planning Institute of Australia (PIA) has renominated the current members. No other nominations were forthcoming at this time. The Landscape Architects Institute of Australia (LAIA) has provided a new nomination to fill the current vacancy. The nominees are as follows:

AIA

- David Karotkin - Managing Director, Sandover Pinder Architects
- Warren Kerr - National Director, Hames Sharley
- Peter Hobbs – Director, Peter Hobbs Architect and Builder

PIA

- Peter Ceimitis - Senior Associate, Robertsday
- Malcolm Mackay – Mackay Urban Design
- Robina Crook - Associate, HASSELL

LAIA

- Anthony Brookfield - Principal, HASSELL
- Stuart Pullyblank – Director, Pullyblank Pty Ltd

Financial Implications:

There are no financial implications associated with this report.

Comments:

The required number of nominations were not received from the AIA or PIA, however, all nominated members and deputies are current members of the DAC, with the exception of Anthony Brookfield who has been nominated to fill the member vacancy for the Landscape Architects Institute of Australia. Mr Brookfield's details are as follows:

Anthony Brookfield is a qualified landscape architect and is a Member of the Landscape Architects Institute of Australia. He is currently a Principal at HASSELL's Perth studio. He provides design and team leadership for the landscape architecture team across Western Australia and South East Asia. Anthony has worked extensively in Europe, Asia, the United States and Australia. Anthony has designed landscapes across a wide range of sectors including the urban public realm, mixed use and heritage landscapes, hotels and resorts, education and health campuses as well as cultural and sporting precincts. The creation of landscapes which inhabit a special sense of place, are beautiful and active while achieving positive economic outcomes underpins Anthony's design work (refer to Confidential Attachment 13.7A).

Having reviewed Mr Brookfield's curriculum vitae against the specific criteria for membership of the DAC, together with his extensive professional experience in landscape design, it is recommended that he be appointed to the City's Design Advisory Committee.

Conclusion:

The nominations for the member and deputy member positions all come with relevant qualifications and experience, with the continuation of the majority of members ensuring continuity in the assessment of applications and the advice provided by the Committee while the new member will bring additional experience to complement the current membership. It is recommended that the nominations detailed above be appointed to the City's Design Advisory Committee.

CONFIDENTIAL ATTACHMENT 13.7A
ITEM 13.7 – APPOINTMENT OF MEMBERS AND DEPUTY MEMBERS TO THE DESIGN ADVISORY COMMITTEE

FOR THE ORDINARY COUNCIL MEETING

24 APRIL 2018

DISTRIBUTED TO COMMISSIONERS UNDER SEPARATE COVER

Design Advisory Committee

TERMS OF REFERENCE: SpCM 24/10/17

Introduction

The Design Advisory Committee has been appointed by the Council in accordance with the requirements of clause 66A of the Supplemental Provisions to the Deemed Provisions (refer Schedule A of the City Planning Scheme No. 2), as gazetted on 24 February 2017.

The Design Advisory Committee is required to provide independent technical advice and recommendations to the Council in respect to applications requesting Bonus Plot Ratio and design issues on these and other applications referred to it for consideration.

The Committee membership will comprise:

- two Architects (plus one Deputy) to be selected from a panel of five nominations presented by the Australian Institute of Architects;
- two Town Planners (plus one Deputy) to be selected from a panel of four nominations from the Planning Institute of Australia;
- one Landscape Architect (plus one Deputy) to be selected from a panel of two nominations presented by the Landscape Architects Institute of Australia;
- State Government Architect or their nominee; and
- Director Planning and Development of the City of Perth (plus City Architect as deputy).

Fifty percent of the members are required to attend a meeting to represent a quorum.

With the exception of Council officers, the membership of the Committee will be for a two year period and the Council reserves the right to reappoint any member nominated by the respective institutes.

The Council may terminate the appointment of any member of the Committee prior to the expiry of the term of office.

Referral of Applications

The following applications will be referred to the Design Advisory Committee:

1. Applications for development which are seeking bonus plot ratio under clause 28 of City Planning Scheme No. 2.
2. Applications for major developments within the city, including Form 1 Development Assessment Panel applications.
3. Applications for other developments where the advice of the Design Advisory Committee is considered by the Manager Development Approvals to be of assistance in the assessment of the application.
4. Any application referred to the Committee by the Council's Planning Committee or by the Council at a Council meeting.

Applications for bonus plot ratio or major developments requiring design advice will be presented to the Committee in the form of a written report from the Development Approvals Unit.

For design advice on other minor developments, a verbal presentation of the application will be made by the City's Planning Officers at the Committee meeting.

Bonus Plot Ratio

The Committee will be guided by the Council's Bonus Plot Ratio Policy adopted pursuant to Clause 4 of the Deemed Provisions.

This Policy defines the following considerations in assessing applications for bonus plot ratio:

- The awarding of bonus plot ratio presents an opportunity for the City to encourage development that will assist in realising specific aims and objectives for the future development of the city, having particular regard to the City of Perth Urban Design Framework.
- Plot ratio is a measure of development intensity and is an incentive based mechanism that permits the City to award additional plot ratio, or floor area, to be developed on a site in return for the provision of identified benefits.

Bonus plot ratio will not be awarded "as of right". Bonus plot ratio is an award that must be earned and applicants will be required to demonstrate that the proposed bonus facility, amenity or use will deliver an identifiable strategic need or benefit and that the proposed development will be of an appropriate bulk and scale and a standard of architectural and design quality appropriate within Perth as a capital city.

The policy identifies the following list of categories eligible for bonus plot ratio:

- Public spaces.
- Pedestrian links.
- Conservation of heritage places.
- Provision of specific facilities on private land.
- Residential Use: Maximum 20% bonus.
- Special Residential use: Maximum 40% bonus (20% for special residential use or 40% for high quality hotel use).

Where a bonus is sought for a facility or amenity falling within the Public Facilities and the Heritage categories under clause 28(2) of City Planning Scheme No. 2 and/ or a variation of plot ratio under clause 12 of the Deemed Provisions, or for a minor bonus at street level under clause 28(6) (ii) of City Planning Scheme No. 2, the Design Advisory Committee will be requested to provide advice on the extent of bonus plot ratio which is warranted.

In the case of bonus plot ratio for a residential or special residential development the extent of bonus plot ratio will not be assessed, although for those hotel developments seeking the maximum 40% bonus plot ratio the advice of the Design Advisory Committee will be sought on whether the hotel development meets the criteria of a high quality hotel as identified in the Bonus Plot Ratio Policy.

Reference should be made to the Bonus Plot Ratio Policy for full details of how applications for bonus plot ratio will be assessed.

Design Advisory Matters

The Committee will also consider applications put before it for advice on design elements. In making any recommendation on these applications, the Committee will have due regard to the provisions of the City Planning Scheme No. 2, the Deemed Provisions and any Planning Policy adopted under the Scheme.

Register of Decisions of the Design Advisory Committee

In order to ensure that bonus plot ratio is awarded consistently, effectively and equitably and that design advice is similarly provided on a consistent basis, the Development Approvals Unit will establish and maintain a register recording the following information:

- Details of the development and facility seeking bonus plot ratio.
- Details of the development and major design issues to be addressed.
- The Committee's recommendation of the proposal.
- The Council's/LDAP's decision in regard to each application.

Committee Membership: [SpCM 24/10/17]	
Members:	**Deputy:**
David Karotkin (Presiding Member)	Peter Hobbs
Warren Kerr	
Peter Ciemitis	Robina Crook
Malcolm Mackay	
Landscape Architects Australian Institute - Vacant	Stuart Pullyblank
State Government Architect (or nominee)	N/A
Director Planning and Development	City Architect

Term Expires:	19/10/19
Quorum:	Four members
Established:	OCM 27/01/04
Last Established:	SpCM 24/10/17
Terms of Reference History	Last Amended 19/10/17 Amended OCM 17/02/04
Term Expires:	To be reviewed every two years
Delegated Authority:	No
Open to the Public:	No
Support Staff:	Governance
Meeting Frequency:	10.00am fourth Thursday in a four week continuous cycle.

Agenda Item 13.8 **Heritage Grant – 96 William Street, Perth**

Recommendation:

That Council APPROVES a Heritage Grant of $38,000 (excluding GST) for the removal of the modern façade treatment and development of specifications for the restoration of the historic facades at 96 William Street, Perth.

FILE REFERENCE:	P1023383-3
REPORTING UNIT:	Arts, Culture and Heritage
RESPONSIBLE DIRECTORATE:	Economic Development and Activation
DATE:	14 February 2018
ATTACHMENT/S:	Attachment 13.8A – Detailed Officer Assessment Attachment 13.8B – Photos of Subject Site

Council Role:

☐	Advocacy	*When the Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.*
☒	Executive	*The substantial direction setting and oversight role of the Council e.g. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.*
☐	Legislative	*Includes adopting local laws, town planning schemes and policies.*
☐	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 (e.g. 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 2 An exceptionally well designed, functional and accessible city 2.6 A beautiful city built on exceptional architecture and infrastructure

Goal 6	A city that celebrates its diverse cultural identity
6.4	Built and Social Heritage that is protected, enhanced and developed, that showcases the City's story

Policy

Policy No and Name: 18.13 – Sponsorship and Grants

Purpose and Background:

The City of Perth has received a request for a Heritage Grant of $38,000 (excluding GST) from J. J. Leach on behalf of J. J. Leach Group (J. J. Leach & The Trustee for William St Trust), for removal of the modern façade screening 96 William Street, Perth and the development of repair and restoration specifications for the historic façades beneath.

Details:

The applicant has recently purchased the building at 96 William Street, Perth. They are looking to remove the above-canopy metal screen that was installed to the façade to 'modernise' it in the past. This removal will reveal the historic façades that still exist beneath, illustrated in Attachment 13.8B. Once the screen is removed, the condition of the façades will be able to be properly assessed and repair and restoration works to rehabilitate the façades can be specified.

The removal of the screens will also assist activation of the first floor, given the solid façade prevents natural light entering the space and makes it unattractive to most prospective tenants.

The applicant is seeking financial assistance with both the physical removal of the façade screen and to pay an appropriately qualified consultant to development the repair and restoration specifications for the historic façades. The applicant may seek further financial assistance to implement these repair and restoration works at a later date, once it is clearer what works are required. At this stage, restoration of the mid-century façade is envisaged, but further examination of the building will establish whether there is sufficient original material to reinstate the c. 1890s façade.

Financial Implications:

ACCOUNT NO:	CL 95D30000-7901
BUDGET ITEM:	Donations & Sponsorships – Heritage Grants
BUDGETED AMOUNT:	$350,000
AMOUNT SPENT TO DATE:	$147,000
PROPOSED COST:	$ 38,000
BALANCE REMAINING:	$165,000
ANNUAL MAINTENANCE:	N/A
ESTIMATED WHOLE OF LIFE COST:	N/A

All figures quoted in this report are exclusive of GST.

If both heritage grant applications presented to the Ordinary Council Meeting held on 24 April 2018 are approved, the balance remaining for account number CL 95D30000-7901 will be $82,250.

Comments:

The proposed works are consistent with the Heritage Grant guidelines and intent of the program. The efforts to activate the first floor of the building are also consistent with the City of Perth's focus on reactivating upper floor spaces in the Malls and adjoining areas.

The Assessment Panel recognised the positive heritage and streetscape outcomes resulting from the proposed works, in an area currently undergoing a substantial amount of redevelopment and upgrade work. They also noted that the proposed screen removal would improve the potential for tenanting the upper floor spaces of the buildings, given they do not currently enjoy much natural light.

A grant of $38,000 was requested by the applicant towards the $76,556 cost of the first stage of the project. This is comprised of $20,000 towards the $31,500 consultant and specification fees (63%) and $18,000 towards the $45,056 costs of the screen removal (39%). These amounts are consistent with the Heritage Grant guidelines which provide for 100% funding of Conservation Management Plans, other studies, reports or technical advice up the value of $20,000 and up to 50% funding for physical works. The amount is 49% of the overall budget for this stage of work.

Heritage Grant Application | 2017-18 | 96 William Street

Applicant	J. J. Leach
Project Start Date	01/03/2018
Project End Date	26/04/2018
Project Address	96 William Street, Perth
Project Type	Physical Works and technical specifications
Heritage Status	Listed as a heritage place in the City of Perth Planning Scheme
Total Project Cost	$76,556
Total Amount Requested	$38,000
Recommendation	Approval
Recommended amount	$57,000 (49% of the total project budget – 63% of work specification and 39% of physical works)
Assessment Score	33.33 out of 40 | (82.5 %)

Applicant Details

Information from the Australian Business Register

ABN	65 165 970 451
Entity Name	J. J. Leach and the Trustee for William St Trust
Entity Type	Other partnership
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	6010 WA
ACNC Registration	No

Project Summary

The applicant is seeking a Heritage Grant from the City of Perth to assist with Physical Works and a work specification for the property 98 William Street, Perth, a building listed as a Heritage Place in the City of Perth Planning Scheme. The proposed works involve removal of the metal façade screen to reveal two earlier historic façades beneath.

Once the screen is removed, the condition of the façades will be able to be properly assessed and repair and restoration works to rehabilitate the façades can be specified. The applicant is seeking assistance for a suitably qualified professional to develop this repair and conservation work specification.

In total the budget for this first stage of works is $76,556. The applicant is seeking 63% of the $31,500 consultant/specification fees and 39% of the $45,056 costs of the screen removal to a total of $38,000.

These amounts are consistent with the Heritage Grant guidelines which provide for 100% funding of Conservation Management Plans, other studies, reports or technical advice up the value of $20,000 and up to 50% matched funding for physical works. The amount is 49% of the overall budget for this stage of work.

Further assistance may be sought for future stages of restoration of the façades.

Previous City of Perth Support

The building has not been the subject of previous Heritage Grant assistance. The building is not a current recipient of the Heritage Rate Concession.

Heritage Grant Application | Assessment Score Card

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

ASSESSMENT SCORE CARD – ESSENTIAL CRITERIA	
How do the proposed works align with the Heritage Grant Guidelines in terms of the type of project/works and overall intent of the program?	3.00
Do the proposed works result in a positive heritage preservation or adaptive re-use outcome for the place?	3.00
Do the proposed works improve the condition of the heritage place?	2.33
Are the proposed works consistent with best practice heritage conservation?	2.67
Do the proposed works demonstrate good project design and achievability?	2.33
Do the proposed works demonstrate budget rigour and value for money?	2.33
Does the project demonstrate financial support through other external funding sources or suitable funding by the applicant?	2.67
Do the works promote and enhance community appreciation and understanding of the heritage place?	2.67
ASSESSMENT SCORE CARD – DESIRABLE CRITERIA	
Is the heritage place is located in an area that is planned for revitalization or streetscape/laneway enhancement?	2.67
Does the project improve access to a heritage place, either in terms of public accessibility or access for people with disabilities?	1.67
Does the project form part of a tourist or visitor attraction?	2.00
Does the project facilitate activation of a heritage place (upper floors, basements)?	2.33
ASSESSMENT SCORE CARD - GENERAL	
How do you rate the overall quality of the application for accuracy, content, detail,	3.33

attachments and response to the questions?	
TOTAL ASSESSMENT SCORE |33.33 out of 40 | (82.5 %)	

Assessment Panel Comments:

- The removal of metal clad facades and the restoration of the original fabric that has been hidden away for years has an immediate positive effect in the streetscape and is a great opportunity for the City to promote its programs and point of difference.
- The ultimate works on the section of façade between the awning and the entablature cannot be assessed until the screen is removed and the extent of change made at the time of the first "modernisation" is assessed.
- Whilst some uncertainty exists as a result of existing façade covering [i.e. the state of the heritage façade and the extent of works required to remediate], the project is phased, pragmatic and feasible, and should be supported by the City.
- The proposed works are likely to result in a vast improvement to the building and facilitate the re-activation of the upper floor through the provision of natural light.
- The building is located in a strategic area, with William Street connecting the 'City Link' project [i.e. Yagan Square] with Elizabeth Quay, and being in close proximity to significant redevelopment such as Raine Square. The types of uses and tenancies along William Street also demonstrates the importance of the area for tourists, which is expected to increase in the future as these projects are delivered.
- The Panel recommended a grant of $38,000 to support the project, which is 49% of the project budget for this first stage of work and consistent with the Heritage Grant Guidelines related to matched funding.

ATTACHMENT 13.8B

Photos of Subject Site

Current façade of 96 William Street

1956 Image showing extent of current screen and façades currently obscured (condition unknown)

1928 image demonstrating the original 1890s facade

Agenda Item 13.9 **Heritage Grants – 111-113 and 115-117 Barrack Street, Perth**

Recommendation:

That Council:

1. ***APPROVES an amendment to the approved Heritage Grants to 111- 113 and 115-117 Barrack Street, Perth to recognise the reduced scope of the works, while still providing 50% matched funding for the façade restoration works;***

2. ***APPROVES BY ABSOLUTE MAJORITY to DELEGATE authority to the Chief Executive Officer to approve the final matched funding amount on the basis of updated costs from the applicant and to negotiate any further amendments to the Heritage Grant required to achieve the project; and***

3. ***APPROVES removing the condition for the applicants to submit a Heritage Assessment as part of the Heritage Grant approval.***

FILE REFERENCE:	P1023383-3
REPORTING UNIT:	Arts, Culture and Heritage
RESPONSIBLE DIRECTORATE:	Economic Development and Activation
DATE:	17 January 2018
ATTACHMENT/S:	Attachment 13.9A – Photos of Subject Site

Council Role:

☐	Advocacy	*When the Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.*
☒	Executive	*The substantial direction setting and oversight role of the Council e.g. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.*
☐	Legislative	*Includes adopting local laws, town planning schemes and policies.*
☐	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 (e.g. 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 2 An exceptionally well designed, functional and accessible city 2.6 A beautiful city built on exceptional architecture and infrastructure Goal 6 A city that celebrates its diverse cultural identity 6.4 Built and Social Heritage that is protected, enhanced and developed, that showcases the City's story
Policy Policy No and Name:	18.13 – Sponsorship and Grants

Purpose and Background:

The City of Perth has received a request to amend the Heritage Grant conditions and amounts for the grants approved by Council in December 2016 for the two properties at 111-113 and 115-117 Barrack Street, Perth owned by Ms L A Apthorp (111-113) and Mr J D Apthorp and Ms L A Apthorp (115-117).

Details:

At its Ordinary Council Meeting held on **13 December 2016**, Council approved grants of $63,500 to 111-113 Barrack Street and $90,000 for 115-117 Barrack Street for the internal and external refurbishment of the buildings to accommodate their adaptive reuse. The applicant had earlier received a grant of $26,500 for the removal of the metal screen from the façade of 111-113 Barrack Street, yet to be uplifted, bringing the total grant amounts to $90,000 for each building. The grants were awarded as part of the Barrack Street Improvement Model through the Heritage Grant program.

The owners of 111-113 and 115-117 Barrack Street have had to revise scope of the project and are planning only to proceed with the exterior works in the short term. These works involve the removal of the metal screen and restoration of the façade at 111-113 Barrack Street and the removal of paint and restoration of the tuck-pointing at 115-117 Barrack Street. The shopfronts of both buildings will also be re-glazed and refurbished.

The Administration is recommending an amendment to the Council resolution to provide 50% matched funding for the façade works. The estimated costs of these works are currently $50,000 for 111-113 and $70,000 for 115-117 Barrack Street. Therefore, the recommended matched funding grant would see a contribution from the City of $25,000 and $35,000 respectively (a decrease in total funding of $120,000, subject to confirmation of final building costs). Note that the contractor (Colgan Industries) is still working through the final costs and there may be some additional restorative costs once the screen and paint are removed and issues that have not been identified are discovered. For this reason, it is likely the current estimates may increase as the project proceeds.

The applicants are also seeking that the requirement for a Heritage Assessment is removed, given the reduction in the scope of works to the façades only and the fact that the heritage impacts of these works are positive and have been assessed by City of Perth Officers as part of the approved Development Assessment. Officers support the removal of this condition.

Financial Implications:

ACCOUNT NO:	CL 95D30000-7901
BUDGET ITEM:	Donations & Sponsorships – Heritage Grants
BUDGETED AMOUNT:	$180,000
AMOUNT SPENT TO DATE:	$ 0
PROPOSED COST:	$ 60,000*
BALANCE REMAINING:	$120,000
ANNUAL MAINTENANCE:	N/A
ESTIMATED WHOLE OF LIFE COST:	N/A

All figures quoted in this report are exclusive of GST.
* Subject to receipt of final costs for the façade restoration and any variation to be approved by the Chief Executive.

Comments:

The proposed façade works are consistent with the Heritage Grant guidelines and intent of the program. While the scope of works has been reduced and the interior works delayed, there are still substantial heritage and streetscape benefits from the façade restoration project. Returning the buildings to a more original appearance has significant positive effects for both the individual buildings and to Barrack Street Heritage Area.

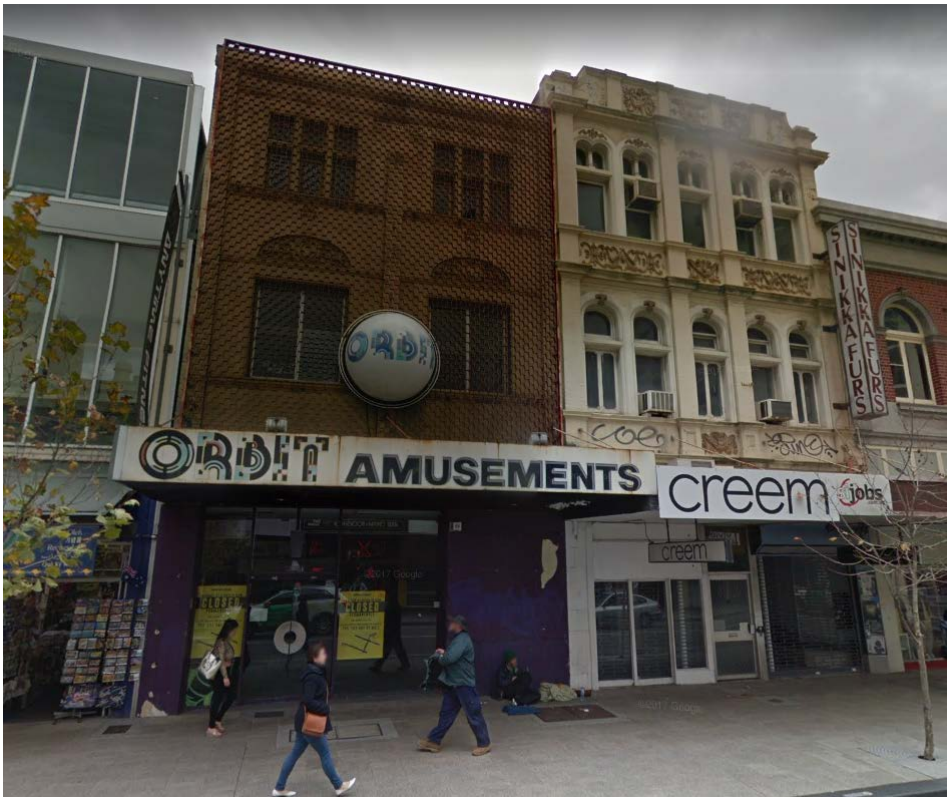
The applicants are seeking 50% matched funding for the costs of the façade restoration for both buildings. This is consistent with other similar grants in the area, where the neighbouring Salvation Army building was awarded 50% of the costs of the removal of its steel grille and restoration of the façade ($73,808).

Given the nature of the removal and restorative work, the potential for the costs to increase and some of the challenges of the project, it is suggested the Chief Executive Officer receives delegated authority to approve the final matched funding amount within the scope of the Heritage Grant Guidelines.

The administration recommends Council support the continued allocation of funding to the reduced scope of the project and the removal of the condition for a Heritage Assessment, given the heritage impacts have already been assessed as part of the Development Application process.

ATTACHMENT 13.9A

Photos of Subject Site



Prior to screen removal and restoration

Screen removed and paint-stripping/restoration underway

Agenda Item 13.10 **Heritage Grant – 48 Pier Street, Perth**

Recommendation:

That Council APPROVES a Heritage Grant of $82,750 (excluding GST) for the restoration of the façade at 48 Pier Street, Perth.

FILE REFERENCE:	P1023383-3
REPORTING UNIT:	Arts, Culture and Heritage
RESPONSIBLE DIRECTORATE:	Economic Development and Activation
DATE:	5 April 2018
ATTACHMENT/S:	Attachment 13.10A – Detailed Officer Assessment Attachment 13.10B – Photos of Subject Site

Council Role:

☐	Advocacy	*When the Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.*
☒	Executive	*The substantial direction setting and oversight role of the Council e.g. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.*
☐	Legislative	*Includes adopting local laws, town planning schemes and policies*
☐	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 2 - An exceptionally well designed, functional and accessible city 2.6 A beautiful city built on exceptional architecture & infrastructure Goal 6 – A city that celebrates its diverse cultural identity 6.4 Built & Social Heritage that is protected, enhanced and developed, that showcases the City's story

Policy
Policy No and Name: 18.13 – Sponsorship and Grants

Purpose and Background:

The City of Perth has received a request for a Heritage Grant of $82,750 (excluding GST) from James Sutherland on behalf of the Sutherland Family Trust, for restoration of the façade of the former Salvation Army Headquarters (Fortress) and Commercial Building at 48 Pier Street, Perth.

Details:

The applicant is proposing to undertake significant restoration works to the façade of the building at 48 Pier Street, Perth. An image of the building is provided in Attachment 13.10B. The works involve repairs to cracks in the façade, repair of brickwork and tuckpointing, and remediation of the render bands and corbelling. The works are intended to improve the visual appearance of the building and to ensure the building is well preserved into the future.

The building is one of the most visible heritage buildings in Pier Street and is located in the East End Improvement Model area. This building was considered a prime strategic site that could deliver a marquee heritage improvement outcome to the East End when the Improvement Model was considered **1 August 2017**, by Council.

Financial Implications:

ACCOUNT NO:	CL 95D30000-7901
BUDGET ITEM:	Donations & Sponsorships – Heritage Grants
BUDGETED AMOUNT:	$350,000
AMOUNT SPENT TO DATE:	$147,000
PROPOSED COST:	$ 82,750
BALANCE REMAINING:	$120,250
ANNUAL MAINTENANCE:	N/A
ESTIMATED WHOLE OF LIFE COST:	N/A

All figures quoted in this report are exclusive of GST.

If both heritage grant applications presented to the Ordinary Council Meeting held on 24 April 2018 are approved, the balance remaining for account number CL 95D30000-7901 will be $82,250.

Comments:

The proposed works are consistent with the Heritage Grant guidelines and intent of the program. The owner's efforts to enhance the building are also consistent with the East End Improvement Model efforts to improve the vitality and appearance of the area.

The Assessment Panel recognised the positive heritage and streetscape outcomes resulting from the proposed works, and the connection to the work being undertaken by the Historic

Heart group. They noted the significance of the building both in terms of its historic and cultural connections, but also its strong presence in the streetscape.

A grant of $82,750 was requested by the applicant towards the $165,500 cost of the project. This amount is consistent with the Heritage Grant guidelines which provide up to 50% matched funding for physical works.

ATTACHMENT 13.10A

Heritage Grant Application | 2017-18 | 48 Pier Street

Applicant	James Sutherland
Project Start Date	14/05/2018
Project End Date	29/06/2018
Project Address	48 Pier Street, Perth
Project Type	Physical Works
Heritage Status	Listed as a heritage place in the City of Perth Planning Scheme
Total Project Cost	$165,500
Total Amount Requested	$82,750
Recommendation	Approval
Recommended amount	$82,750 (50% of the total project budget)
Assessment Score	33.25 out of 40 | (83.125%)

Applicant Details

Information from the Australian Business Register

ABN	51 264 123 623
Entity Name	Sutherland Family Trust
Entity Type	Discretionary Trading Trust
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	6000 WA
ACNC Registration	No

Project Summary

The applicant is seeking a Heritage Grant from the City of Perth to assist with Physical Works related to restoration of the façade of the property 48 Pier Street, Perth, a building listed as a Heritage Place in the City of Perth Planning Scheme. The proposed works involve remedial work to cracks in the façade, repair of brickwork and tuckpointing, and remediation of the render bands and corbelling.

In total the budget for this first stage of works is $165,500. The applicant is seeking 50% matched funding for the works to a total of $82,750.

This amount is consistent with the Heritage Grant guidelines which provides up to 50% matched funding for physical works.

Previous City of Perth Support

The building has not been the subject of previous Heritage Grant assistance. The building is not a current recipient of the Heritage Rate Concession.

Heritage Grant Application | Assessment Score Card

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

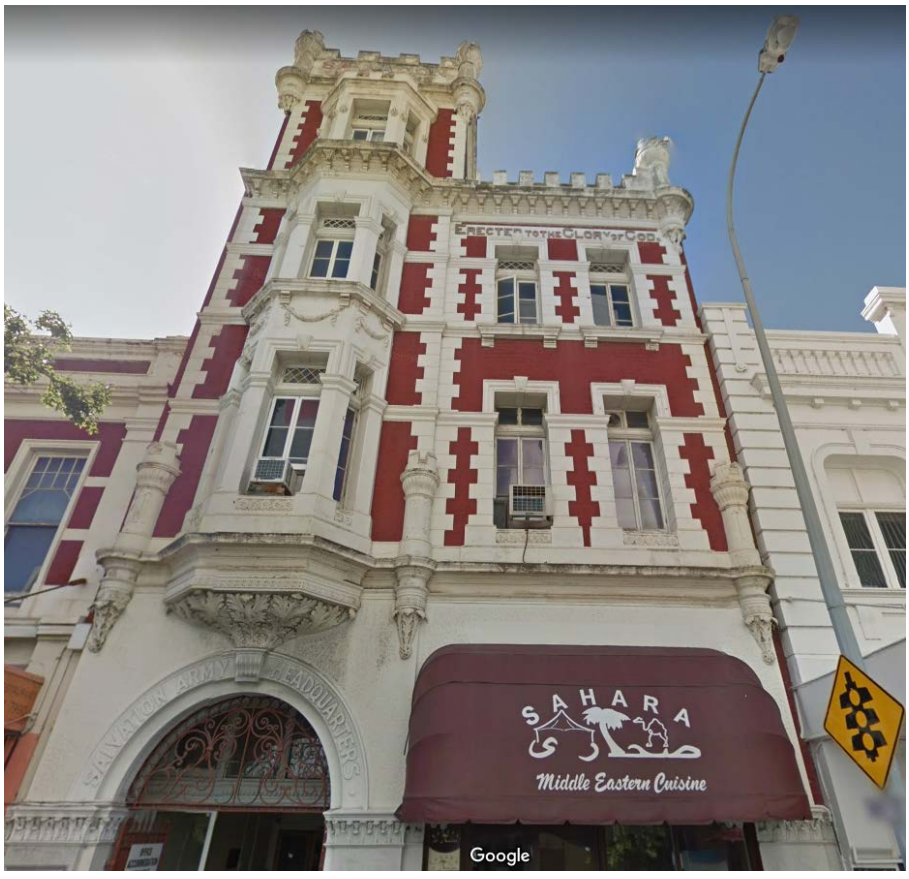
ASSESSMENT SCORE CARD – ESSENTIAL CRITERIA	
How do the proposed works align with the Heritage Grant Guidelines in terms of the type of project/works and overall intent of the program?	3.00
Do the proposed works result in a positive heritage preservation or adaptive re-use outcome for the place?	2.75
Do the proposed works improve the condition of the heritage place?	3.00
Are the proposed works consistent with best practice heritage conservation?	2.75
Do the proposed works demonstrate good project design and achievability?	3.00
Do the proposed works demonstrate budget rigour and value for money?	2.25
Does the project demonstrate financial support through other external funding sources or suitable funding by the applicant?	2.25
Do the works promote and enhance community appreciation and understanding of the heritage place?	2.50
ASSESSMENT SCORE CARD – DESIRABLE CRITERIA	
Is the heritage place is located in an area that is planned for revitalization or streetscape/laneway enhancement?	3.00
Does the project improve access to a heritage place, either in terms of public accessibility or access for people with disabilities?	1.25
Does the project form part of a tourist or visitor attraction?	2.25
Does the project facilitate activation of a heritage place (upper floors, basements)?	2.00
ASSESSMENT SCORE CARD - GENERAL	
How do you rate the overall quality of the application for accuracy, content, detail, attachments and response to the questions?	3.25
TOTAL ASSESSMENT SCORE |33.25 out of 40 | (83.125 %)	

Assessment Panel comments:

- The activity meets many aspects of the Heritage Grants Program. The completion of these restoration works will complement the East End Precinct, in-line with the City's East End Revitalisation program;
- The heritage building is pivotal in Pier Street and will form the catalyst for possible other private investment for additional works to improve the Street and area. The location is important given the extensive development of hotels in the area;
- The Salvation Army Headquarters (former) and Salvation Army Congress Hall (former) are conspicuous Perth landmarks and are fine examples of the Federation Free style and the Inter-War Georgian style respectively the place is an important collection of civic and institutional historic buildings in the Murray Street East Precinct;
- The place was constructed by and for the Salvation Army in Western Australia, which has provided important religious and welfare services to the community of Western Australia since 1891; and, Salvation Army Headquarters (former) is an important part of a precinct of late nineteenth century buildings in Pier Street between Hay and Murray Streets;
- The building is both State Heritage listed and listed by the National Trust. It's restoration, repair and re-tuckpointing are important to preserve and enhance the existing building, continue adaptive re-uses and contribute to this historic area; and
- A unique building in the City that is the most prominent on the east side of Pier Street. The Street will clearly benefit from the proposed works.

ATTACHMENT 13.10B

Photo of Subject Site



Agenda Item 13.11 **Event Grants Round 1 (2018/19)**

Recommendation:

That Council, subject to the adoption of the 2018/19 budget:

1. ***ENDORSES** the events grants for a total of $170,000 (excluding GST) to the following applicants:*
   - *1.1 Activ Foundation for Chevron City to Surf for Activ ($18,000);*
   - *1.2 Perth International Jazz Festival Incorporated for Perth International Jazz Festival ($25,000);*
   - *1.3 Open House Perth for Open House Perth ($27,000);*
   - *1.4 Western Australian Yachting Foundation Inc. t/a Swan River Sailing for 2019 City of Perth Festival of Sail incorporating the Warren Jones Youth Regatta ($35,000);*
   - *1.5 Saraswati Mahavidyalaya Institute Inc. for Swan Festival of Lights ($20,000);*
   - *1.6 Hellenic Community of WA Inc. for Perth Greek Festival ($25,000)*
   - *1.7 Boating Industry Association of WA Inc. for Perth International Boat Show ($5,000);*
   - *1.8 Perth Upmarket for Perth Upmarket ($5,000);*
   - *1.9 Bicycling Western Australia for Ride2Work Day Breakfast ($5,000); and*
   - *1.10 Activate Perth Inc. and East Perth Community Safety Group for East Perth Community Events ($5,000)*

2. ***DECLINES** sponsorship to the following applicants:*
   - *2.1 Noodle Palace Pty Ltd for Noodle Palace;*
   - *2.2 One Big Voice Festival Inc. for One Big Voice – Australia's Largest Children's Choir;*
   - *2.3 Activate Perth Inc. and East Perth Community Safety Group for Claisebrook Christmas Carnival ;*
   - *2.4 Mr Amani Llulinda for AfriMama Music Concert Event;*
   - *2.5 Perth Lighthouse Inc. for Perth Modest Fashion Premier;*
   - *2.6 The Law Society for WA Inc. for 1913 Law to War to Peace*

3. ***NOTES** the provisional list of sponsorship benefits contained in the Detailed Officer Assessments in Attachment 13.11A;*

4. ***AUTHORISES** the Chief Executive Officer (or an appointed delegate) to negotiate with the applicants the final list of sponsorship benefits for inclusion in the agreement according to the Council approved funding amounts; and*

5. ***NOTES** that a detailed acquittal report, including any supporting material, will be submitted to the City of Perth four months following the completion of each supported project.*

FILE REFERENCE:	P1035585#5
REPORTING UNIT:	Business Support and Sponsorship
RESPONSIBLE DIRECTORATE:	Economic Development and Activation
DATE:	2 April 2018
ATTACHMENT/S:	Attachment 13.11A – Detailed Officer Assessment

Council Role:

☐	Advocacy	*When the Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.*
☒	Executive	*The substantial direction setting and oversight role of the Council e.g. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.*
☐	Legislative	*Includes adopting local laws, town planning schemes and policies*
☐	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 and Grants

Purpose and Background:

The City of Perth holds two funding rounds for Event Grants each financial year:

- Round 1 (for projects taking place between 1 August 2018 and 31 January 2019); and
- Round 2 (for projects taking place between 1 February 2019 and 31 July 2019).

Details:

The City received seventeen applications in Round 1 of Event Grants 2018/19. One of these was subsequently withdrawn.

There are two categories within the Event Grants program:

- Under $15,000; and
- $15,001 - $40,000.

All applications were assessed by a four-person assessment panel consisting of members from the City of Perth's Economic Development, Marketing and Activation, and Sustainability Units. A detailed Officer Assessment of all applications is included in Attachment 13.11A. The applications were assessed using the schema of measurable outcomes for cultural engagement, developed by the Cultural Development Network.

Applications seeking under $15,000 were assessed against seven criteria and ranked out of a total score of 28. Applications seeking $15,000 to $40,000 were assessed against a further two criteria and ranked out of a total score of 36. All applications were then ranked by highest to lowest scoring.

The following 16 applications were considered by the assessment panel:

RANK	APPLICANT	PROJECT	ASSESSMENT SCORE	PREVIOUS FUNDING	AMOUNT REQUESTED	RECOMMENDATION
1	Activ Foundation	Chevron City to Surf for Activ	75%	$18,000	$40,000	$18,000
2	Perth International Jazz Festival Inc.	Perth International Jazz Festival	67.36%	$25,000	$35,000	$25,000
3	Open House Perth	Open House Perth	66.67%	$30,000	$40,000	$27,000
4	Western Australian Yachting Foundation, t/a Swan River Sailing	2019 City of Perth Festival of Sail incorporating the Warren Jones Regatta	65.97%	$40,000	$40,000	$35,000
5	Saraswati Mahavidyalaya Institute Inc.	Swan Festival of Lights	65.28%	$20,000	$40,000	$20,000
6	Hellenic Community of WA Inc.	Perth Greek Festival	63.89%	$25,000	$36,000	$25,000
7	Boating Industry Association of WA	Perth International Boat Show	62.50%	$5,000	$15,000	$5,000
8	Perth Upmarket	Perth Upmarket	60.71%	$15,000	$10,000	$5,000
9	Bicycling Western Australia	Ride2Work Day Breakfast	58.04%	$2,000	$13,000	$5,000
10	Activate Perth Inc. And East Perth Community Safety Group	East Perth Community Events	56.25%	N/A	$6,000	$5,000
11	Noodle Palace Pty. Ltd.	Noodle Palace	54.86%	N/A	$40,000	decline
12	One Big Voice Festival Inc.	One Big Voice – Australia's Largest Children's Choir	52.68%	N/A	$15,000	decline
13	Activate Perth Inc. and East Pertrh Community Safety	Claisebrook Christmas Carnival	51.78%	N/A	$9,600	decline

	Group					
14	Mr Amani Llulinda	AfriMama Music Concert Event	47.22%	N/A	$39,302	decline
15	Perth Lighthouse Inc.	Perth Modest Fashion Premier: Local Hearts, International Glamour	45.83%	N/A	$39,500	decline
16	The Law Society of Western Australia	1913 Law to War to Peace	38.39%	N/A	$3,000	decline
				TOTAL	**$421,402 Requested**	**$170,000 Recommended**

The sixteen applications requested support totalling $421,402, with an available budget of $170,000 for Round 1. Of the 16 applications received, 10 are recommended for approval and six for decline. All applications scoring above 55% in assessment are recommended for support. All applications under this threshold are recommended for decline.

The economic impact reporting was analysed through the City's REMPLAN tool which measures both the direct and cumulative impact and is detailed in the assessment of each application in Attachment 13.11A. Acquittal and evaluation reports for those events which were funded in 2017 are available on the Council Hub.

Financial Implications:

ACCOUNT NO:	93E1 7000 7901
BUDGET ITEM:	Event Grants – 2018/19 Budget
BUDGETED AMOUNT:	$340,000
AMOUNT SPENT TO DATE:	$0
PROPOSED COST:	$170,000
BALANCE REMAINING:	$170,000
ANNUAL MAINTENANCE:	N/A
ESTIMATED WHOLE OF LIFE COST:	N/A

All figures quoted in this report are exclusive of GST.

Comments:

The City received a strong response for the first round of Events Grants for 2018/19. Due to an oversubscription of funding requests compared to the limited budget available, the assessment process was highly competitive and the assessment panel determined a minimum assessment score of 55% was required for support.

The Assessment Panel is confident the projects recommended for funding will diversify and complement the existing offering within the City and enhance and support businesses, residents and visitors through quality events and activations.

ATTACHMENT 13.11A

Event Details

Event Title	Chevron City to Surf for Activ		
Event Start Date	26/08/2018	Start time	6.00am
Event End Date	26/08/2018	End time	1.00pm
Venue	William Street / St Georges Terrace start		
Expected attendance	42,000 (organisers estimate)		
Ticket Price	$40 – $55 average entry fee		
Total Project Cost	$3,075,000		
Total Amount Requested	$40,000 (1.3% of the total project budget)		
REMPLAN Impact (Direct)	$4.378M	**REMPLAN Total**	$7.495M
Recommendation	**Approve**		
Recommended amount	**$18,000** (0.59% of the total project budget)	**Assessment Score**	27 out of 36 (75%)

Event Summary

The Chevron City to Surf for Activ is an annual mass participation fun run which attracts both competitive runners and community participants. The event is a fundraising activity for the Activ Foundation, a not-for-profit organisation supporting people living with disability in Western Australia.

Applicant Details

Information from the Australian Business Register

ABN	11 553 592 765
Entity Name	Activ Foundation Inc
Entity Type	Active
ABN Status	Other Incorporated Entity
ATO Endorsed Charity Type	Public Benevolent Institution
Goods & Services (GST)	Yes
Endorsed as DGR	Yes (Item 1)
Tax Concessions	FBT Exemption, GST Concession,

	Income Tax Exemption
Main Business Location Postcode	6014
Main Business Location State	WA

Event Description

The Chevron City to Surf for Activ is an annual community fun run event. The event is open to all athletic abilities and fitness levels with multiple distance options including the Marathon, Half Marathon, 12km run/walk, 4km run/walk and 4km wheelchair events.

The event starts in the city (St Georges Terrace), and follows a range of different routes, depending on ability level, with the finish line at City Beach Oval.

The event is managed by the Activ Foundation with all proceeds directed to assist people living with disabilities in Western Australia.

Organisers estimate a total attendance of 42,000 at the event, including spectators. Organisers records indicate that over 18,500 participants started the race in the City of Perth as part of the 2017 event.

Organisers are planning a public launch and activities in the Hay and Murray Sreet Malls in the lead up to the event, and will encourage participation via registrations, volunteering and setting health, wellness and fundraising goals. Activ advise that they have access to media and sporting personalities who will support pre-event activities.

Organisers are planning to select a city-based hotel as the 'official accommodation partner'. They believe this may increase visitation to the City of Perth over the event weekend from regional, national and international visitors.

Previous City of Perth Support (last 5 years)

Year	Amount
2013	$35,000
2014	$35,000
2015	$35,000
2016	$20,000
2017	$18,000

Benefits

Organisers will provide the following benefits for the requested funding of $40,000:

- the City to be recognised as a Government Partner or Supporting Sponsor of the event;
- logo recognition on all event promotional material such as TV, print advertising, digital/social media posts, event collateral, event signage including the finishing arches and the event website;

- City of Perth logo to be present at the media launch event and TV broadcasting (targeted signage shots);
- a sponsor profile on the event website if applicable;
- an opportunity to display City of Perth signage at the event;
- access to the event for the City of Perth Digital team to produce content at our own cost;
- first right of refusal to the city of Perth to purchase additional advertising aligning to the event through event media partners;
- an opportunity for City of Perth to conduct promotional activities on City Beach Oval and other start/ finish precincts;
- an opportunity for City of Perth to provide prizes to age category winners and/or competition winners; and
- an opportunity for the City of Perth to provide giveaways at the event.

Event Grant Round Assessment Score Card

The application was assessed by a four person assessment panel and the scoring has been averaged for each outcome. The maximum potential score for each outcome is 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

Grant Assessment

CULTURAL OUTCOMES	
To what extent does the event celebrate the diversity of Perth as a capital city?	2.75
Subtotal |2.75 out of 4 | (69%)	
SOCIAL OUTCOMES	
To what extent does the event provide opportunities for the local or greater community to connect?	3.25
Subtotal |3.25 out of 4 | (81%)	
CIVIC OUTCOMES	
To what extent does the event provide experiences that are unique to the city?	2
Subtotal 2 out of 4 | (50%)	
PLACE OUTCOMES	
To what extent does the event activate private or public spaces with vibrant activity?	3
Subtotal |3 out of 4 | (75%)	
ECONOMIC OUTCOMES	
Does the event stimulate the local economy and provide opportunities for local businesses to leverage the event?	2.75
Subtotal |2.75 out of 4 | (69%)	
ORGANISATIONAL COMPETENCY	
Does the applicant have a demonstrated capacity to manage all aspects of	4

the program?	
Does the event demonstrate financial viability through evidence of support from other government agencies, business or community organisations?	3.5
Subtotal |7.5 out of 8 | (94%)	
BENEFITS	
Does the event offer adequate benefits/ recognition for the City?	2.75
To what extent does the event activate a space (or spaces) prioritised for activation by the City?	3
Subtotal | 5.75 out of 8 | (72%)	
TOTAL ASSESSMENT SCORE | 27 out of 36 | (75%)	

Assessment comments

- This event scored highest in the assessment process due to the number of estimated attendees, community connections, and the potential for increased economic impact from the event;
- Organisers have requested an increase on the level of funding provided in 2017, with no additional benefits offered to the City of Perth;
- Event organisers arrange shuttle buses to transport event participants back to the city after the event; and
- A grant of $18,000 is recommended. This is the same level of support provided to the event in 2017.

Event Details

Event Title	Perth International Jazz Festival		
Event Start Date	09/11/2018	Start time	10.00am
Event End Date	11/11/2018	End time	12.00am
Venue	State Theatre Centre PICA The Blue Room Theatre The Bird Perth Cultural Centre State Theatre Centre CPP Carpark		
Expected attendance	8,000		
Ticket Price	$20 - $30 with some free community components		
Total Project Cost	$205,000		
Total Amount Requested	$35,000 (17% of the total event cost)		
REMPLAN Impact	$0.776M	**REMPLAN Total**	$1.329M

(Direct)			
Recommendation	**Approve**		
Recommended amount	**$25,000** (12% of the total project budget)	**Assessment Score**	24.25 out of 36 (67.36%)

Event Summary

The Perth International Jazz Festival (PIJF) will be held from 9 November 2018 to 11 November 2018 at various locations across the city. The event is a three day festival featuring performances from international, national and local acts with a focus on jazz music and associated music styles. The Perth International Jazz Festival has been held since 2013, with the City of Perth supporting it since that time.

Applicant Details

Information from the Australian Business Register

ABN	75 894 817 520
Entity Name	Perth International Jazz Festival Inc.
Entity Type	Other Incorporated Entity
ABN Status	Active
ATO Endorsed Charity Type	Charity
Goods & Services (GST)	Yes
Endorsed as DGR	Yes
Tax Concessions	GST Concession, Income Tax Exemption
Main Business Location Postcode	6005
Main Business Location State	WA

Event Description

The Perth International Jazz Festival 2018 will comprise a series of ticketed and non-ticketed performances, community events, educational workshops and artist talks. The festival will be presented within the City of Perth using the State Theatre Centre and the Perth Cultural Precinct as the festival hub.

The 2018 Festival will see a new artistic director, Dr Mace Francis (after inaugural artistic director Graham Wood's passing). Dr Mace Francis will oversee a new perspective of artistic programming with a focus on community development, youth-related performances and activation of public performance spaces.

The 2018 Festival will include the following components:

- a new education program with public forums, open rehearsals, and kids cushion concerts;
- site-specific performances at the State Theatre Centre City of Perth Parking (CPP) carpark;
- the main stage performance program;
- free community concerts; and
- an ancillary program with activations in fringe venues across the city.

The event has traditionally been held in late May or early June. Organisers advise that 2018 is a transition year, with the event to be held in November. This move is designed to:

- give the PIJF Board time to plan an appropriate tribute to Graham Wood;
- explore strategic alignment and artist sharing with Eastern States Festivals;
- position the event before the summer festival season; and
- move the event date away from the European and US festival seasons to give more scope to attract international artists.

The mission of PIJF is to promote Western Australian grown and developed jazz performers. In 2018 the majority of PIJF performers will be from Perth and greater Western Australia. Organisers believe that the festivals reach and reputation will allow artistic collaborations between international guest artists, local professional musicians and young emerging artists.

Organisers anticipate that the Festival will have an attendance of 8,000 people with over 40 performances programmed in and around the City of Perth festival hub. The event will be held almost exclusively in the City of Perth with only the Ellington Jazz Club in the City of Vincent the exception to this.

Organisers advise that should they be unsuccessful in securing increased funding from the City for the 2018 event, they may be unable to present some of the free community elements that are proposed.

Previous City of Perth Support (last 5 years)

Year	Amount
2013	$15,000
2014	$15,000
2015	$15,000
2016	$25,000
2017	$25,000

Benefits

Organisers will provide the following benefits for the requested funding of $35,000:

- City of Perth logo recognition on all event promotional material and event website;
- sponsor profile on event website if applicable;
- an opportunity to display City of Perth signage at the event;
- access to the event for the City of Perth Digital team to produce content at our own cost;

- the City of Perth to be acknowledged as the Program Sponsor for the Free Community Concert Program;
- an opportunity for a City of Perth representative to officiate at the official festival opening; and
- creation of a specific social media handle ie. #cityofperthfreejazz for all jazz festival Instagram, Facebook and Twitter posts.

Event Grant Round Assessment Score Card

The application was assessed by a four person assessment panel and the scoring has been averaged for each outcome. The maximum potential score for each outcome is 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

Grant Assessment

CULTURAL OUTCOMES	
To what extent does the event celebrate the diversity of Perth as a capital city?	2.75
Subtotal |2.75 out of 4 | (%)	
SOCIAL OUTCOMES	
To what extent does the event provide opportunities for the local or greater community to connect?	2.75
Subtotal |2.75 out of 4 | (%)	
CIVIC OUTCOMES	
To what extent does the event provide experiences that are unique to the city?	2.75
Subtotal |2.75 out of 4 | (%)	
PLACE OUTCOMES	
To what extent does the event activate private or public spaces with vibrant activity?	2.75
Subtotal | 2.75 out of 4 | (%)	
ECONOMIC OUTCOMES	
Does the event stimulate the local economy and provide opportunities for local businesses to leverage the event?	2.75
Subtotal |3.5 out of 4 | (%)	
ORGANISATIONAL COMPETENCY	
Does the applicant have a demonstrated capacity to manage all aspects of the program?	3.5
Does the event demonstrate financial viability through evidence of support from other government agencies, business or community organisations?	2.5
Subtotal |6 out of 8 | (%)	
BENEFITS	
Does the event offer adequate benefits/ recognition for the City?	3

To what extent does the event activate a space (or spaces) prioritised for activation by the City?	1.5
Subtotal |4.5 out of 8 | (%)	
TOTAL ASSESSMENT SCORE | 24.25 out of 36 | (67.36%)	

Assessment Comments

- The event has been supported by the City of Perth since it first commenced in 2013;
- Organisers have requested additional support for the 2018 event due to the event being held almost exclusively in the City of Perth;
- The assessment panel viewed the addition of the education program as a very positive element;
- The event will create activation across multiple City precincts and has potential to align with the City's spring marketing campaign; and
- A grant of $25,000 is recommended for the event. This is the level of support provided to the event in 2017.

Event Details

Event Title	Open House Perth		
Event Start Date	10/11/2018	Start time	10.00am
Event End Date	11/11/2018	End time	5.00pm
Venue	City and surrounds		
Expected attendance	50,000 (estimated)		
Ticket Price	Free to attend		
Total Project Cost	$140,000		
Total Amount Requested	$40,000 (29% of the total event budget)		
REMPLAN Impact (Direct)	$4.850M	**REMPLAN Total**	$8.304M
Recommendation	**Approve**		
Recommended amount	**$27,000** (% of the total project budget)	**Assessment Score**	24 out of 36 (66.67%)

Event Summary

Open House Perth is a two day event designed to showcase design across Perth through the opening of a wide range of venues to the public free of charge. The focus of Open House Perth is to provide a better understanding of architecture and design. In 2018, Open House Perth destinations will include a range of residential, commercial, hospitality, civic and performance spaces showcasing world class design projects.

Applicant Details

Information from the Australian Business Register

ABN	48 160 158 467
Entity Name	Open House Perth
Entity Type	Australian Public 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	6000
Main Business Location State	WA

Event Description

Open House Perth will be held in various locations across metropolitan Perth from Saturday, 10 November 2018 to Sunday, 11 November 2018. Many Open House Perth locations included in the program are venues which would not usually be open to the public.

The event will include:

- the opening of over approximately 100 buildings and landscapes across the Perth metropolitan area;
- promotion of the heritage architecture and its impact on the city;
- showcasing of local design and emerging talent; and
- a small fringe program to activate spaces outside of the event weekend and increase visitation to locations.

Organisers advise that in 2017, approximately 51% of the locations were within the City of Perth area.

Since its inception in 2012, Open House Perth has facilitated an estimated 300,000 visits to destinations as part of the event weekend. Organisers anticipate an attendance of around 50,000 to the 2018 event, across all metropolitan locations.

Previous City of Perth Support (last 5 years)

Year	Amount
2013	$35,000
2014	$40,000
2015	$40,000
2016	$32,000
2017	$30,000

Benefits

Organisers will provide the following benefits for the requested funding of $40,000:

- City of Perth logo recognition on all event promotional material and event website, including event banners;
- sponsor profile on event website if applicable;
- an opportunity to display City of Perth signage at the event;
- access to the event for the City of Perth Digital team to produce content at our own cost;
- the City of Perth to be acknowledged as a Platinum Partner for the event;
- an opportunity for the City to undertake a one week Social Media take over on event social media;
- a speaking opportunity for a City of Perth representative at the Launch event;
- the City of Perth logo to appear on the volunteer t-shirt;
- an opportunity to contribute three City of Perth select locations to the event program (with locations specially branded on website and in event guide);
- an opportunity for the City to provide three Facebook posts, three Instagram posts and two e-news profiles with final specs to be agreed between the City and Open House.

Event Grant Round Assessment Score Card

The application was assessed by a four person assessment panel and the scoring has been averaged for each outcome. The maximum potential score for each outcome is 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

Grant Assessment

CULTURAL OUTCOMES	
To what extent does the event celebrate the diversity of Perth as a capital city?	2.75
Subtotal | 2.75 out of 4 | (69%)	

SOCIAL OUTCOMES	
To what extent does the event provide opportunities for the local or greater community to connect?	3
Subtotal |3 out of 4 | (75%)	
CIVIC OUTCOMES	
To what extent does the event provide experiences that are unique to the city?	2.5
Subtotal |2.5 out of 4 | (63%)	
PLACE OUTCOMES	
To what extent does the event activate private or public spaces with vibrant activity?	3
Subtotal | 3 out of 4 | (75%)	
ECONOMIC OUTCOMES	
Does the event stimulate the local economy and provide opportunities for local businesses to leverage the event?	2.75
Subtotal |2.75 out of 4 | (69%)	
ORGANISATIONAL COMPETENCY	
Does the applicant have a demonstrated capacity to manage all aspects of the program?	3.5
Does the event demonstrate financial viability through evidence of support from other government agencies, business or community organisations?	2
Subtotal | 5 out of 8 | (63%)	
BENEFITS	
Does the event offer adequate benefits/ recognition for the City?	2.25
To what extent does the event activate a space (or spaces) prioritised for activation by the City?	2.25
Subtotal |4.5 out of 8 | (56%)	
TOTAL ASSESSMENT SCORE | 24 out of 36 | (66.67%)	

Assessment Comments

- The assessment panel is recommending a slight decline in the level of funding provided to this event as the event program is including increasing numbers of locations outside the City; the panel therefore felt that the organisers should be diversifying their funding request outside the City and seeking additional Local Government funding;
- Organisers rely on a large level of grant and sponsorship funding for the event which leads to concerns about long term sustainability for the event;
- Organisers have offered the inclusion of three City of Perth selected locations in the Open House Program as a benefit. However, this is likely to present additional cost to the City in terms of opening, manning and security of the venues; and
- On approval of sponsorship of the event in 2016, Officers advised the event organiser that the event has some strong cross-over with Heritage Perth Open Days which is held at a similar time as Open House Perth. Open House Perth and Heritage Perth commenced discussions on the future of the two events and the capacity to merge them into one

event; however, no agreement has been reached and it appears discussions have not progressed since then.

Event Details

Event Title	2019 City of Perth Festival of Sail incorporating the Warren Jones International Youth Regatta		
Event Start Date	27/01/2019	Start time	9.00am
Event End Date	02/02/2018	End time	7.00pm
Venue	Beach Front on Perth Waters, Perth Waters, Elizabeth Quay and The Old Perth Port (Lucky Shag Water Front Bar).		
Expected attendance	18,000		
Ticket Price	Free to watch, cost for participants		
Total Project Cost	$249,000		
Total Amount Requested	$40,000 (16% of the total event budget)		
REMPLAN Impact (Direct)	$1.746M	**REMPLAN Total**	$2.989M
Recommendation	**Approve**		
Recommended amount	**$35,000** (14% of the total project budget)	**Assessment Score**	63.75 out of 36 (65.97%)

Event Summary

The City of Perth Festival of Sail is a free to view World Class International Youth Sailing event organised by Swan River Sailing and the Warren Jones Foundation. The event is in its 17th year, born in the wake of the 1987 Americas Cup.

The 2019 event will see a return of the popular "Women on Water", the "Corporate Cup" (a competition between the best performing CBD based entities), Keep Australia Beautiful beach clean-up and Free Kids "Tackers" and family "Discover Sailing" opportunities over the Australia Day long weekend.

Applicant Details

Information from the Australian Business Register

ABN	61 606 193 385
Entity Name	The WA Yachting Foundation (Inc)
Entity Type	Other Incorporated Entity

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	6009
Main Business Location State	WA

Event Description

The City of Perth Festival of Sail is a free event conducted exclusively on Perth Waters during the afternoons and early evenings from 27 January 2019 to 2 February 2019. The event aims to provide a sea of sails to attract spectators and contribute to the vibrancy of the city, activating the waterfront.

Over the seven day festival various sailing fleets will be invited to participate in the City of Perth Festival of Sail to provide interesting intermissions to the regular regatta, which will include kite foiling, foiling moths, WAZSP, and dinghy fleets.

Organisers propose to hold a Women on Water sailing leadership morning, as in 2017 and 2018, to promote sailing to women, improve female participation and highlight leadership opportunities in the sport of sailing.

The event will be an on-water addition to the City's Australia Day long weekend activation where free sailing opportunities aboard 36-foot yachts and smaller Optimists will be on offer. This activation was held in 2018 and saw over 700 general public members participate.

Keep Australia Beautiful and the Department of Biodiversity, Conservation and Attractions will again partner with the event to remove rubbish from the Perth foreshore on one morning of the event.

Organisers advise that Perth Waters provide a rarely sailed natural amphitheatre with multiple vantage points from which the racing can be viewed. The CBD fronted on-water opportunities by way of "hot seats", "sponsor races" and "corporate regattas", which are an opportunity for sponsors and guests to be placed right amongst the excitement of the yachting action in a convenient, easily accessible location, the Perth City riverfront.

Previous City of Perth Support (last 5 years)

Year	Amount
2017	$40,000
2018	$40,000

Benefits

Organisers will provide the following benefits for the requested funding of $40,000:

- City of Perth logo recognition on all event promotional material and event website;
- exclusive naming rights to the event as the City of Perth Festival of Sail incorporating the Warren Jones International Youth Regatta;
- the city to be the exclusive regatta venue with all racing to be conducted within Northern Perth Waters;
- opportunities for a City of Perth representative to officiate at event/s held during the Festival of Sail;
- licence to use event logo and/or images on City of Perth promotional material, including any cross-promotion with the City's "Weekend in the City" activation;
- dedicated space (subject to approvals and safety requirements) to operate drones and install media equipment to capture footage of the event;
- City of Perth support to be acknowledged on the Event social media channels (Facebook, Instagram, Twitter and Linked In);
- City of Perth logo recognition on event website, mailouts, on-site signage and print media advertisements (as applicable);
- provision of event content for City of Perth promotional materials;
- access to "hot seat" opportunities aboard competing yachts for up to four guests for use of City of Perth competition and cross-promotion activities;
- access to a "hot seats" opportunity for the City of Perth Digital team to produce content or promotional video filming during the racing aboard competing yachts on selected days;
- City of Perth flags to be displayed from the backstays of each yacht during the event;
- City of Perth crest to appear on the hull of each of the competing yachts for the entire 2018/19 summer of sailing;
- one yacht to be permanently installed within the Elizabeth Quay waters for the duration of the event;
- access to "Sponsors Races" for up to four guests for use of City of Perth cross-promotion activities;
- an opportunity to display City of Perth signage at the event village and event functions;
- five complimentary tickets to the Women on Water Leadership morning to be used for promotional activities; and
- four complimentary tickets to the Gala Fundraising Luncheon to be used for promotional activities.

Event Grant Round Assessment Score Card

The application was assessed by a four person assessment panel and the scoring has been averaged for each outcome. The maximum potential score for each outcome is 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

Grant Assessment

CULTURAL OUTCOMES	
To what extent does the event celebrate the diversity of Perth as a capital city?	2
Subtotal | 2 out of 4 | (50%)	
SOCIAL OUTCOMES	
To what extent does the event provide opportunities for the local or greater community to connect?	2.75
Subtotal | 2.75 out of 4 | (69%)	
CIVIC OUTCOMES	
To what extent does the event provide experiences that are unique to the city?	2.5
Subtotal | 2.5 out of 4 | (63%)	
PLACE OUTCOMES	
To what extent does the event activate private or public spaces with vibrant activity?	2.5
Subtotal |2.5 out of 4 | (63%)	
ECONOMIC OUTCOMES	
Does the event stimulate the local economy and provide opportunities for local businesses to leverage the event?	2.75
Subtotal |2.75 out of 4 | (69%)	
ORGANISATIONAL COMPETENCY	
Does the applicant have a demonstrated capacity to manage all aspects of the program?	2.75
Does the event demonstrate financial viability through evidence of support from other government agencies, business or community organisations?	2.75
Subtotal | 5.5 out of 8 | (69%)	
BENEFITS	
Does the event offer adequate benefits/ recognition for the City?	3.5
To what extent does the event activate a space (or spaces) prioritised for activation by the City?	2.25
Subtotal |5.75 out of 8 | (72%)	
TOTAL ASSESSMENT SCORE | 23.75 out of 36 | (65.97%)	

Assessment Comments

- The Festival of Sail contributes to the City of Perth's Strategic Community Objectives through activation of the riverfront;
- Whilst the event has a niche target market, the event is fairly high profile, and adds visible activation to Perth Waters, which is likely to attract interest;
- Organisers are offering substantial benefits to the City for the requested level of funding.
- The assessment panel believe that the free children's sailing workshops are a positive addition to the City's offerings;
- The event contributes to the activation of the Australia Day long weekend in the City; and
- Whilst the City sees value in supporting the event, a slight decrease in funding is recommended to allow support of other events in this grant round.

Event Details

Event Title	Swan Festival of Lights		
Event Start Date	02/11/2018	Start time	4.30pm
Event End Date	04/11/2018	End time	10.00pm
Venue	Supreme Court Gardens		
Expected attendance	35,000		
Ticket Price	Free to attend		
Total Project Cost	$845,500		
Total Amount Requested	$40,000 (5% of the total cost of the event)		
REMPLAN Impact (Direct)	$0.542M	**REMPLAN Total**	$1.259M
Recommendation	**Approve**		
Recommended amount	**$20,000** (3% of the total project budget)	**Assessment Score**	23.50 out of 36 (65.27%)

Event Summary

The Swan Festival of Lights (SFOL) will be held in Supreme Court Gardens from 2 to 4 November 2018. The event celebrates the Indian festival of lights known as Deepavali (or Diwali). Deepavali is typically a community-wide celebration, which SFOL emulates by including several local performing artists representative of the broader Western Australian multicultural community. Complementing local performing artists, SFOL also hosts high calibre international artists and features other activities including face painting, henna tattoos and interactive displays.

Applicant Details

Information from the Australian Business Register

ABN	21 198 910 577
Entity Name	Saraswati Mahavidyalaya Institute Incorporated
Entity Type	Other Incorporated Entity
ABN Status	Active
ATO Endorsed Charity Type	Charity
Goods & Services (GST)	Yes
Endorsed as DGR	No
Tax Concessions	GST Concession. Income Tax Exemption
Main Business Location Postcode	6000
Main Business Location State	WA

Event Description

The Swan Festival of Lights is a dance, music and food festival featuring a number of healthy living workshops. SFOL celebrates the theme of light - a theme common to Deepavali, and ends with fireworks each night. It is a free family-friendly event which is alcohol-free and smoke-free.

Deepavali is traditionally a community-wide celebration. Organisers include a number of local performing artists from a variety of Western Australia's cultural groups, as well as a number of high calibre international artists.

Proposed international artists for the 2018 event include world-renowned sitar maestro Ustad Usman Khan and a dance and/or music troupe from the Indian Council of Cultural Relations.

A series of workshops and demonstrations are held each day of the event, from 5.00pm to 6.30 pm (prior to main performances). These workshops include music, dance, art and craft, healthy living and cooking demonstrations. Traditional handicraft will also be available for purchase. The event ends each night with a fireworks display.

Since 2010, SFOL has been raising funds for community and charitable organisations such as the Starlight Foundation, David Wirrpanda Foundation and Communicare. The 2018 edition of SFOL intends to continue this tradition.

Previous City of Perth Support (last 5 years)

Year	Amount
2013	$30,000
2014	$30,000
2015	$30,000
2016	$25,000
2017	$20,000

Benefits

Organisers will provide the following benefits for the requested funding of $40,000:

- the City of Perth to be recognised as a major sponsor of the event;
- an opportunity to display City of Perth signage at the event;
- access to the event for the City of Perth Digital team to produce content at our own cost;
- social media coverage for the City on the Organiser's social media platforms for the Event;
- City of Perth logo and acknowledgement on the Swan Festival of Lights website;
- an opportunity for a City of Perth representative to open and attend the event;
- City of Perth to be verbally acknowledged by MC at the event;
- City of Perth logo on event marketing material.

Event Grant Round Assessment Score Card

The application was assessed by a four person assessment panel and the scoring has been averaged for each outcome. The maximum potential score for each outcome is 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

Grant Assessment

CULTURAL OUTCOMES	
To what extent does the event celebrate the diversity of Perth as a capital city?	3.25
Subtotal |3.25 out of 4 | (81%)	
SOCIAL OUTCOMES	
To what extent does the event provide opportunities for the local or greater community to connect?	2.75
Subtotal | 2.75 out of 4 | (69%)	
CIVIC OUTCOMES	
To what extent does the event provide experiences that are unique to the city?	2.5
Subtotal | 2.5 out of 4 | (63%)	
PLACE OUTCOMES	
To what extent does the event activate private or public spaces with vibrant	2.25

activity?	
Subtotal | 2.25 out of 4 | (56%)	
ECONOMIC OUTCOMES	
Does the event stimulate the local economy and provide opportunities for local businesses to leverage the event?	2.50
Subtotal |2.5 out of 4 | (63%)	
ORGANISATIONAL COMPETENCY	
Does the applicant have a demonstrated capacity to manage all aspects of the program?	3.5
Does the event demonstrate financial viability through evidence of support from other government agencies, business or community organisations?	3
Subtotal |6.5 out of 8 | (81%)	
BENEFITS	
Does the event offer adequate benefits/ recognition for the City?	2
To what extent does the event activate a space (or spaces) prioritised for activation by the City?	1.75
Subtotal | 3.75 out of 8 | (47%)	
TOTAL ASSESSMENT SCORE | 23.5 out of 36 | (65.27%)	

Assessment Comments

- The event is held annually in the City and attracts an attendance of approximately 35,000 over the three days of the event;
- The City undertook evaluation of the 2017 event through Culture Counts. The evaluation showed that the event has strong attendance and generates an estimated $1.259 million in economic benefit for the City;
- The evaluation also demonstrated that the event is attracting new, as well as returning attendees. Those interviewed rated the event very highly for enjoyment, excellence and cultural contribution;
- Organisers offer a relatively small level of benefits to the City for the requested level of funding from the City;
- The event activates Supreme Court gardens and celebrates the diversity of Perth through a free-family friendly multicultural event; and
- Cash funding of $20,000 is recommended. This is the same level of funding provided to the event in 2017.

Event Details

Event Title	Perth Greek Festival		
Event Start Date	21/10/2018	Start time	11.00am
Event End Date	21/10/2018	End time	9.00pm
Venue	Russell Square, Northbridge Hellenic Community Centre, Northbridge Greek Orthodox Church of Saints Constantine and Helen (Northbridge) Greek Orthodox Church of Evangelismos (West Perth) State Library of WA (Northbridge)		
Expected attendance	36,000 estimated		
Ticket Price	Free to attend		
Total Project Cost	$150,000		
Total Amount Requested	$36,000 (24% of the total cost of the event)		
REMPLAN Impact (Direct)	$3.492M	**REMPLAN Total**	$5.979M
Recommendation	**Approve**		
Recommended amount	**$25,000** (17% of the total project budget)	**Assessment Score**	23 out of 36 (63.88%)

Event Summary

The 2018 Perth Greek Festival is the Hellenic Community of WA's annual celebration of Greek and Mediterranean culture. The main event day will be held on Sunday, 21 October 2018 in Russell Square, with fringe events held in other locations across the weeks prior to and after the event.

Applicant Details

Information from the Australian Business Register

ABN	43 348 779 338
Entity Name	Hellenic Community of WA Inc.
Entity Type	Other Incorporated Entity
ABN Status	Active
ATO Endorsed Charity Type	Charity

Goods & Services (GST)	Yes
Endorsed as DGR	No
Tax Concessions	FBT Rebate, GST Concession, Income Tax Exemption
Main Business Location Postcode	6003
Main Business Location State	WA

Event Description

Perth Greek Festival will be held in October 2018. The festival program includes a one-day Greek Festival event and two additional weeks of ancillary events. Organisers advise that the program is designed to provide unique cultural, educational and creative experiences for attendees.

The main Perth Greek Festival event will be held on Sunday, 21 October 2018 in Russell Square. The park will be divided into several zones which will include:

- live performances, Greek music, singing and dancing;
- a Greek style outdoor bar;
- food stalls, culinary tours, cooking demonstrations;
- market stalls, artisan markets, local community groups;
- a Speakers Corner with talks and presentations;
- for short performances and roving performers; and
- competitions and fun activities for kids.

The extended program of events held in the weeks prior to and following the event will include:

- Photographic Exhibition - "The Jews of Greece". Having successfully toured Sydney and Melbourne, the exhibition will be brought to Perth in October 2018 to coincide with the Perth Greek Festival;
- Cultural, architectural and heritage walking tours - in collaboration with Two Feet and a Heartbeat walking tours;
- Play - Condensed Literature: The Iliad. First produced as part of Fringe Leederville; and
- Community Arts Project - a mass participatory community project to design and construct 2 illuminated art sculptures (mythical Greek creatures) using recycled materials.

The last Sunday of the program is Oxi Day - a National Day of great significance to Greeks. Traditional commemorations include a wreath laying in Kings Park and lunch events hosted by various organisations within the Hellenic community.

The Hellenic Community of WA Presented the Perth Greek Glendi in 2015 and 2016. The Greek Glendi is now delivered by another body. The Perth Greek Festival is an evolution of that initial event.

Previous City of Perth Support (last 5 years)

Year	Amount
2015	$25,000
2016	$25,000
2017	$0 (event cancelled)

Benefits

Organisers will provide the following benefits for the requested funding of $36,000:

- the City of Perth to receive naming rights to the event as the City of Perth Greek Festival;
- sponsor profile on event website if applicable;
- access to the event for the City of Perth Digital team to produce content at our own cost;
- City of Perth logo and brand to be included in the Festival name;
- an opportunity for a City of Perth representative to officiate the opening of the event;
- verbal acknowledgements of the City of Perth across all stages on the day;
- logo placement on all event promotional material, including:
    - posters (400 - A2 and A1);
    - program/map (A5 folded 20,000);
    - social media;
    - event correspondence, including all community consultation letters;
    - all way-finding signage;
    - volunteer t-shirts;
    - press releases;
    - event map;
    - event website;
    - prominent positioning on the Main Stage banner;
    - the official event video;
- a fullpage A5 advert in the Event Program;
- a message from a City of Perth representative in the event program (20,000 copies printed);
- an opportunity to display unlimited City of Perth signage at the event;
- an opportunity to provide an official City of Perth quote for the Event press release;
- organisers to emphasis the partnership in as much event PR as possible;
- naming Rights for a Zone of choice eg. the Speakers Corner – “City of Perth Speakers Corner”;
- the City of Perth to have access to a 6m x 3m stall with power for activation at the event in a prominent place;
- City of Perth selected #tag on each social media post;
- @tag inclusion in official Festival/ Event photograph album posted on Facebook the week following the Event; and
- An opportunity for the creation of a unique competition promoted online and via the event program involving City of Perth staff.

Event Grant Round Assessment Score Card

The application was assessed by a four person assessment panel and the scoring has been averaged for each outcome. The maximum potential score for each outcome is 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

Grant Assessment

CULTURAL OUTCOMES	
To what extent does the event celebrate the diversity of Perth as a capital city?	3
Subtotal |3 out of 4 | (75%)	
SOCIAL OUTCOMES	
To what extent does the event provide opportunities for the local or greater community to connect?	2.75
Subtotal |2.75 out of 4 | (69%)	
CIVIC OUTCOMES	
To what extent does the event provide experiences that are unique to the city?	2.5
Subtotal | 2.5 out of 4 | (63%)	
PLACE OUTCOMES	
To what extent does the event activate private or public spaces with vibrant activity?	2.5
Subtotal |2.5 out of 4 | (63%)	
ECONOMIC OUTCOMES	
Does the event stimulate the local economy and provide opportunities for local businesses to leverage the event?	2.5
Subtotal | 2.5 out of 4 | (63%)	
ORGANISATIONAL COMPETENCY	
Does the applicant have a demonstrated capacity to manage all aspects of the program?	3
Does the event demonstrate financial viability through evidence of support from other government agencies, business or community organisations?	2.25
Subtotal |5.25 out of 8 | (66%)	
BENEFITS	
Does the event offer adequate benefits/ recognition for the City?	3
To what extent does the event activate a space (or spaces) prioritised for activation by the City?	1.5
Subtotal |4.5 out of 8 | (56%)	
TOTAL ASSESSMENT SCORE | 23 out of 36 | (63.89%)	

Assessment Comments

- The assessment panel believes that the fringe events designed to be held around the Greek Festival add an extra reach to the event;
- Organisers have previously been funded for the Perth Glendi Festival, that event is now delivered by another event organiser. This event is an evolution of that initial event;
- Organisers have offered substantial benefits for the level of funding requested;
- Organisers have contracted an event management company to deliver the event which is likely to ensure a high quality event can be provided to the community; and
- Cash funding of $25,000 is recommended. This is the level of funding previously provided to the event.

Event Details

Event Title	Perth International Boat Show		
Event Start Date	21/09/2018	Start time	10.00am
Event End Date	24/09/2018	End time	6.00pm
Venue	Perth Convention and Exhibition Centre Elizabeth Quay and Perth Waters		
Expected attendance	30,000		
Ticket Price	$16.00 - $20.00		
Total Project Cost	$946,950		
Total Amount Requested	$15,000 (2% of the total event budget)		
REMPLAN Impact (Direct)	$2.922M	**REMPLAN Total**	$5.003M
Recommendation	**Approve**		
Recommended amount	**$5,000** (1% of the total project budget)	**Assessment Score**	17.5 out of 28 (62.5%)

Event Summary

The Club Marine Perth International Boat Show is the major boat show for Western Australia, designed to profile our prosperous and diverse marine industry. In 2018, the Show will take up all six pavilions within the Perth Convention and Exhibition Centre; and will utilise Elizabeth Quay for boat displays and boating and sailing activities. The Show will feature WA's best new products, with big boat displays on-water and government displays within Elizabeth Quay; and indoor displays of trailer boats, jet skis, kayaks, engines, fishing tackle, electronics and more. Boating, fishing and sailing activities are planned to attract a diverse audience.

Applicant Details

Information from the Australian Business Register

ABN	79 061 700 579
Entity Name	Boating Industry Association of Western Australia Inc.
Entity Type	Other Incorporated Entity
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	6100
Main Business Location State	WA

Event Description

The Perth International Boat Show, will take place at the Perth Convention and Exhibition Centre (PCEC) and Elizabeth Quay over four days from the 21-24 September 2018.

The event will combine a trade-show with entertainment and related activities and will include an on-water display at Elizabeth Quay. The Show will feature Western Australia's best new products from the boating industry, with big boat displays, on-water displays and indoor displays. Organisers advise that the event is Western Australia's largest boating event.
Indoor Displays held at PCEC will include:

- trailer-boats from all major brands and manufacturers from across Australia;
- marine electronics including navigation and communications;
- safety equipment;
- aquatic recreation equipment;
- displays from government agencies;
- travel and tourism information; and
- fishing and outdoor related products

On-Water Displays will be held at Elizabeth Quay and on Perth Water and will include:

- boats under 15m within the Quay;
- big boats (over 15m) outside the Quay;
- covered walkways and pontoons; and
- on water boat demos and trials.

The event will attract visitors by offering entertainment and activities such as:

- special guest presenters;
- stage shows;
- “How to” demonstrations on a variety of topics;
- a festival of sailing - sailing regatta, “come try sailing” and Tackers sailing program for kids;
- activities for children and families;
- fishing demonstrations and seafood cooking demonstrations; and
- prizes and giveaways.

The Perth International Boat Show was first held in 2017. Organisers advise that the event attracted almost 15,000 visitors.

Previous City of Perth Support (last 5 years)

Year	Amount
2017	$5,000

Benefits

Organisers will provide the following benefits for the requested funding of $15,000:

- the City of Perth to be recognised as a Major Sponsor of the event;
- access to the event for the City of Perth Digital team to produce content at our own cost;
- City of Perth logo recognition on Sponsors Page on official event website with a hyperlink to the City of Perth website;
- an opportunity to promote City of Perth messaging on the Show website within the visitor's section to encourage tourism;
- City of Perth logo recognition on Show’s advertising within the sponsor’s panel, including print, press, television adverts;
- City of Perth logo on official Show signage;
- an opportunity for social media links and promotions via the Show’s Facebook, YouTube and Twitter promotions;
- specific City of Perth signage opportunities at the Show as advised by the organiser – signage to be installed and taken down by City of Perth;
- an opportunity for City of Perth representative to provide a "welcome" message in the Show's official program; and
- an opportunity for City of Perth representative to officiate the official opening of the Perth International Boat Show.

Event Grant Round Assessment Score Card

The application was assessed by a four person assessment panel and the scoring has been averaged for each outcome. The maximum potential score for each outcome is 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

Grant Assessment

CULTURAL OUTCOMES	
To what extent does the event celebrate the diversity of Perth as a capital city?	2.5
Subtotal | 2.5 out of 4 | (63%)	
SOCIAL OUTCOMES	
To what extent does the event provide opportunities for the local or greater community to connect?	2.25
Subtotal | 2.25 out of 4 | (56%)	
CIVIC OUTCOMES	
To what extent does the event provide experiences that are unique to the city?	2.5
Subtotal |2.5 out of 4 | (63%)	
PLACE OUTCOMES	
To what extent does the event activate private or public spaces with vibrant activity?	2.75
Subtotal |2.75 out of 4 | (69%)	
ORGANISATIONAL COMPETENCY	
Does the applicant have a demonstrated capacity to manage all aspects of the program?	3
Subtotal | 3 out of 4 | (75%)	
BENEFITS	
Does the event offer adequate benefits/ recognition for the City?	2.5
To what extent does the event activate a space (or spaces) prioritised for activation by the City?	2
Subtotal |4.5 out of 8 | (56%)	
TOTAL ASSESSMENT SCORE | 17.5 out of 28| (62.5%)	

Assessment Comments

- 2018 will be the second year of the event. Organisers advise that the event attracted an attendance of almost 15,000 at the 2017 event;
- The assessment panel feels that the main value for the City is in the free component of the event, held at Elizabeth Quay;
- This component meets the objectives of the City's strategic community plan by activating the riverfront;
- It is recommended that the City's support of this event is directed towards the free components held at Elizabeth Quay; and
- Cash funding of $5,000 is recommended. This is the level of funding provided to the event in 2017.

Event Details

Event Title	Perth Upmarket		
Event Start Date	16/09/2018	Start time	10.00am
Event End Date	23/06/2019	End time	4.00pm
Venue	Winthrop Hall and surrounds, The University of Western Australia		
Expected attendance	50,000 total over four events		
Ticket Price	Free to attend		
Total Project Cost	$150,000		
Total Amount Requested	$10,000 (7% of the total event cost)		
REMPLAN Impact (Direct)	$4.850M	**REMPLAN Total**	$8.304M
Recommendation	**Approve**		
Recommended amount	**$5,000** (3% of the total project budget)	**Assessment Score**	17 out of 28 (60.71%)

Event Summary

Perth Upmarket is a quarterly market which aims to bring together the best of Perth's creative small businesses, connecting them with customers and providing them with a platform to build their success on. The event attracts an attendance of 50,000 each year over four markets. Attendees include people from across Perth's suburbs and regional areas as well as visiting tourists from interstate and overseas.

Applicant Details

Information from the Australian Business Register

ABN	38 828 093 619
Entity Name	The trustee for Barsley Family Trust
Entity Type	Discretionary Trading Trust
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	6007
Main Business Location State	WA

Event Description

Perth Upmarket will be held at the University of Western Australia on 16 September 2018, 25 November 2018, 24 March 2019 and 23 June 2019. The event runs from 10.00am to 4.00pm. The market brings together over 180 of Perth's artists, designers, craftsman and gourmets in one space.

The event includes Junior Upmarket - a dedicated section for young families featuring the best locally designed kids clothing, decor, gifts and toys. Perth Upmarket also includes a gourmet section designed to showcase Perth's best foodies. Live music is performed throughout the day.

Perth Upmarket is committed to helping small creative businesses thrive through support, mentoring and networking. All products found at Perth Upmarket are designed or made in Western Australia.

Organisers advise that Perth Upmarket activates an area of the City of Perth that is often quiet on weekends. They believe that the event provides an opportunity to promote nearby events and encourage people to spend more time in the City.

Previous City of Perth Support (last 5 years)

Year	Amount
2016	$15,000
2017	$0

Benefits

Organisers will provide the following benefits for the requested funding of $10,000:

- the City of Perth to be recognised as a Supporting Sponsor of the event;
- logo recognition on all event promotional material and event website;
- sponsor profile on event website if applicable;
- an opportunity to display City of Perth signage at the event;
- access to the event for the City of Perth Digital team to produce content at our own cost;
- the City of Perth logo / name to appear:
  - on the event website – over 80,000 visits per year;
  - on the event roadside banner at UWA;
  - on all print materials;
  - in all press releases sent to key media outlets; and
  - in all email marketing campaigns which are emailed to over 11,000 subscribers;
- access to City of Perth-based seller(s) to be available for profiling through the City's social media (subject to availability);
- 12 Quarterly complimentary memberships per year for access to Perth Upmarket Growth Quarters online learning and mentoring platform valued at $1800 total for distribution to the community;
- an opportunity to activate the City through a pop-up Upmarket at Christmas (subject to identifying an appropriate venue); and
- the opportunity to leverage the event's relationship with UWA for coordination of business workshops for City of Perth businesses.

Event Grant Round Assessment Score Card

The application was assessed by a four person assessment panel and the scoring has been averaged for each outcome. The maximum potential score for each outcome is 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

Grant Assessment

CULTURAL OUTCOMES	
To what extent does the event celebrate the diversity of Perth as a capital city?	2.75
Subtotal |2.75 out of 4 | (69%)	
SOCIAL OUTCOMES	
To what extent does the event provide opportunities for the local or greater community to connect?	3
Subtotal |3 out of 4 | (75%)	
CIVIC OUTCOMES	
To what extent does the event provide experiences that are unique to the	2.25

city?	
Subtotal |2.25 out of 4 | (56%)	
PLACE OUTCOMES	
To what extent does the event activate private or public spaces with vibrant activity?	2
Subtotal |2 out of 4 | (50%)	
ORGANISATIONAL COMPETENCY	
Does the applicant have a demonstrated capacity to manage all aspects of the program?	3.75
Subtotal |3.75 out of 4 | (94%)	
BENEFITS	
Does the event offer adequate benefits/ recognition for the City?	3
To what extent does the event activate a space (or spaces) prioritised for activation by the City?	0.25
Subtotal |3.25 out of 8 | (41%)	
TOTAL ASSESSMENT SCORE | 17 out of 28 | (60.71%)	

Assessment Comments

- The event is fully self-contained and is unlikely to create any economic flow on to any other City of Perth precincts;
- However the event activates Crawley which does not see many large scale events;
- The event offers the arts and community a platform to showcase the diversity of locally made products; it is a fixture on Perth's calendar of markets;
- Organisers are offering creative benefits for a relatively small investment level;
- The event series is for profit and therefore does not require a large investment from the City to be successful; and
- Cash funding of $5,000 is recommended.

Event Details

Event Title	Ride2Work Day Breakfast		
Event Start Date	17/10/2018	Start time	6.00am
Event End Date	17/10/2018	End time	9.00am
Venue	Elizabeth Quay		
Expected attendance	1,500		
Ticket Price	Free to attend		
Total Project Cost	$28,000		
Total Amount Requested	$13,000 (46% of the total event cost)		

REMPLAN Impact (Direct)	$0M	**REMPLAN Total**	$0M
Recommendation	**Approve**		
Recommended amount	**$5,000** (18% of the total project budget)	**Assessment Score**	16.25 out of 28 (58.03%)

Event Summary

Bicycling WA will host a free Ride2Work Day Breakfast on Wednesday 17 October from 6.00 am to 9.00am. The event will be part of National Ride2Work Day - Australia's largest celebration of commuter riding. Held annually in October, the day celebrates the benefits of riding to work and brings together the communities that support it.

Ride2Work Day Breakfast will provide attendees with free breakfast, coffee and bike maintenance. The event will also include a range of stalls.

Applicant Details

Information from the Australian Business Register

ABN	50 637 747 011
Entity Name	The trustee for the Letts Family Trust
Entity Type	Discretionary Investment Trust
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	6023
Main Business Location State	WA

Event Description

Ride2work Day Breakfast will be held at Elizabeth Quay from 6.00am to 9.00am on Wednesday 17 October 2018. The event is free to attend for those who ride to the City for work on the day.

The event aims to normalise the idea of riding to work. It encourages people who have never ridden to work before to give it a go, and allows regular riders to stay motivated and encourage their work mates to get involved.

Riders can enjoy a free breakfast and coffee whilst wandering around many exhibitors promoting active travel, infrastructure, and education. In addition, organisers will offer free bike maintenance.

Ride2Work Day promotes the benefits of commuting; improving your health, saving valuable time, saving money, and care for the environment.

Previous City of Perth Support (last 5 years)

Year	Amount
2013	$10,000
2014	$2,000
2015	$2,000
2016	$2,000
2017	$0

Benefits

Organisers will provide the following benefits for the requested funding of $13,000:

- the City of Perth to be recognised as a Major Partner of the event;
- logo recognition on all printed and electronic event promotional material and event website;
- sponsor profile on event website if applicable;
- an opportunity to display City of Perth signage at the event;
- access to the event for the City of Perth Digital team to produce content at our own cost;
- up to 6m x 3m display area for onsite activation at the Ride2Work Day breakfast offering the City of Perth;
- selected logos placed on the BWA Ride2Work webpages;
- City of Perth acknowledged as a major partner in communications including e-news, media statements and promotional activities;
- acknowledgement of support through social media channels;
- opportunity for a City of Perth representative to speak at the event; and
- other promotional and acknowledgement opportunities to be discussed.

Event Grant Round Assessment Score Card

The application was assessed by a four person assessment panel and the scoring has been averaged for each outcome. The maximum potential score for each outcome is 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

Grant Assessment

CULTURAL OUTCOMES	
To what extent does the event celebrate the diversity of Perth as a capital city?	2
Subtotal | 2 out of 4 | (50%)	
SOCIAL OUTCOMES	
To what extent does the event provide opportunities for the local or greater community to connect?	2.75
Subtotal | 2.75 out of 4 | (69%)	
CIVIC OUTCOMES	
To what extent does the event provide experiences that are unique to the city?	1.75
Subtotal |1.75 out of 4 | (44%)	
PLACE OUTCOMES	
To what extent does the event activate private or public spaces with vibrant activity?	2
Subtotal | 2 out of 4 | (50%)	
ORGANISATIONAL COMPETENCY	
Does the applicant have a demonstrated capacity to manage all aspects of the program?	3.5
Subtotal |3.5 out of 4 | (88%)	
BENEFITS	
Does the event offer adequate benefits/ recognition for the City?	2.75
To what extent does the event activate a space (or spaces) prioritised for activation by the City?	1.5
Subtotal | 4.25 out of 8 | (53%)	
TOTAL ASSESSMENT SCORE | 16.25 out of 28 | (58.03%)	

Assessment Comments

- The event does not attract new attendees to the City, rather it encourages people who work in the City to travel to work by bicycle. Therefore, there is no anticipated economic impact from this event;
- Organisers have requested that the City provide support at the level of 46% of the total project cost. Under the City's Event Grants program, the applicant cannot receive more than 30% of the total cost of the project, equating to a maximum of $8,400;
- The event provides opportunity for community connection and promotes healthy lifestyle;
- The event offers strong benefits for a relatively small requested level of funding from the City; and
- Cash funding of $5,000 is recommended.

Event Details

Event Title	East Perth Community Mixers		
Event Start Date	15/08/2018	Start time	5.30pm
Event End Date	17/10/2018	End time	7.30pm
Venue	Regal Place Parklet Eastbrook Terrace Park		
Expected attendance	300		
Ticket Price	Free to attend		
Total Project Cost	$18,000		
Total Amount Requested	$6,000 (33% of the total event cost)		
REMPLAN Impact (Direct)	$0.029M	**REMPLAN Total**	$0.050M
Recommendation	**Approve**		
Recommended amount	**$5,000** (28% of the total project budget)	**Assessment Score**	15.75 out of 28 (56.25%)

Event Summary

Activate Perth and the East Perth Community Safety Group will hold East Perth Community Mixers in Regal Place Parklet on 15 August 2018, and Eastbrook Terrace Park on 17 October 2018. The events are designed to engage and grow the community of East Perth through free to attend events with stall holders, entertainment, catering and beverages provided.

Applicant Details

Information from the Australian Business Register

ABN	67 287 921 803
Entity Name	Activate Perth
Entity Type	Other Incorporated Entity
ABN Status	Active
ATO Endorsed Charity Type	Not endorsed
Goods & Services (GST)	No
Endorsed as DGR	No
Tax Concessions	No tax concessions

Main Business Location Postcode	6055
Main Business Location State	WA

Event Description

East Perth Community Safety Group is working with Activate Perth to deliver small scale events over several months to activate the East Perth area and create community connection.

Organisers will deliver community mixers in August and October, with one to be held in Regal Place Parklet and one to be held in Eastbrook Terrace Park. The mixers will be held from 5.30pm to 7.30pm and are designed to create community connection in the area.

The event organisers recently delivered a Parklet Party in East Perth with an attendance of over 120 people. Feedback from attendees was that it was the first time in a long while such a focused event had been held to encourage a sense of local community.

Organisers believe that by bringing people out of their apartments and into the streets and parks, they establish connections beyond their immediate friendship group.

By mixing business owners and workers with residents, further engagement continues on projects that further develop the sense of East Perth as an urban neighbourhood.

Previous City of Perth Support (last 5 years)

The event is new and has not previously been supported by the City.

Benefits

Organisers will provide the following benefits for the requested funding of $6,000:

- the City of Perth to be recognised as a Civic Partner of the event series;
- logo recognition on all event promotional material and event website;
- sponsor profile on event website if applicable;
- an opportunity to display City of Perth signage at the event;
- access to the event for the City of Perth Digital team to produce content at our own cost;
- organisers to provide social media acknowledgment of the City's support with 1,500 plus followers;
- City of Perth logo and Civic Partner recognition on all collateral and event signage;
- a sponsor profile in the organisers newsletter (600 + readers); and
- the support of the City of Perth to be acknowledged in a blog post.

Event Grant Round Assessment Score Card

The application was assessed by a four person assessment panel and the scoring has been averaged for each outcome. The maximum potential score for each outcome is 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

Grant Assessment

CULTURAL OUTCOMES	
To what extent does the event celebrate the diversity of Perth as a capital city?	2.25
Subtotal | 2.25 out of 4 | (56%)	
SOCIAL OUTCOMES	
To what extent does the event provide opportunities for the local or greater community to connect?	3
Subtotal | 3 out of 4 | (75%)	
CIVIC OUTCOMES	
To what extent does the event provide experiences that are unique to the city?	2
Subtotal | 2 out of 4 | (50%)	
PLACE OUTCOMES	
To what extent does the event activate private or public spaces with vibrant activity?	2.5
Subtotal |2.5 out of 4 | (63%)	
ORGANISATIONAL COMPETENCY	
Does the applicant have a demonstrated capacity to manage all aspects of the program?	2
Subtotal | 2 out of 4 | (50%)	
BENEFITS	
Does the event offer adequate benefits/ recognition for the City?	1.5
To what extent does the event activate a space (or spaces) prioritised for activation by the City?	2.5
Subtotal |4 out of 8 | (50%)	
TOTAL ASSESSMENT SCORE | 15.75 out of 28 | (56.25%)	

Assessment Comments

- Whilst the event has a very small attendance, there is a strong focus on connecting the community, with the potential for long-term benefits for the precinct;
- The assessment panel applauds the community-driven nature of this event;
- The event will activate the East Perth area which is a priority area for the City; and
- The assessment panel is recommending total cash funding of $5,000 for the two events.

Event Details

Event Title	Noodle Palace		
Event Start Date	18/01/2019	Start time	5.00pm
Event End Date	24/02/2019	End time	10.00pm
Venue	Elizabeth Quay		
Expected attendance	170,000		
Ticket Price	$20.00 - $30.00, some free components		
Total Project Cost	$1,400,000		
Total Amount Requested	$40,000 (3% of the total cost of the event)		
REMPLAN Impact (Direct)	$16.490M	**REMPLAN Total**	$28.233M
Recommendation	**Decline**		
Recommended amount	**$0**	**Assessment Score**	19.75 out of 36 (54.86%)

Event Summary

Noodle Palace is a temporary summer pop-up venue at Elizabeth Quay. Noodle Palace contains food providers, bars and live entertainment. In addition, the venue hosts a range of free and ticketed events over the duration of the Fringe Festival.

Applicant Details

Information from the Australian Business Register

ABN	88 515 055 741
Entity Name	The Trustee for Noodle Palace Unit Trust
Entity Type	Fixed Unit Trust
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	6050
Main Business Location State	WA

Event Description

Noodle Palace is a pop-up venue which is presented and programmed by Noodle Palace Pty Ltd. The event will be held at Elizabeth Quay over five weeks from 18 January to 24 February 2019. Noodle Palace will host a range of events, both free and ticketed, including a series of Fringe Festival performances subject to acceptance of licensing by the Fringe WORLD organisers.

Noodle Palace will be held across three lots at Elizabeth Quay and will include five theatres, each with a capacity of 250 – 300 people. Food and bars will be curated and stall holders will pay a percentage of their takings to event organisers.

Noodle Palace was first held in the City on the rooftop of Central Institute of Technology in Northbridge. The initiative has since grown in size and organisers believe the venue will see an attendance of approximately 170,000 over the duration of the event.

Previous City of Perth Support (last 5 years)

The City has not previously supported this event.

Benefits

Organisers will provide the following benefits for the requested funding of $40,000:

- the City of Perth to be recognised as a Major sponsor;
- logo recognition on all event promotional material and event website;
- sponsor profile on event website if applicable;
- an opportunity to display City of Perth signage at the event;
- access to the event for the City of Perth Digital team to produce content at our own cost;
- speech and ribbon cutting on opening night by a City of Perth representative;
- the City to be acknowledged with a Facebook post and Instagram post (30k+ followers) on the Organiser's social media platforms for the Event;
- a full page advertisement in our Palace Society program (20,000 distribution); and
- the City to have access to an activation space on-site if required.

Event Grant Round Assessment Score Card

The application was assessed by a four person assessment panel and the scoring has been averaged for each outcome. The maximum potential score for each outcome is 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

Grant Assessment

CULTURAL OUTCOMES	
To what extent does the event celebrate the diversity of Perth as a capital city?	2
Subtotal | 2 out of 4 | (50%)	
SOCIAL OUTCOMES	
To what extent does the event provide opportunities for the local or greater community to connect?	2.25
Subtotal | 2.25 out of 4 | (56%)	
CIVIC OUTCOMES	
To what extent does the event provide experiences that are unique to the city?	1.5
Subtotal |1.5 out of 4 | (38%)	
PLACE OUTCOMES	
To what extent does the event activate private or public spaces with vibrant activity?	2
Subtotal | 2 out of 4 | (50%)	
ECONOMIC OUTCOMES	
Does the event stimulate the local economy and provide opportunities for local businesses to leverage the event?	2
Subtotal | 2 out of 4 | (50%)	
ORGANISATIONAL COMPETENCY	
Does the applicant have a demonstrated capacity to manage all aspects of the program?	3.5
Does the event demonstrate financial viability through evidence of support from other government agencies, business or community organisations?	3
Subtotal | 6.5 out of 8 | (81%)	
BENEFITS	
Does the event offer adequate benefits/ recognition for the City?	2.5
To what extent does the event activate a space (or spaces) prioritised for activation by the City?	1
Subtotal | 3.5 out of 8 | (44%)	
TOTAL ASSESSMENT SCORE | 19.75 out of 36 | (54.86%)	

Assessment Comments

- Whilst Noodle Palace rated highly in organisational competency it is one of many similar offerings in the City at that time;
- The assessment panel believes that whilst the event creates activation, it also creates increased competition for bricks and mortar businesses in the city;
- The event organiser's budget shows a significant profit from the event, regardless of any income from the City of Perth; the assessment panel therefore did not believe that the event warranted City of Perth funding; and
- It is recommended that funding is declined for this event.

Event Details

Event Title	One Big Voice - Australia's Largest Children's Choir		
Event Start Date	17/08/2018	Start time	6.00pm
Event End Date	18/08/2018	End time	9.00pm
Venue	Perth Arena		
Expected attendance	11,000		
Ticket Price	$25.00 - $35.00		
Total Project Cost	$312,500		
Total Amount Requested	$15,000 (5% of the total event cost)		
REMPLAN Impact (Direct)	$1.067M	**REMPLAN Total**	$1.827M
Recommendation	**Decline**		
Recommended amount	**$0**	**Assessment Score**	14.75 out of 28 (52.68%)

Event Summary

One Big Voice is a mass school choir event held at Perth Arena annually. The event brings together choir members from grades 3-8 from over 80 metropolitan and regional WA schools to perform.

Applicant Details

Information from the Australian Business Register

ABN	28 239 50 149
Entity Name	One Big Voice Festival Inc.
Entity Type	Other Incorporated Entity
ABN Status	Active
ATO Endorsed Charity Type	Charity
Goods & Services (GST)	Yes
Endorsed as DGR	No
Tax Concessions	FBT Rebate, GST Concession, Income Tax Exemption
Main Business Location Postcode	6025
Main Business Location State	WA

Event Description

One Big Voice will be held at Perth Arena from 17 – 18 August 2018. The event brings approximately 4,000 Western Australian students to participate in a non-competitive massed choir. The event draws participation from approximately 80 schools across Western Australia, and is expected to attract an audience of 11,000.

Each school choir is taught songs and choreography by their teacher in the lead up to the event. On the event day they come together for the first and only time to rehearse, and then perform live. One Big Voice also provides the opportunity for students to audition for compere, soloist, vocal group and instrumental on-stage roles. Around 400 children audition and in 2017, 130 students were selected. Rehearsals are held for these roles prior to the event.

Organisers have advised that due to the growing popularity of the event, 2018 may see a second performance of One Big Voice, depending on participant numbers.

Previous City of Perth Support (last 5 years)

The City has not previously supported this event.

Benefits

Organisers will provide the following benefits for the requested funding of $15,000:

- logo recognition on all event promotional material and event website;
- sponsor profile on event website if applicable;
- an opportunity to display City of Perth signage at the event;

- access to the event for the City of Perth Digital team to produce content at our own cost;
- the City of Perth to be recognised as a Government Partner of the event;
- logo recognition on the large screen backdrop to the choir;
- verbal acknowledgement by the MC in front of an audience of over 11,000 at the event; and
- acknowledgement via the organiser's social media platforms for the event.

Event Grant Round Assessment Score Card

The application was assessed by a four person assessment panel and the scoring has been averaged for each outcome. The maximum potential score for each outcome is 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

Grant Assessment

CULTURAL OUTCOMES	
To what extent does the event celebrate the diversity of Perth as a capital city?	2.5
Subtotal | 2.5 out of 4 | (63%)	
SOCIAL OUTCOMES	
To what extent does the event provide opportunities for the local or greater community to connect?	2.25
Subtotal |2.25 out of 4 | (%)	
CIVIC OUTCOMES	
To what extent does the event provide experiences that are unique to the city?	2.25
Subtotal |2.25 out of 4 | (%)	
PLACE OUTCOMES	
To what extent does the event activate private or public spaces with vibrant activity?	1.5
Subtotal |1.5 out of 4 | (38%)	
ORGANISATIONAL COMPETENCY	
Does the applicant have a demonstrated capacity to manage all aspects of the program?	3.25
Subtotal |3.25 out of 4 | (81%)	
BENEFITS	
Does the event offer adequate benefits/ recognition for the City?	2
To what extent does the event activate a space (or spaces) prioritised for activation by the City?	1
Subtotal | 3 out of 8 | (38%)	
TOTAL ASSESSMENT SCORE | 14.75 out of 28 | (52.68%)	

Assessment Panel Comments

- Whilst the event attracts a large number of attendees, as it is held within Perth Arena and is fully ticketed, the assessment panel felt that there is little opportunity for the general public to engage with the event;
- The assessment panel did not believe that the event attendees would result in any significant economic impact for city businesses outside of the Arena**;**
- Organisers have offered generic benefits to the City for the requested level of funding; and
- It is recommended that funding is declined for this event.

Event Details

Event Title	Claisebrook Christmas Carnival		
Event Start Date	01/12/2018	Start time	7.00pm
Event End Date	02/01/2019	End time	11.00am
Venue	Old Belvidere Promenade, East Perth Claisebrook Cove		
Expected attendance	5,000		
Ticket Price	Free to attend		
Total Project Cost	$45,600		
Total Amount Requested	$9,600 (21% of the total cost of the event)		
REMPLAN Impact (Direct)	$0.484M	**REMPLAN Total**	$0.828M
Recommendation	**Decline**		
Recommended amount	**$0**	**Assessment Score**	14.5 out of 28 (51.79%)

Event Summary

The Claisebrook Christmas Carnival will be held at Claisebrook Cove from 1 December 2018 to 2 January 2019. The event will include a four-week installation of small, solar lit Christmas trees and an evening “Santa's Street Party” event.

Applicant Details

Information from the Australian Business Register

ABN	67 287 921 803
Entity Name	Activate Perth
Entity Type	Other Incorporated Entity
ABN Status	Active
ATO Endorsed Charity Type	Not endorsed
Goods & Services (GST)	No
Endorsed as DGR	No
Tax Concessions	No tax concessions
Main Business Location Postcode	6055
Main Business Location State	WA

Event Description

The Claisebrook Christmas Carnival will be held in Claisebrook Cove in East Perth over the month of December 2018. The event comprises two distinct elements – an installation of Christmas trees, and a Christmas street party.

Tree Installation

Claisebrook Cove will be adorned with bollard size Christmas trees located on floating platforms which will be adopted and decorated by local residents and businesses. The installation will be available for viewing 24 hours a day over the entire month of December. Organisers believe that the installation will create vibrancy in the area and attract people to the precinct.

Santa's Street Party

Old Belvidere Promenade currently hosts a neighbourhood Christmas installation and the street residents are keen to see it expand to become "Santa's Street Party." The event will be expanded to include a street closure, additional lighting and food trucks, as well as a visit from Santa. Organisers advise that resident Darlene Gianoli is an established Fringe Festival favourite and will assist in the event with "Carols on the Cove."

Organisers advise that the pending removal of the Victoria Gardens "Christmas Tree" will leave a gap in the community's Christmas traditions. The event aims to build on a neighbourhood tradition on Old Belvidere Promenade, East Perth. It also aims to build visitation from the Swan River and Elizabeth Quay by ferry and boat.

Organisers advise that should they be unsuccessful in securing the funding from the City, the event may not go ahead.

Previous City of Perth Support (last 5 years)

The City has not previously supported this event.

Benefits

Organisers will provide the following benefits for the requested funding of $9,600:

- logo recognition on all event promotional material and event website;
- sponsor profile on event website if applicable;
- an opportunity to display City of Perth signage at the event;
- access to the event for the City of Perth Digital team to produce content at our own cost;
- organisers to provide social media acknowledgment of the City's support with 1,500 plus followers;
- City of Perth logo and Civic Partner recognition on all collateral and event signage;
- a sponsor profile in the organisers newsletter (600 + readers); and
- the support of the City of Perth to be acknowledged in a blog post.

Event Grant Round Assessment Score Card

The application was assessed by a four person assessment panel and the scoring has been averaged for each outcome. The maximum potential score for each outcome is 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

Grant Assessment

CULTURAL OUTCOMES	
To what extent does the event celebrate the diversity of Perth as a capital city?	1.75
Subtotal | 1.75 out of 4 | (44%)	
SOCIAL OUTCOMES	
To what extent does the event provide opportunities for the local or greater community to connect?	2.75
Subtotal | 2.75 out of 4 | (69%)	
CIVIC OUTCOMES	
To what extent does the event provide experiences that are unique to the city?	1
Subtotal | 1 out of 4 | (25%)	
PLACE OUTCOMES	
To what extent does the event activate private or public spaces with vibrant activity?	2
Subtotal | 2 out of 4 | (50%)	
ORGANISATIONAL COMPETENCY	

Does the applicant have a demonstrated capacity to manage all aspects of the program?	3
Subtotal | 3 out of 4 | (75%)	
BENEFITS	
Does the event offer adequate benefits/ recognition for the City?	1.75
To what extent does the event activate a space (or spaces) prioritised for activation by the City?	2.25
Subtotal |4 out of 8 | (50%)	
TOTAL ASSESSMENT SCORE | 14.5 out of 28 | (51.79%)	

Assessment Comments

- The assessment panel sees value in the event in terms of community building, however organisers have not identified a range of funding sources for the event;
- The organiser's budget seems incomplete, with some applicable costs not detailed (street closure and traffic management costs, obstruction permits etc.); and
- The assessment panel recommends that funding is declined for this event.

Event Details

Event Title	AfriMama Music Concert Event		
Event Start Date	28/09/2018	Start time	4.00pm
Event End Date	28/09/2018	End time	8.00pm
Venue	Perth Concert Hall Metro City (after party)		
Expected attendance	2,000		
Ticket Price	Free to attend		
Total Project Cost	$140,361		
Total Amount Requested	$39,302 (28% of the total event cost)		
REMPLAN Impact (Direct)	$0.194M	**REMPLAN Total**	$0.332M
Recommendation	**Decline**		
Recommended amount	**$0**	**Assessment Score**	17 out of 36 (47.22%)

Event Summary

AfriMama Music Concert Event is an afrobeat music concert to be held at Perth Concert Hall on 28 September 2018. The event will run from 4.00pm to 8.00pm with an official after party to be held at Metro City after the event. The concert will feature performances from internationally renowned African artists and emerging Australian artists of African backgrounds.

Applicant Details

Information from the Australian Business Register

ABN	84 865 030 550
Entity Name	Amani Lulinda
Entity Type	Individual/ Sole Trader
ABN Status	Active
ATO Endorsed Charity Type	Not endorsed
Goods & Services (GST)	No
Endorsed as DGR	No
Tax Concessions	No tax concessions
Main Business Location Postcode	6111
Main Business Location State	WA

Event Description

Amani Lulinda Promotions will deliver the AfriMama Music Event at the Perth Concert Hall on 28 September 2018, from 4.00pm. The event will include performances by local, interstate and international African artists. Performances will showcase afrobeat music works by popular musicians as well as cultural performances. Key artistic personnel proposed to perform in the event include Davido from Nigeria and Christian Bella from Congo/Tanzania.

Organisers advise that the event will be marketed as an inclusive, family-friendly night out in Perth city. An official after party will be held after the completion of the concert; this is expected to attract 500 to 1,000 attendees.

Concert highlights will be available on internet platforms for viewers around the world a few weeks after the concert and in full on demand. In addition, the organisers propose that the highlights of the event will be featured on South African television.

Previous City of Perth Support (last 5 years)

The City has not previously supported this event.

Benefits

Organisers will provide the following benefits for the requested funding of $39,302:

- the City of Perth to be recognised as a major sponsor of the event;
- logo recognition on all event promotional material and event website;
- sponsor profile on event website if applicable;
- an opportunity to display City of Perth signage at the event;
- access to the event for the City of Perth Digital team to produce content at the City's cost;
- speaking opportunity for a City representative at the Event;
- acknowledgement on all event promotional material; and
- event promotional material promoted via the social media platforms of the international artists with over 4 million followers.

Event Grant Round Assessment Score Card

The application was assessed by a four person assessment panel and the scoring has been averaged for each outcome. The maximum potential score for each outcome is 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

Grant Assessment

CULTURAL OUTCOMES	
To what extent does the event celebrate the diversity of Perth as a capital city?	2.5
Subtotal |2.5 out of 4 | (62.5%)	
SOCIAL OUTCOMES	
To what extent does the event provide opportunities for the local or greater community to connect?	2.5
Subtotal |2.5 out of 4 | (62.5%)	
CIVIC OUTCOMES	
To what extent does the event provide experiences that are unique to the city?	2.25
Subtotal |2.25 out of 4 | (56.25%)	
PLACE OUTCOMES	
To what extent does the event activate private or public spaces with vibrant activity?	1.5
Subtotal |1.5 out of 4 | (37.5%)	
ECONOMIC OUTCOMES	
Does the event stimulate the local economy and provide opportunities for local businesses to leverage the event?	1.75
Subtotal | 1.75 out of 4 | (43.75%)	
ORGANISATIONAL COMPETENCY	

Does the applicant have a demonstrated capacity to manage all aspects of the program?	1.25
Does the event demonstrate financial viability through evidence of support from other government agencies, business or community organisations?	2.25
Subtotal |3.5 out of 8 | (43.75%)	
BENEFITS	
Does the event offer adequate benefits/ recognition for the City?	2
To what extent does the event activate a space (or spaces) prioritised for activation by the City?	1
Subtotal | 3 out of 8 | (37.5%)	
TOTAL ASSESSMENT SCORE | 17 out of 36 | (47.22%)	

Assessment Panel Comments

- The applicant has requested a large amount of funding for a small scale, first-time event.
- Whilst the event will feature international artists performing, the assessment panel did not feel that the event will be accessible to a broad audience.
- The assessment panel had doubts over the applicant's capacity to deliver the event, as a significant amount of projected income for the event is from unconfirmed grants.
- It is recommended that cash funding is declined for the event.

Event Details

Event Title	Perth Modest Fashion Premier: Local Hearts, International Glamour		
Event Start Date	15/09/2018	Start time	6:30 pm
Event End Date	22/09/2018	End time	5 pm
Venue	Government House Ballroom Perth Town Hall		
Expected attendance	800		
Ticket Price	$60 - $80		
Total Project Cost	$160,000		
Total Amount Requested	$39,500 (25% of the total event cost)		
REMPLAN Impact (Direct)	$0.081M	**REMPLAN Total**	$0.139M
Recommendation	**Decline**		
Recommended amount	**$0**	**Assessment Score**	16.5 out of 36 (45.83%)

Event Summary

Perth Modest Fashion Premier is a new fashion initiative which is project managed by Perth Lighthouse Inc., and presents modest fashion designed by Perth designers. In September 2018, Perth Modest Fashion Premier will present two events under the banner of Local Hearts, International Glamour.

Applicant Details

Information from the Australian Business Register

ABN	93 662 895 446
Entity Name	Perth Lighthouse Inc.
Entity Type	Other Incorporated Entity
ABN Status	Active
ATO Endorsed Charity Type	Not endorsed
Goods & Services (GST)	No
Endorsed as DGR	No
Tax Concessions	No tax concessions
Main Business Location Postcode	6155
Main Business Location State	WA

Event Description

Modest fashion refers to a way of dressing for a person's personal comfort. It often means loose clothing, covering the body, and includes dressing for religious or cultural considerations, as well as a desire to not wear revealing clothing, and to be comfortable.

Perth Modest Fashion Premier (PMFP) is a Perth based initiative which launched at Telstra Perth Fashion Festival 2017 as part of the Multicultural Runway show.

PMFP presented a runway show at Perth Town Hall in March 2018 and is seeking funding to present two events in September 2018.

Perth Modest Fashion propose to present a series of events promoting modest fashion. The events will include the following:

Modest Fashion Runway Show, Government House Ballroom - 15 September 2018

The event will be a black-tie event to be held at Government House Ballroom, showcasing an iconic Indonesian Designer. In addition, the event will showcase three emerging Western Australian designers with 8-10 modest fashion looks per collection. The event will include entertainment and will raise funds for GIFT (Giving Independence for Tomorrow) to support Indonesian women to establish small business in textiles and fashion.

The event will also launch the first collection of scarves (can be worn as hijabs) designed by PMFP WA-based designers, but produced (with appropriate support and training) by Indonesian women. This special program will continue to be a hallmark of the Modest Fashion Project long-term.

Organisers will extend invitations to senior representatives from Government, the business community and community. They believe that the event will provide a platform to strengthen cultural and trade relations between Australia and Indonesia.

Styling workshop and High Tea, Perth Town Hall – 22 September 2018

The styling workshop is proposed to be an afternoon event where women from diverse backgrounds can enjoy a styling session with stylist Ivanna Fontana, and hijab styling with hijab stylist Sureyya Demir. Participants can experiment with ways to fuse fashion from different cultural influences, including with modest elements, in fresh, modern and glamorous ways. The event aims to build bridges between different cultural communities and facilitate friendships and conversations in a fun and entertaining way.

Modest Fashion is a fast growing international fashion market worth billions of dollars globally. Organisers believe that Perth is well positioned to exploit the Asian and African modest fashion markets and the demand for quality modest fashion designers. The event will highlight the growing demand for modest fashion in our region and support local talent to take advantage of a booming international market.

Previous City of Perth Support (last 5 years)

The City has not previously supported this event.

Benefits

Organisers will provide the following benefits for the requested funding of $39,500:

- the City to be recognised as a Major Partner of the Event;
- logo recognition on all event promotional material and event website;
- sponsor profile on event website if applicable;
- an opportunity to display City of Perth signage at the event;
- access to the event for the City of Perth Digital team to produce content at the City's cost;
- an opportunity for a City representative to speak at the Event;
- opportunity for a City representative to be a guest model and appear in photo shoots with the Event professional models;
- opportunity for a City representative to receive model training, styling, hair and makeup;
- international exposure and connections in Indonesia, opportunities to develop and strengthen relations between WA and Indonesia;
- opportunity for a City representative to be interviewed by Roots TV; and
- social media posts on the Organiser's social media platforms for the Event.

Event Grant Round Assessment Score Card

The application was assessed by a four person assessment panel and the scoring has been averaged for each outcome. The maximum potential score for each outcome is 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

Grant Assessment

CULTURAL OUTCOMES	
To what extent does the event celebrate the diversity of Perth as a capital city?	2.5
Subtotal |2.5 out of 4 | (63%)	
SOCIAL OUTCOMES	
To what extent does the event provide opportunities for the local or greater community to connect?	2
Subtotal |2 out of 4 | (50%)	
CIVIC OUTCOMES	
To what extent does the event provide experiences that are unique to the city?	2.75
Subtotal | 2.75 out of 4 | (69%)	
PLACE OUTCOMES	
To what extent does the event activate private or public spaces with vibrant activity?	1
Subtotal |1 out of 4 | (25%)	
ECONOMIC OUTCOMES	
Does the event stimulate the local economy and provide opportunities for local businesses to leverage the event?	1.75
Subtotal |1.75 out of 4 | (44%)	
ORGANISATIONAL COMPETENCY	
Does the applicant have a demonstrated capacity to manage all aspects of the program?	1.5
Does the event demonstrate financial viability through evidence of support from other government agencies, business or community organisations?	2.5
Subtotal |4 out of 8 | (50%)	
BENEFITS	
Does the event offer adequate benefits/ recognition for the City?	2
To what extent does the event activate a space (or spaces) prioritised for activation by the City?	0.5
Subtotal |2.5 out of 8 | (31%)	
TOTAL ASSESSMENT SCORE | 16.5 out of 36 | (45.83%)	

Assessment Comments

- The assessment panel valued the inclusion of local designers and the aim of building ties with Indonesia;
- The applicant has requested a large amount of funding for small scale, first-time events;
- The event relies heavily on government funding, and the applicant does not have a history of delivering events of this type, leading to concerns around the sustainability of the event;
- The assessment panel felt that the event was not accessible to a broad audience, with a small projected attendance and a high ticket price; and
- It is recommended that funding is declined for this event.

Event Details

Event Title	1913 Law to War to Peace		
Event Start Date	21/10/2018	Start time	10.00am
Event End Date	21/10/2018	End time	11.00am
Venue	Old Court House Law Museum		
Expected attendance	65		
Ticket Price	Free to attend		
Total Project Cost	$5,410		
Total Amount Requested	$3,000 (55% of the total event cost)		
REMPLAN Impact (Direct)	$0.006M	**REMPLAN Total**	$0.011M
Recommendation	**Decline**		
Recommended amount	**$0**	**Assessment Score**	10.75 out of 28 (38.39%)

Event Summary

As part of the Heritage Days weekend, the Old Court House Law Museum will be holding an open day on Sunday 21 October 2018. The Museum will hold a one-hour presentation linking to a temporary exhibition "1913 Law to War to Peace" commemorating the impact of World War One on our community.

Applicant Details

Information from the Australian Business Register

ABN	41 434 516 549
Entity Name	Law Society of Western Australia
Entity Type	Other Incorporated Entity
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	6000
Main Business Location State	WA

Event Description

The Old Court House Law Museum is housed in the oldest surviving building in the City of Perth. The Museum houses over 2,000 artefacts, documents, photographs, costumes and memorabilia documenting the history of the law from Colonial days to the present time.

The museum will host an exhibition over the weekend of Perth Heritage Days around the lives of male lawyers in the World War One period. The exhibition is based around a recently discovered photograph of male lawyers taken in 1913. Research has established that many of these men went off to the First World War and some did not return. The Museum will be tracing the lives of as many men as possible from the photograph, telling their stories prior, during and after the Great War.

Organisers are seeking funding from the City to host an additional event with descendants of those in the photograph and guest speakers to commemorate the 100th anniversary of the Armistice. The event will take the form of a one-hour presentation to be held on Sunday, 21 October. The presentation will be a hosted talk with guest speakers and descendants of people in the photograph. Organisers estimate an attendance of 65 at the event.

Previous City of Perth Support (last 5 years)

The City has not previously supported this event.

Benefits

Organisers will provide the following benefits for the requested funding of $3,000:

- the City to be recognised as a Major Sponsor of the Event;
- logo recognition on all event promotional material and collateral and event website;
- sponsor profile on event website if applicable;
- an opportunity to display City of Perth signage at the event;
- access to the event for the City of Perth Digital team to produce content at the City's cost;
- opportunities for the City to be verbally acknowledged at the Event;
- opportunity to provide City of Perth signage, at the discretion of the Museum; and
- inclusions in the e-news and other publications where appropriate.

Event Grant Round Assessment Score Card

The application was assessed by a four person assessment panel and the scoring has been averaged for each outcome. The maximum potential score for each outcome is 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

Grant Assessment

CULTURAL OUTCOMES	
To what extent does the event celebrate the diversity of Perth as a capital city?	1
Subtotal |1 out of 4 | (25%)	
SOCIAL OUTCOMES	
To what extent does the event provide opportunities for the local or greater community to connect?	1.5
Subtotal |1.5 out of 4 | (38%)	
CIVIC OUTCOMES	
To what extent does the event provide experiences that are unique to the city?	2.25
Subtotal |2.25 out of 4 | (56%)	
PLACE OUTCOMES	
To what extent does the event activate private or public spaces with vibrant activity?	1
Subtotal | 1 out of 4 | (25%)	
ORGANISATIONAL COMPETENCY	
Does the applicant have a demonstrated capacity to manage all aspects of the program?	2.75
Subtotal |2.75 out of 4 | (69%)	
BENEFITS	
Does the event offer adequate benefits/ recognition for the City?	1.75

To what extent does the event activate a space (or spaces) prioritised for activation by the City?	0.5
Subtotal | 2.25 out of 8 | (28%)	
TOTAL ASSESSMENT SCORE | 10.75 out of 28 | (38.39%)	

Assessment Panel comments

- The event is very small in scale and will attract a very low level of attendance;
- The event budget submitted was incomplete and the organisers have requested above the maximum percentage the City is able to fund (30% of the total budget);
- Whilst the assessment panel saw value in the event highlighting Perth's heritage, it scored lowest in the assessment process; and
- It is recommended that funding is declined for this event.

Agenda Item 13.12 **Arts Grants Round 1 (2018/19)**

Recommendation:

That Council, subject to adoption of the 2018/19 budget:

1. ***ENDORSES** the arts grants for a total of $77,400 (excluding GST) to the following applicants:*
   - *1.1 Propel Youth Arts WA for MOSAIC 2018 ($8,500);*
   - *1.2 Co3 Australia for Co3 Dance Access Program ($20,000);*
   - *1.3 International Art Space for spaced 3: north by southeast ($8,000);*
   - *1.4 Ms Emma Humphreys for ALL FALL DOWN ($6,000);*
   - *1.5 Nulsen Disability Services for As We Are Art Awards and Exhibition ($8,500);*
   - *1.6 Ausdance WA for MoveMe Festival 2018 ($10,000);*
   - *1.7 The Australian Short Story Festival Inc for The Australian Short Story Festival 2018 ($5,000);*
   - *1.8 WA Poets Inc for Perth Poetry Festival 2018 ($3,500);*
   - *1.9 Perth Symphony Orchestra for C.A.L.M – Rush Hour Concerts ($4,900); and*
   - *1.10 Bohemian Ceramics for Fluid State ceramic exhibition ($3,000)*

2. ***DECLINES** art grants to the following applicants:*
   - *2.1 Mrs Faith Maydwell for Magellan 2018 chamber music series concert No. 3;*
   - *2.2 Mr Nate Strider-Knight for Armour;*
   - *2.3 Rhythm Productions for Perth Dance Festival;*
   - *2.4 Mr Leon Ewing for Raised by Brutalism*
   - *2.5 Miss Nicole Lovine for NINA;*
   - *2.6 Pakistanis In Australia Inc for Matters of the heart; A literary festival;*
   - *2.7 WA Local Government Association for the 2018 Banners in the Terrace Competition; and*
   - *2.8 Mr James Palmer for Tootin' Carmen*

3. ***NOTES** the provisional list of sponsorship benefits for each application contained in the Detailed Officer Assessment in Attachment 13.12A;*

4. ***AUTHORISES** the Chief Executive Officer (or an appointed delegate) to negotiate with the successful applicants the final list of sponsorship benefits for inclusion in the agreement according to the Council approved funding amount; and*

5. ***NOTES** that a detailed grant acquittal report, including any supporting material, will be submitted to the City of Perth four months following the completion of each supported project.*

FILE REFERENCE:	P1035591#02:
REPORTING UNIT:	Business Support and Sponsorship
RESPONSIBLE DIRECTORATE:	Economic Development and Activation
DATE:	5 April 2018
ATTACHMENT/S:	Attachment 13.12A - Detailed Officer Assessment

Council Role:

☐	Advocacy	*When the Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.*
☒	Executive	*The substantial direction setting and oversight role of the Council e.g. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.*
☐	Legislative	*Includes adopting local laws, town planning schemes and policies*
☐	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 and Grants

Purpose and Background:

The City of Perth holds two funding rounds for Arts Grants applications each financial year:

- Round 1 (for projects taking place between 1 August 2018 and 31 January 2019); and
- Round 2 (for projects taking place between 1 February 2019 and 31 July 2019).

There are two categories within the Arts Grants program:

- Under $15,000; and
- $15,001 - $40,000.

The City has received 18 applications, with a total request of $258,011 in Round 1 of Arts Grants 2018/19, as follows:

RANK	APPLICANT	PROJECT	SCORE	REQUEST	RECOMMENDATION	ARTFORM	PREVIOUS FUNDING
1	Propel Youth Arts WA	MOSAIC 2018	96%	$12,000	$8,500	Photography	$7,500
2	Co3 Australia	Co3 Dance Access Program	80%	$40,000	$20,000	Contemporary Dance	$15,000
3	International Art Space	spaced 3: north by southeast	80%	$14,000	$8,000	Visual Art	$7,000 (2015)
4	Ms Emma Humphreys	ALL FALL DOWN	80%	$9,000	$6,000	Theatre	$6,000
5	Nulsen Disability Services	As We Are Art Awards and Exhibition	77.5%	$14,999	$8,500	Visual art	$8,500
6	Ausdance WA	MoveMe Festival 2018	77.5%	$15,000	$10,000	Contemporary Dance	$14,500
7	The Australian Short Story Festival Inc	The Australian Short Story Festival 2018	76%	$27,779	$5,000	Literature	$6,600 (2016)
8	WA Poets Inc	Perth Poetry Festival 2018	70%	$7,000.00	$3,500	Literature	$5,000
9	Perth Symphony Orchestra	C.A.L.M - Rush Hour Concerts.	61%	$15,000	$4,900	Classical Music	$5,000
10	Bohemian ceramics	Fluid State - ceramic exhibition	60%	$4,500	$3,000	Visual Arts	N/A
11	Mrs Faith Maydwell	Magellan chamber music series Concert No 3	57.5%	$4,000	Decline	Classical Music	$2,000 (2016)
12	Mr Nate Strider-Knight	Armour	52.5%	$7,275	Decline	Theatre	N/A
13	Rhythm Productions	Perth Dance Festival	52.5%	$13,258	Decline	Contemporary Dance	N/A
14	Mr Leon Ewing	Raised by Brutalism	51%	$15,000	Decline	Visual Arts / Film	N/A
15	Miss Nicole Iovine	NINA	46%	$31,000	Decline	Performance / Film	N/A
16	Pakistanis In Australia Inc.	Matters of the heart: A literary festival	44%	$3,000	Decline	Literature	N/A
17	WA Local Government Association	2018 Banners in the Terrace Competition	42.5%	$4,700	Decline	Visual Arts	$4,194 (2016)
18	Mr James Palmer	Tootin' Carmen	40%	$12,500	Decline	Theatre	N/A
			TOTAL	**$250,011 Requested**	**$77,400 Recommended**		

The 18 applications requested support totalling $250,011 with an available budget of $80,000 for Round 1. Of the 18 applications received, 10 are recommended for approval and 8 for decline.

All applications were assessed by a four-person assessment panel consisting of members from the City of Perth administration. A detailed Officer Assessment of all applications is included in Attachment A. The applications were assessed using the schema of measurable outcomes for cultural engagement, developed by the Cultural Development Network.

The Essential Assessment Criteria for each category are:

Under $15,000 – Essential Assessment Criteria

- Does the project demonstrate artistic merit? (4 points)
- Does the project increase opportunities for the community to participate in cultural life? (4 points)
- Does the project foster meaningful collaborations across the local arts industry and/or community? (4 points)
- Does the project contribute to a positive sense of place within the city? (4 points)
- Does the individual or organisation have a demonstrated capacity to manage all aspects of the project? (4 points)

$15,001 - $40,000 – Essential Assessment Criteria

- Does the project demonstrate artistic merit? (4 points)
- Does the project increase opportunities for the community to participate in cultural life? (4 points)
- Does the project foster meaningful collaborations across the local arts industry and/or community? (4 points)
- Does the project contribute to a positive sense of place within the city? (4 points)
- Does the project provide professional development opportunities for local artists and/or cultural workers? (4 points)
- Does the individual or organisation have a demonstrated capacity to manage all aspects of the project? (4 points)
- To what extent are the project plan and budget realistic and value for money? (4 points) (4 points)

Optional Assessment Criteria

All applications were also assessed against the below non-essential criteria (optional) based on goals identified in the City of Perth Strategic Community Plan. Applicants who can demonstrate their project achieves any of these outcomes can receive additional assessment points for each of these criteria.

- Does the project activate public spaces and underutilised locations, in interesting and engaging ways?
- Does the project celebrate Indigenous culture?
- Does the project activate places along the riverfront?

Financial Implications:

ACCOUNT NO:	93E210007901
BUDGET ITEM:	Arts Grants
BUDGETED AMOUNT:	$170,000
AMOUNT SPENT TO DATE:	$0
PROPOSED COST:	$77,400
BALANCE REMAINING:	$92,600
ANNUAL MAINTENANCE:	N/A
ESTIMATED WHOLE OF LIFE COST:	N/A

All figures quoted in this report are exclusive of GST.

Comments:

The City received a strong response for the first round of Arts Grants for 2018/19. Due to an oversubscription of funding requests compared to the limited budget available, the assessment process was highly competitive and the assessment panel determined a minimum assessment score of 60% was required for support.

The Assessment Panel is confident the projects recommended for support will diversify and complement the existing offering within the City and enhance and support the local arts industry within Perth.

ATTACHMENT 13.12A

Arts Grants Round 1 | 2018-19 | PROPEL YOUTH ARTS WA

Applicant	Propel Youth Arts WA
Project Title	MOSAIC 2018
Project Start Date	06/08/2018
Project End Date	03/12/2018
Estimated attendance	4,000 attendees
Total Project Cost	$27,990
Total Amount Requested	$12,000 (43% of the total project budget)
Grant Category	Arts Grants (under $15,000)
Recommendation	Approval
Recommended amount	$8,500
Assessment Score	19.25 out of 20 (96%)

Applicant Details

Information from the Australian Business Register

ABN	68 091 189 304
Entity Name	Propel Youth Arts WA Incorporated
Entity Type	Other Incorporated Entity
ABN Status	Active
ATO Endorsed Charity Type	Charity
Goods & Services (GST)	Yes
Endorsed as DGR	Yes
Tax Concessions	FBT Rebate, GST Concession, Income Tax Exemption
Main Business Location Postcode	6003 WA
ACNC Registration	Registered

Previous City of Perth Support

Support for the last five years is as follows:

Year	Amount
2013	$4,000
2014	$5,000
2015	$15,000
2016	$0
2017	$7,500
TOTAL	**$31,500**

Project Summary

Propel Youth Arts WA is the peak body for youth arts in Western Australia. Propel's mission is to create access and opportunities for young people to engage in the arts.

MOSAIC is a public photography project and exhibition, staged annually by Propel.

MOSAIC Photography Workshops

Date:	September 2018
Venue:	Various locations in the city
Anticipated attendance:	100 participants
Ticket price:	Free to participate

Propel will deliver a minimum of four capacity building photography workshops, each with a focus on a different aspect of the photographic art form.

MOSAIC Capture Day

Date:	Saturday, 22 September 2018
Anticipated attendance:	500 participants
Ticket price:	Free to participate

MOSAIC Capture Day is the designated 24 hour period where people of all ages across Western Australia are invited to capture a photo during the course of their day, and submit this photo for inclusion in the MOSAIC Exhibition.

To encourage public engagement, participation is free. In previous years, Propel has received submissions from people between four to 81 years old. Organisers actively work with young people from disadvantaged backgrounds to participate in the project.

MOSAIC Exhibition

Date:	25 October – 3 December 2018
Venue:	Carillon City (TBC)
Anticipated attendance:	2,000 attendees
Ticket price:	Free to attend

A collection of every photograph submitted, taken on MOSAIC Capture Day, in a professionally curated and free public exhibition. Displayed in chronological order, the exhibition that is a snapshot of an "ordinary" day in Western Australia. Images from young people, amateur hobbyists, community groups, and professional photographers are displayed together.

Sponsorship Benefits

- Logo recognition and acknowledgment on all project promotional material and project website, Propel social media, e-newsletter and Propel Youth Arts Annual Report;
- Opportunity to display City of Perth signage;
- Opportunity for a City of Perth representative to speak at the Opening Night;
- Recognition of the City of Perth sponsorship at all workshops, forums and exhibition; and
- Access for City to use images produced (with permission from the photographer).

Arts Grants Round 1 (under $15, 000) Assessment Score Card

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

ESSENTIAL ASSESSMENT CRITERIA	**SCORE**
Does the project demonstrate artistic merit?	2.25
Does the project increase opportunities for the community to participate in cultural life?	3
Does the project foster meaningful collaborations across the local arts industry and/or community?	2.25
Does the project contribute to a positive sense of place within the city?	3
Does the applicant demonstrated capacity to manage all aspects of the project?	3
Sub total 13.5 out of 20	
OPTIONAL ASSESSMENT CRITERIA *The below are non-essential criteria (optional) based on goals identified in the City of Perth Strategic Community Plan. Applicants who can demonstrate their project achieves any of these outcomes can receive additional assessment points for each of these criteria.*	
Does the project activate underutilised locations or locations prioritised for activation by the City in interesting and engaging ways?	3.25
Does the project celebrate Indigenous culture?	1.25
Does the project activate places along the riverfront?	1.25
Sub total 5.75 Bonus Points	
TOTAL ASSESSMENT SCORE | 19.25 out of 20 (96%)	

Assessment Panel Comments:

- MOSIAC is a popular and recurring participatory arts project that is well managed, with broad appeal;
- The Panel identified that the event has not grown significantly since its inception in 2012. Priority should be given to promotion and marketing for the 2018 edition, to broaden the reach and number of participants;
- The Panel recommended a grant of $8,500 to support the project.

Arts Grants Round 1 | 2018-19 | Co3 DANCE ACCESS PROGRAM

Applicant	The Contemporary Dance Company of Western Australia (T/A Co3 Australia)
Project Title	Co3 Dance Access Program
Project Start Date	16/07/2018
Project End Date	31/12/2018
Estimated attendance	2,500 attendees
Total Project Cost	$132,000
Total Amount Requested	$40,000 (30% of the total project budget)
Grant Category	Arts Grants ($15,001 - $40,000)
Recommendation	Approval
Recommended amount	$20,000
Assessment Score	22.5 out of 28 (80%)

Applicant Details

Information from the Australian Business Register

ABN	69 169 595 537
Entity Name	The Contemporary Dance Company of Western Australia Limited
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 Exemption
Main Business Location Postcode	6000 WA
ACNC Registration	Registered

Previous City of Perth Support

Support for the last five years is as follows:

Year	Amount
2013	$0
2014	$0
2015	$10,000
2016	$30,250
2017	$15,000
TOTAL	**$55,250**

Project Summary

Co3 is a contemporary Perth-based dance company which aims to support and inspire the development of contemporary dance. Co3 is guided by the key programming principles of curate, commission, and create. The Co3 Dance Access program aims to offer a range of public access programs and to support professional development opportunities for contemporary dance.

CoYouth Ensemble City Activation Dance Project (CYADP)

Date:	Saturday 1 & Sunday 2 December 2018
Venue:	Public spaces in the city
Anticipated attendance:	2,000 attendees
Ticket price:	Free to attend

The Stance is a contemporary dance work created by internationally recognised choreographer Liesel Zink and performed in public spaces.

The project will feature four, free to the public performances of *The Stance*, performed by the company's 60 member CoYouth Ensemble, providing a unique performance opportunity for young dancers. The live performance is accompanied by sound composition that is transmitted through wireless FM radio headphones (worn by audience and performers) providing audiences with an intimate viewing experience. This version of *The Stance* will be approximately 60 minutes in length.

CoP Fitness Fridays

Date:	3 August – 14 December 2018
Venue:	King Street Arts Centre and public spaces in the city
Anticipated attendance:	500 attendees
Ticket price:	Free to attend

Fitness Fridays provides 20 weeks of free movement and wellness classes, taught by Co3 artists for community participants.

Fitness Fridays is designed to encourage participation in physical activity and promote mindfulness of health and fitness within the community. It is a free initiative offered to the general public in the form of afternoon fitness sessions. Organisers believe the artistic excellence and passion of Co3 dancers will inspire and motivate individuals to achieve their fitness goals within a supportive and fun environment.

Sponsorship Benefits

- Naming Rights to the sponsored projects: City of Perth Fitness Fridays and City of Perth CoYouth City Activation Dance Project;
- Logo recognition on all project promotional material and Co3 website and acknowledgement across print materials, advertising, verbal acknowledgement, social media promotions, online and digital including Facebook and e-newsletters, related to the sponsored projects;
- Opportunity to display City of Perth signage during sponsored events; and
- City of Perth support will be verbally acknowledged at all activities.

Arts Grants Round 1 ($15, 001 - $40,000) Assessment Score Card

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

ESSENTIAL ASSESSMENT CRITERIA	**SCORE**
Does the project demonstrate artistic merit?	2.75
Does the project increase opportunities for the community to participate in cultural life?	3
Does the project foster meaningful collaborations across the local arts industry and/or community?	2
Does the project contribute to a positive sense of place within the city?	2.75
Does the project provide professional development opportunities for local artists and/or cultural workers?	3.25
Does the applicant demonstrated capacity to manage all aspects of the project?	2.25
Is the project plan and budget realistic and value for money?	2.75
Sub total 18.75 out of 28	
OPTIONAL ASSESSMENT CRITERIA *The below are non-essential criteria (optional) based on goals identified in the City of Perth Strategic Community Plan. Applicants who can demonstrate their project achieves any of these outcomes can receive additional assessment points for each of these criteria.*	
Does the project activate underutilised locations or locations prioritised for activation by the City in interesting and engaging ways?	2.75
Does the project celebrate Indigenous culture?	0
Does the project activate places along the riverfront?	1
Sub total 3.75 Bonus Points	

TOTAL ASSESSMENT SCORE | 22.5 out of 28 (80%)

Assessment Panel Comments:

- The Assessment Panel noted Co3 had submitted a strong application that was closely aligned to the objectives of the City's Arts Grants program;
- The project presents opportunities to activate public space in the city, attracting visitors and engaging passers by. The large number of participants show potential for high impact performances. The proposal also offers multiple opportunities for professional development and engages the community to enhance the wellbeing of Perth; and
- The Panel recommended a grant of $20,000 to support the project.

Arts Grants Round 1 | 2018-19 | INTERNATIONAL ARTS SPACE

Applicant	International Art Space
Project Title	spaced 3: north by southeast
Project Start Date	04/08/2018
Project End Date	16/12/2018
Estimated attendance	9,000 attendees
Total Project Cost	$67,000
Total Amount Requested	$14,000 (21% of the total project budget)
Grant Category	Arts Grants (under $15,000)
Recommendation	Approval
Recommended amount	$8,000
Assessment Score	16 out of 20 (80%)

Applicant Details

Information from the Australian Business Register

ABN	18 081 775 475
Entity Name	International Art Space Pty Ltd
Entity Type	Australian Private 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 Exemption
Main Business Location Postcode	6000 WA
ACNC Registration	Registered

Previous City of Perth Support

Support for the last five years is as follows:

Year	Amount
2013	$0
2014	$0
2015	$7,000
2016	$0
2017	$0
TOTAL	**$7,000**

Project Summary

'spaced 3: north by southeast'

Date:	3 August – 16 December 2018
Venue:	Art Gallery of Western Australia
Anticipated attendance:	9,000 attendees
Ticket price:	Free to attend

'spaced 3: north by southeast': is an international exhibition at the Art Gallery of Western Australia, featuring artists from Australia, Sweden, Denmark and Finland.

All artworks included in this exhibition are new and have been created by the artists during extended residencies hosted by eleven partner organisations in five countries. Residencies allowed artists to engage with local communities, histories and landscapes and use these experiences as the starting point and subject matter for their artistic creations.

'spaced 3: north by southeast' is the third iteration of 'spaced', the West Australian based triennial of socially engaged art. The exhibition is the result of a two-year-long exchange between Australian and Nordic artists and explores the links between symbolic, ecological and socio-economic dimensions of the relationship between human habitation and the natural environment in the two regions. The exhibition aims to provide Perth audiences with new insights into Western Australian history and society as well as highlighting surprising parallels with the Nordic countries.

The exhibition will be complemented by a public program, artist talks, performances, an online platform and post-event publication.

Sponsorship Benefits

- Logo recognition on all project promotional material and project website;
- Opportunity to display City of Perth signage; and
- Verbal acknowledgment of the City's support at associated events including the launch and public program.

Arts Grants Round 1 (under $15, 000) Assessment Score Card

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

ESSENTIAL ASSESSMENT CRITERIA	**SCORE**
Does the project demonstrate artistic merit?	3
Does the project increase opportunities for the community to participate in cultural life?	2.75
Does the project foster meaningful collaborations across the local arts industry and/or community?	2.75
Does the project contribute to a positive sense of place within the city?	2
Does the applicant demonstrated capacity to manage all aspects of the project?	2.5
Sub total 13 out of 20	
OPTIONAL ASSESSMENT CRITERIA *The below are non-essential criteria (optional) based on goals identified in the City of Perth Strategic Community Plan. Applicants who can demonstrate their project achieves any of these outcomes can receive additional assessment points for each of these criteria.*	
Does the project activate underutilised locations or locations prioritised for activation by the City in interesting and engaging ways?	1
Does the project celebrate Indigenous culture?	2
Does the project activate places along the riverfront?	0
Sub total 3 Bonus Points	
TOTAL ASSESSMENT SCORE | 16 out of 20 (80%)	

Assessment Panel Comments:

- The panel noted that this was a strong application for an international calibre exhibition at the Art Gallery of WA that includes many opportunities for the local community to experience quality artists across the duration of the project;
- The application presents an opportunity for the City to support a major exhibition of local and international artists' works and a high quality project with lasting positive cultural effects. The content is relevant to Perth as a Capital City and global city;
- The applicant is a professional organisation that has demonstrated many successful collaborations with other organisations and artists nationally and internationally;
- The Panel recommended a grant of $8,000 to support the project.

Arts Grants Round 1 | 2018-19 | ALL FALL DOWN BY EMMA HUMPHREYS

Applicant	Ms Emma Humphreys
Project Title	ALL FALL DOWN
Project Start Date	31/10/2018
Project End Date	04/11/2018
Estimated attendance	1,000 attendees
Total Project Cost	$30,740
Total Amount Requested	$9,000 (29% of the total project budget)
Grant Category	Arts Grants (under $15,000)
Recommendation	Approval
Recommended amount	$6,000
Assessment Score	16 out of 20 (80%)

Applicant Details

Information from the Australian Business Register

ABN	39 652 931 491
Entity Name	Emma Humphreys
Entity Type	Individual/Sole Trader
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	6101 WA
ACNC Registration	No

Previous City of Perth Support

Support for the last five years is as follows:

Year	Amount
2013	$4,591
2014	$0
2015	$5,500
2016	$6,050
2017	$6,000
TOTAL	**$22,141**

Project Summary

ALL FALL DOWN

Date:	31 October – 4 November 2018
Venue:	John Oldham Park
Anticipated attendance:	1,000 attendees
Ticket price:	$39.90 (adult); $35.90 (concession)

Emma Humphries is a film maker and theatre professional. Humphries has developed considerable ability in her field of interactive theatre and site-based performances in non-traditional performance spaces. In 2013 she commenced *Hunted: the Interactive Horror Experience*, a unique walk through horror theatre performance. The concept has garnered a following in Western Australian and Humphries developed four new productions in its first 12 months. The production *Tarot* played for six seasons between 2008 and 2010 at various locations around Perth. In 2015, Humphries presented *Hall of Shadows* at the Perth Town Hall, and Court of Shadows at Old Courthouse Law Museum and in 2017 presented the Feast of Bacchus.

"ALL FALL DOWN" is an interactive, site-specific theatre performance that will take place outside, in the gardens of John Oldham Park, adjacent to Mounts Bay Road. A ghost story, the production will be written and directed by West Australian theatre professional Emma Humphreys and performed by a cast of West Australian performers.

The performance season will run for five days. The production will be in a roaming, “walk-through” style across the site and will be interactive, which will allow the audience the opportunity to be direct participants, with both the performers and the story, altering the narrative of the experience and directly influencing the outcome.

The theatre work will be promoted extensively across social media networks.

Sponsorship Benefits

- Logo recognition on all project promotional material and project website;
- Opportunity to display City of Perth signage;
- Recognition on social media platforms, associated videos and e-newsletters.

Arts Grants Round 1 (under $15, 000) Assessment Score Card

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

ESSENTIAL ASSESSMENT CRITERIA	**SCORE**
Does the project demonstrate artistic merit?	2.25
Does the project increase opportunities for the community to participate in cultural life?	2
Does the project foster meaningful collaborations across the local arts industry and/or community?	1.5
Does the project contribute to a positive sense of place within the city?	2.5
Does the applicant demonstrated capacity to manage all aspects of the project?	2.5
Sub total 10.75 out of 20	
OPTIONAL ASSESSMENT CRITERIA *The below are non-essential criteria (optional) based on goals identified in the City of Perth Strategic Community Plan. Applicants who can demonstrate their project achieves any of these outcomes can receive additional assessment points for each of these criteria.*	
Does the project activate underutilised locations or locations prioritised for activation by the City in interesting and engaging ways?	2.5
Does the project celebrate Indigenous culture?	0
Does the project activate places along the riverfront?	2.75
Sub total 5.25 Bonus Points	
TOTAL ASSESSMENT SCORE | 16 out of 20 (80%)	

Assessment Panel Comments:

- The Panel noted that the applicant has a demonstrated history of producing immersive theatre experiences in site-specific venues and has successfully acquitted past projects;
- The proposed project rated well against the City's Strategic Community Plan objective to activate places along the riverfront. The Panel is supportive of the applicant presenting the work in a City park but notes that public access to public spaces needs to be maintained at all times;
- The Panel encourages the applicant to consider marketing opportunities to reach and engage new audiences, outside the applicant's social media and e-newsletter channels. In the future, the applicant could consider collaboration with other performing arts companies, or participation as part of a larger event such as FRINGE WORLD, to provide further opportunities for collaboration, and artistic and professional development.
- The Panel recommended a grant of $6,000 to support the project.

Arts Grants Round 1 | 2018-19 | AS WE ARE ART AWARDS

Applicant	Nulsen Disability Services
Project Title	As We Are Art Awards and Exhibition
Project Start Date	11/08/2018
Project End Date	25/08/2018
Estimated attendance	3,000 attendees
Total Project Cost	$50,845
Total Amount Requested	$14,999 (29% of the total project budget)
Grant Category	Arts Grants (under $15,000)
Recommendation	Approval
Recommended amount	$8,500
Assessment Score	15.5 out of 20 (77.5%)

Applicant Details

Information from the Australian Business Register

ABN	43 130 353 890
Entity Name	Nulsen Haven Assn Inc
Entity Type	Other Incorporated Entity
ABN Status	Active
ATO Endorsed Charity Type	Public Benevolent Institution
Goods & Services (GST)	Yes
Endorsed as DGR	Yes (Item 1)
Tax Concessions	FBT Exemption, GST Concession, Income Tax Exemption
Main Business Location Postcode	6107 WA
ACNC Registration	Registered

Previous City of Perth Support

Support for the last five years is as follows:

Year	Amount
2013	$8,000
2014	$8,000
2015	$8,000
2016	$8,250
2017	$8,500
TOTAL	**$40,750**

Project Summary

As We Are Art Awards and Exhibition

Date:	11 – 25 August 2018
Venue:	Brookfield Place (TBC)
Anticipated attendance:	3,000 attendees
Ticket price:	Free to attend

Nulsen Disability Services is one of Western Australia's leading disability services organisations focusing on people with complex disabilities. The As We Are Art Awards has been produced annually by Nulsen Disability Services since 2002. The aim of the exhibition is to support artists with intellectual and complex disabilities.

The 2018 As We Are Art Awards and Exhibition (AWA) will be held in the foyer of Brookfield Place (TBC). All art will be for sale over the duration of the exhibition with 80% of the sales going to the artists and 20% retained by AWA.

Entrants are able to submit one entry each in any visual arts medium including, but not limited to, ceramics, painting, sculpture, textiles, jewellery, drawing, photography, digital mediums and prints. The entry fee is $10 per artist and the estimated number of entries in 2018 is 200.

The exhibition will run for two weeks and include a celebratory opening night which is free to the public. A group of five professional WA artists will judge the works and present seven funded awards with cash prizes and ten certificates of high commendation.

Organisers believe that the quality and diversity of the art exhibited challenges possible prejudice and established ideas about intellectual disability and its limitations. People with intellectual disabilities are represented in the judging group and the speeches throughout the opening night, as well as part of the volunteer task force that mans the exhibition throughout the week.

Sponsorship Benefits

- Logo recognition on all project promotional material including As We Are and Nulsen Disability Services websites and Facebooks.
- Opportunity to display City of Perth signage during the project;
- Verbal recognition in the speeches on the opening night.

Arts Grants Round 1 (under $15, 000) Assessment Score Card

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

ESSENTIAL ASSESSMENT CRITERIA	**SCORE**
Does the project demonstrate artistic merit?	2.25
Does the project increase opportunities for the community to participate in cultural life?	2.5
Does the project foster meaningful collaborations across the local arts industry and/or community?	2.5
Does the project contribute to a positive sense of place within the city?	2
Does the applicant demonstrated capacity to manage all aspects of the project?	3.25
Sub total 12.5 out of 20	
OPTIONAL ASSESSMENT CRITERIA *The below are non-essential criteria (optional) based on goals identified in the City of Perth Strategic Community Plan. Applicants who can demonstrate their project achieves any of these outcomes can receive additional assessment points for each of these criteria.*	
Does the project activate underutilised locations or locations prioritised for activation by the City in interesting and engaging ways?	1.25
Does the project celebrate Indigenous culture?	1.75
Does the project activate places along the riverfront?	0
Sub total 3 Bonus Points	
TOTAL ASSESSMENT SCORE | 15.5 out of 20 (77.5%)	

Assessment Panel Comments:

- This project presents opportunities for people with disabilities to have their artistic practices recognised and appreciated by the broader community. The project provides valuable opportunities to artists to further their practice and has assisted in establishing careers for a number of former exhibiting artists;
- The organiser's decision to find a new venue should be applauded, Brookfield Place will allow a new audience to experience the event and be exposed to arts and the disability sectors;
- The Panel noted that the organisers should review their proposed expenditure, the catering for the opening VIP night is excessive as a total of the entire budget; and
- The Panel recommended a grant of $8,500 to support the project.

Arts Grants Round 1 | 2018-19 | AUSDANCE WA , MoveMe FESTIVAL 2018

Applicant	Ausdance WA
Project Title	MoveMe Festival 2018
Project Start Date	12/09/2018
Project End Date	23/09/2018

Estimated attendance	7,800 attendees
Total Project Cost	$552,895
Total Amount Requested	$15,000 (2.7% of the total project budget)
Grant Category	Arts Grants (under $15,000)
Recommendation	Approval
Recommended amount	$10,000
Assessment Score	15.5 out of 20 (77.5%)

Applicant Details

Information from the Australian Business Register

ABN	51 194 816 993
Entity Name	Australian Dance Council-Ausdance WA Branch
Entity Type	Other Incorporated Entity
ABN Status	Active
ATO Endorsed Charity Type	Charity
Goods & Services (GST)	Yes
Endorsed as DGR	Yes
Tax Concessions	FBT Rebate, GST Concession, Income Tax Exemption
Main Business Location Postcode	6000 WA
ACNC Registration	Registered

Previous City of Perth Support

Support for the last five years is as follows:

Year	Amount
2013	$7,000
2014	$9,350
2015	$9,350
2016	$9,500
2017	$14,500
TOTAL	**$49,700**

Project Summary

The MoveMe Festival (MMF) is a biennial performance showcase of Western Australian contemporary dance. The festival aims to raise the profile and develop audiences for contemporary dance in WA. MMF presents the best, new, professional works from the state's leading companies, organisations and independent artists delivering a diverse program of local, and national content.

Ausdance facilitate the Festival programming and undertake the marketing campaign to publicise the Festival and promote the program to established and new audiences. Following the 2016 Festival, featuring main stage national and international content, the MMF 2018 program focuses on the work of independent choreographers.

MMF is built on a foundation of strong partnerships across the sector. MMF programming is managed by a planning group comprised of producers and presenters: Ausdance WA, Co3, STRUT Dance, Performing Lines WA, Ochre Contemporary Dance Company and PICA.

MoveMe Festival – Main Program

Date:	12 – 23 September 2018
Venue:	State Theatre Centre of WA
Anticipated attendance:	3,800 attendees
Ticket price:	Adult $35; Concession $25; Child $20

MMF provides audiences with twelve days of events. The program offers audiences a variety of opportunities to engage with contemporary dance from in-theatre performances, studio showings, MeetMe artist talks and Q&A's to the TeachMe Education Symposium. MMF presents new dance works from independent choreographers, offering a broad range of dance performances by local and national dance artists.

SeeMe Free Festival Events

Date:	12 – 23 September 2018
Venue:	The courtyard and foyer spaces of the State Theatre Centre
Anticipated attendance:	4,000 attendees
Ticket price:	Free to the public

The MMF program includes a significant free program of performances, including Co3's WA Dance Makers Project, LINK Dance Company (ECU's postgraduate dance company) and two projects from Co3's CoYouth Ensemble.

The free-to-the-public program 'SeeMe' is curated by Isabella Stone, and includes free short works from independent artists, Link dancers and Co3 Youth, presented in the State Theatre Centre Courtyard and other 'found spaces' at the venue, before, in-between and after main events. Free artist Q&A's in the courtyard will also be featured across the Festival.

Sponsorship Benefits

- Logo recognition on all project promotional material;
- Opportunity to display City of Perth signage during the project.

Arts Grants Round 1 (under $15, 000) Assessment Score Card

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

ESSENTIAL ASSESSMENT CRITERIA	**SCORE**
Does the project demonstrate artistic merit?	3.25
Does the project increase opportunities for the community to participate in cultural life?	2.75
Does the project foster meaningful collaborations across the local arts industry and/or community?	3.5
Does the project contribute to a positive sense of place within the city?	2
Does the applicant demonstrated capacity to manage all aspects of the project?	3.25
Sub total 14.75 out of 20	
OPTIONAL ASSESSMENT CRITERIA *The below are non-essential criteria (optional) based on goals identified in the City of Perth Strategic Community Plan. Applicants who can demonstrate their project achieves any of these outcomes can receive additional assessment points for each of these criteria.*	
Does the project activate underutilised locations or locations prioritised for activation by the City in interesting and engaging ways?	0.75
Does the project celebrate Indigenous culture?	0
Does the project activate places along the riverfront?	0
Sub total 0.75 Bonus Points	
TOTAL ASSESSMENT SCORE | 15.5 out of 20 (77.5%)	

Assessment Panel Comments:

- This program presents opportunities to showcase contemporary Western Australian dance and engage new audiences. This is a significant and high quality festival with many flow-on benefits to the local arts sector;
- The application identifies excellent collaborations between contemporary dance organisations combining expertise and resources as a joint venture to put the project together. The Festival has the potential to grow and develop in future years; and
- The Panel recommended a grant of $10,000 to support the project.

Arts Grants Round 1 | 2018-19 | THE AUSTRALIAN SHORT STORY FESTIVAL

Applicant	The Australian Short Story Festival Inc
Project Title	The Australian Short Story Festival 2018
Project Start Date	01/07/2018
Project End Date	30/11/2018

Estimated attendance	1,500 attendees (800 free-to-the-public, 700 ticketed)
Total Project Cost	$85,599
Total Amount Requested	$27,779 (32% of the total project budget)
Grant Category	Arts Grants ($15,001 - $40,000)
Recommendation	Approval
Recommended amount	$5,000
Assessment Score	21.25 out of 28 (76%)

Applicant Details

Information from the Australian Business Register

ABN	19 321 457 784
Entity Name	The Australian Short Story Festival Incorporated
Entity Type	Other Incorporated Entity
ABN Status	Active
ATO Endorsed Charity Type	Not endorsed
Goods & Services (GST)	No
Endorsed as DGR	No
Tax Concessions	No tax concessions
Main Business Location Postcode	6003 WA
ACNC Registration	No

Previous City of Perth Support

Support for the last five years is as follows:

Year	Amount
2013	$0
2014	$0
2015	$0
2016	$6,600
2017	$0
TOTAL	**$6,600**

Project Summary

The Australian Short Story Festival (ASSF) was established by Caroline Wood, the Director of Margaret River Press, and Anna Solding, the Director of MidnightSun (Adelaide) and is the only festival in the southern hemisphere to focus on the short form of storytelling. The 2018 event will follow on from two previous festivals, held in Perth (2016) and Adelaide (2017).

Organisers will aim to deliver three days of stimulating, dynamic and culturally inclusive events, including panel discussions, interviews, writing workshops, readings, street performances, as well as showcasing storytellers who work in visual and musical forms. The Festival will feature both Indigenous and non-Indigenous established and emerging storytellers from regional and urban Australia, and from overseas.

Opening Address

Date:	19 October 2018
Venue:	State Library of WA
Anticipated attendance:	220 attendees
Ticket price:	Adult $20; Concession $15

The Opening Address will be delivered by David Malouf, an acclaimed author of short stories, novels, poems and libretti. Organisers expect that his presence at the Festival will attract substantial numbers, including school teachers and students studying his work.

Collaborative Story telling

Date:	20 October 2018
Venue:	Centre for Stories, Northbridge
Anticipated attendance:	150 attendees
Ticket price:	Adult $12; Concession $10

The Indigenous visual artist Yondee Shane Hensen will discuss his collaboration with the film company Dogs Go Woof, a project which transformed his Indigenous art into a documentary.

Story-reading walk

Date:	20 October 2018
Venue:	Various in the city
Anticipated attendance:	300 attendees
Ticket price:	Free to the public

A select number of writers and actors will participate in a walk through the city, reading and performing their work, and onlookers will be invited to listen when they stop at designated locations.

Panel sessions

Date:	20 - 21 October 2018
Venue:	Various
Anticipated attendance:	750 attendees
Ticket price:	Adult $12; Concession $8

Throughout the weekend, the Festival will deliver panel sessions with emerging and established writers in discussions about the challenges and pleasures of the short story form. Topics will range from the nature and functions of storytelling, the path to publication and the connection between the short story and other art forms.

Workshops

Date:	19 October 2018
Venue:	Centre for Stories, Northbridge
Anticipated attendance:	40 attendees
Ticket price:	Adult $50; Concession $40

Four workshops will be conducted by experienced writers, editors and facilitators. The workshops will offer guidance on language use, the narrative elements of short story writing, editing and enhancing the opportunities for publication.

Storytelling and music

Date:	21 October 2018
Venue:	A local cafe or bar
Anticipated attendance:	100 attendees
Ticket price:	Adult $15; Concession $10

A collaboration between musicians and storytellers reading from their published work. The musicians will play either their own compositions or from a pre-existing work, to match the tone, tempo and rhythm of the story.

Closing Address

Date:	21 October 2018
Venue:	Centre for Stories, Northbridge
Anticipated attendance:	120 attendees
Ticket price:	Adult $15; Concession $10

The Closing Address will be given by Melbourne short story writer Maria Takolander, who is widely known for the quality of her prose and for the eloquence and dynamism of her public speaking.

Sponsorship Benefits

- Logo recognition and acknowledgement on all project promotional material including e-newsletters, radio and newspaper, interviews, the Australian Short Story Festival social media and website, the websites and social media of founding organisations Margaret River Press and MidnightSun Publishing, and venue host the Centre for Stories, Festival program, ticketing website and audience survey;
- Opportunity to display City of Perth signage during the project; and
- Verbal recognition at the Opening and Closing Addresses and at the beginning of each session at the Festival.

Arts Grants Round 1 ($15, 001 - $40,000) Assessment Score Card

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

ESSENTIAL ASSESSMENT CRITERIA	**SCORE**
Does the project demonstrate artistic merit?	2.25
Does the project increase opportunities for the community to participate in cultural life?	2.5
Does the project foster meaningful collaborations across the local arts industry and/or community?	2.5
Does the project contribute to a positive sense of place within the city?	2.25
Does the project provide professional development opportunities for local artists and/or cultural workers?	2.5
Does the applicant demonstrated capacity to manage all aspects of the project?	2.75
Is the project plan and budget realistic and value for money?	2.25
Sub total 17 out of 28	
OPTIONAL ASSESSMENT CRITERIA *The below are non-essential criteria (optional) based on goals identified in the City of Perth Strategic Community Plan. Applicants who can demonstrate their project achieves any of these outcomes can receive additional assessment points for each of these criteria.*	
Does the project activate underutilised locations or locations prioritised for activation by the City in interesting and engaging ways?	2.25
Does the project celebrate Indigenous culture?	2
Does the project activate places along the riverfront?	0
Sub total 4.25 Bonus Points	
TOTAL ASSESSMENT SCORE | 21.25 out of 28 (76%)	

Assessment Panel Comments:

- The Panel were supportive of the project and noted the Festival diversifies the city's cultural calendar;
- The Festival has the ability to develop further over the medium term to achieve greater recognition and engagement with the community;
- The Panel noted $27,779 was a large request given the short duration of the event and limited engagement numbers; and
- The Panel recommended a grant of $5,000 to support the project.

Arts Grants Round 1 | 2018-19 | PERTH POETRY FESTIVAL

Applicant	WA Poets Inc
Project Title	Perth Poetry Festival 2018
Project Start Date	10/08/2018
Project End Date	19/08/2018
Estimated attendance	1,150 attendees (700 at free components and 450 at ticketed components)
Total Project Cost	$15,900
Total Amount Requested	$7,000 (44% of the total project budget)
Grant Category	Arts Grants (under $15,000)
Recommendation	Approval
Recommended amount	$3,500
Assessment Score	14 out of 20 (70%)

Applicant Details

Information from the Australian Business Register

ABN	91 816 741 902
Entity Name	WA Poets Inc
Entity Type	Other Incorporated Entity
ABN Status	Active
ATO Endorsed Charity Type	Not endorsed
Goods & Services (GST)	No
Endorsed as DGR	No
Tax Concessions	No tax concessions
Main Business Location Postcode	6031 WA
ACNC Registration	No

Previous City of Perth Support

Support for the last five years is as follows:

Year	Amount
2013	$2,000
2014	$5,857
2015	$5,128
2016	$0
2017	$5,000
TOTAL	**$17,985**

Project Summary

2018 Perth Poetry Festival

Date:	16 – 19 August 2018
Venue:	Various including Artifactory, Moon Café, Mattie Furphy House, City of Perth Library and Lorikeet House.
Anticipated attendance:	1,150 attendees (700 free-to-the-public; 450 ticketed)
Ticket price:	Free to attend and ticketed (maximum ticket price $20).

Established in 2004, the Perth Poetry Festival mission is to develop and promote local poets and to raise public awareness of poetry in Western Australia. Organisers aim to showcase a variety of verse and spoken word performance by people of all ages and backgrounds.

The 2018 Festival will feature a program of free and ticketed events across a number of venues. International, national and local poets will be featured, representing different styles and cultures. The Festival program will include readings, and seminars, workshops and panel discussions to foster connection and exchange of ideas.

The Festival will stage events across a diverse range of genres including mainstream and niche forms: multicultural, LGBTI, and experimental electronic and multimedia poetry. Poetry is brought to the streets as events are held in unusual places; past festivals have had forests of poets in the Cultural Centre, poetry on the big screens in Northbridge and haiku walks through city parks.

Events produced as part of the Festival will include:

- Festival Opening Gala;
- Sound Off (multimedia poetry, sound poetry and poets working with sound);
- Youth Poetry (poets and open mic with all poets aged 15 -20);
- Workshops by award-winning WA poets Lucy Dougan and Julie Watts;
- Seminars with Festival guest poets;
- Out Of The Asylum poets read from their latest works;
- Refugee Poets Speak (in collaboration with the Refugee Rights Action Network),
- Performance by members of the Bush Poets & Yarn Spinners;
- Multicultural Voices;
- Spoken Word Perth;
- Poetry for Mental Wellness;
- OUTspoken - Queer poetry mega-mic night & fundraiser; and
- Readings from the Voicebox poets.

Sponsorship Benefits

- Logo recognition and acknowledgement on all project promotional material and on posters, programs, event website, Facebook;
- Opportunity to display City of Perth signage; and

- Sponsor names and logos are displayed prominently on a banner at events and are acknowledged verbally.

Arts Grants Round 1 (under $15, 000) Assessment Score Card

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

ESSENTIAL ASSESSMENT CRITERIA	**SCORE**
Does the project demonstrate artistic merit?	2
Does the project increase opportunities for the community to participate in cultural life?	2.5
Does the project foster meaningful collaborations across the local arts industry and/or community?	2
Does the project contribute to a positive sense of place within the city?	2
Does the applicant demonstrated capacity to manage all aspects of the project?	3
Sub total 11.5 out of 20	
OPTIONAL ASSESSMENT CRITERIA *The below are non-essential criteria (optional) based on goals identified in the City of Perth Strategic Community Plan. Applicants who can demonstrate their project achieves any of these outcomes can receive additional assessment points for each of these criteria.*	
Does the project activate underutilised locations or locations prioritised for activation by the City in interesting and engaging ways?	1.25
Does the project celebrate Indigenous culture?	1.25
Does the project activate places along the riverfront?	0
Sub total 2.5 Bonus Points	
TOTAL ASSESSMENT SCORE | 14 out of 20 (70%)	

Assessment Panel Comments:

- This project has the potential to engage people from a diversity of backgrounds with an interest in poetry and writing. A wide variety of activities are proposed, which encourage discussion and creative expression relating to contemporary issues such as mental health, refugees and multiculturalism;
- The project to help diversify the City's arts offering and should be encouraged to grow and develop;
- The applicant can work to improve the event's marketing plan, diversify support across a greater range of funding providers and widen community engagement to increase their funding recommendation in future years; and
- The Panel recommended a grant of $3,500 to support the project.

Arts Grants Round 1 | 2018-19 | PERTH SYMPHONY ORCHESTRA

Applicant	Perth Symphony Orchestra
Project Title	C.A.L.M - Take sanctuary at Perth Symphony's Rush Hour Concerts.
Project Start Date	01/08/2018
Project End Date	31/08/2018
Estimated attendance	1,000 attendees
Total Project Cost	$72,500
Total Amount Requested	$15,000 (21% of the total project budget)
Grant Category	Arts Grants (under $15,000)
Recommendation	Approval
Recommended amount	$4,900
Assessment Score	12.25 out of 20 (61%)

Applicant Details

Information from the Australian Business Register

ABN	66 601 770 932
Entity Name	Perth Symphony Orchestra Limited
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 Exemption
Main Business Location Postcode	6010 WA
ACNC Registration	Registered

Previous City of Perth Support

Support for the last five years is as follows:

Year	Amount
2013	$0
2014	$0
2015	$0
2016	$5,000
2017	$5,000
TOTAL	**$10,000**

Project Summary

Perth Symphony Orchestra (PSO) was founded in 2011. The organisation aims to change lives, bringing music to people where they live and work. PSO's mission is 'Music for Everyone'. PSO aims to challenge the conventions of classical music, taking it out of concert halls and into the community, seeking unique and interesting venues that attract new audiences.

Rush Hour Concert performances in the CBD

Date:	1 – 31 August 2018
Venue:	Perth Town Hall
Anticipated attendance:	1,000 attendees
Ticket price:	$25

Perth Symphony Orchestra is staging a series of 'Rush Hour' concerts, to offer people in the city a new way to experience culture. The project proposes three Rush Hour concerts, held at 5.15pm on three consecutive Tuesdays in August 2018 at the Perth Town Hall.

The full name of the event is Perth Symphony Orchestra presents – "C.A.L.M. Concerts: take Sanctuary at Perth Symphony's Rush Hour Concerts." CALM stands for Come And Listen to Music.

The music would run for just under 30 minutes with the bar open up to an hour before each event. Each concert will feature a different symphony by a well-known composer, and these will be performed by a 35 piece orchestra in front of a standing audience, with the audience up close to our musicians, making this an intimate, relaxed, familiar experience.

PSO aim to schedule these performances at such a convenient time and place, and at a low accessible ticket price, to significantly increase the opportunities for the community to enjoy classical music and participate in the cultural life of the city.

Sponsorship Benefits

- Logo recognition and acknowledgment on all project promotional material and project website, Facebook, Instagram, digital newsletter, up to 200 posters and 2000 flyers;
- Opportunity to display City of Perth signage; and
- Verbal recognition at concerts.

Arts Grants Round 1 (under $15, 000) Assessment Score Card

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

ESSENTIAL ASSESSMENT CRITERIA	SCORE
Does the project demonstrate artistic merit?	2.75
Does the project increase opportunities for the community to participate in cultural life?	2.5

Does the project foster meaningful collaborations across the local arts industry and/or community?	1.75
Does the project contribute to a positive sense of place within the city?	2.5
Does the applicant demonstrated capacity to manage all aspects of the project?	2.5
Sub total 12 out of 20	
OPTIONAL ASSESSMENT CRITERIA *The below are non-essential criteria (optional) based on goals identified in the City of Perth Strategic Community Plan. Applicants who can demonstrate their project achieves any of these outcomes can receive additional assessment points for each of these criteria.*	
Does the project activate underutilised locations or locations prioritised for activation by the City in interesting and engaging ways?	0.25
Does the project celebrate Indigenous culture?	0
Does the project activate places along the riverfront?	0
Sub total 0.25 Bonus Points	
TOTAL ASSESSMENT SCORE | 12.25 out of 20 (61%)	

Assessment Panel Comments:

- The project presents an opportunity for the Perth Symphony Orchestra to engage new audiences. The concerts will provide new experiences to city workers and assist in the City's objective to encourage young professionals to remain in the city after work; and
- The Panel recommended a grant of $4,900 to support one event, to trial one instance of the concept of a 'Rush Hour' concert, to measure the uptake and impact in the community.

Arts Grants Round 1 | 2018-19 | BOHEMIAN CERAMICS

Applicant	Trish and Stewart Scambler T/as Bohemian Ceramics
Project Title	Fluid State - ceramic exhibition
Project Start Date	01/06/2018
Project End Date	20/10/2018
Estimated attendance	1,200 attendees
Total Project Cost	$14,969
Total Amount Requested	$4,500 (30% of the total project budget)
Grant Category	Arts Grants (under $15,000)
Recommendation	Approval
Recommended amount	$3,000
Assessment Score	12 out of 20 (60%)

Applicant Details

Information from the Australian Business Register

ABN	27 556 258 984
Entity Name	S Scambler & P.l Scambler
Entity Type	Other Partnership
ABN Status	Active
ATO Endorsed Charity Type	Not endorsed
Goods & Services (GST)	No
Endorsed as DGR	No
Tax Concessions	No tax concessions
Main Business Location Postcode	6157 WA
ACNC Registration	No

Previous City of Perth Support

The applicant has not previously received support from the City of Perth.

Project Summary

Fluid State ceramic exhibition

Date:	20 September – 20 October 2018
Venue:	Gallery Central; 12 Aberdeen St, Perth WA 6000
Anticipated attendance:	1,200 attendees
Ticket price:	Free-to-the-public

Fluid State is a group, selective ceramic exhibition of new works by eight emerging to mid-career WA ceramic artists at Gallery Central, Northbridge. The exhibition is planned to coincide with POTOBER, a 3 day biannual event of ceramic workshops and demonstrations held at North Metropolitan TAFE, Northbridge.

Fluid State will be the first major survey ceramic exhibition since HERE &NOW 2014 held at Lawrence Wilson Gallery. The goal of the exhibition is to exhibit new and innovative ceramic art that inspires and leads the way for the future of ceramic arts in WA. The exhibition will also provide much needed example of the contemporary ceramic practice and be a resource for the art students as well as the POTOBER attendees.

Artists were invited to apply to exhibit and an independent selection panel selected 8 artists from 24 entries to create the work for the exhibition: Carmelo Capone, Tom Freeman, Marion Giles, Stephanie Hammill, Bernard Kerr, Karen Millar, Annamieka Mulders, and Fleur Schell.

A series of Artist Talks will be presented during the exhibition period. Organiser's also plan to produce and publish a full colour catalogue of the exhibition with the professional photographs of each entry, artist information and cover essay.

Sponsorship Benefits

- Logo recognition on all project promotional material and project website;
- Opportunity to display City of Perth signage.

Arts Grants Round 1 (under $15, 000) Assessment Score Card

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

ESSENTIAL ASSESSMENT CRITERIA	**SCORE**
Does the project demonstrate artistic merit?	3.25
Does the project increase opportunities for the community to participate in cultural life?	2
Does the project foster meaningful collaborations across the local arts industry and/or community?	2.5
Does the project contribute to a positive sense of place within the city?	2
Does the applicant demonstrated capacity to manage all aspects of the project?	2
Sub total 11.75 out of 20	
OPTIONAL ASSESSMENT CRITERIA *The below are non-essential criteria (optional) based on goals identified in the City of Perth Strategic Community Plan. Applicants who can demonstrate their project achieves any of these outcomes can receive additional assessment points for each of these criteria.*	
Does the project activate underutilised locations or locations prioritised for activation by the City in interesting and engaging ways?	0.25
Does the project celebrate Indigenous culture?	0
Does the project activate places along the riverfront?	0
Sub total 0.25 Bonus Points	
TOTAL ASSESSMENT SCORE | 12 out of 20 (60%)	

Assessment Panel Comments:

- Ceramics is noticeably under-represented in the WA art scene. In the previous 6 months, The Australian Ceramics Association noted 1 ceramic show opening in WA, in comparison to 11 in Victoria, 15 in Queensland, and 37 in NSW;
- The exhibition would be an important opportunity for emerging and mid-career artists to showcase their practice and would complement and diversify the artistic offering within the city, with the leveraging of POTOBER ensuring greater exposure and opportunities from the project; and
- The Panel recommended a grant of $3,000 to support the project.

Arts Grants Round 1 | 2018-19 | MAGELLAN CHAMBER MUSIC SERIES (CONCERT 3)

Applicant	Mrs Faith Maydwell
Project Title	Magellan 2018 chamber music series at St George's Cathedral - Concert No 3 - SWEETS/SUITES - for Clarinet, Violin and Piano Trio
Project Start Date	30/08/2018
Project End Date	30/08/2018
Estimated attendance	350 attendees
Total Project Cost	$7,000
Total Amount Requested	$4,000 (57% of the total project budget)
Grant Category	Arts Grants (under $15,000)
Recommendation	Decline
Assessment Score	11.5 out of 20 (57.5%)

Applicant Details

Information from the Australian Business Register

ABN	31 803 556 209
Entity Name	Faith Maydwell
Entity Type	Individual/Sole Trader
ABN Status	Active
ATO Endorsed Charity Type	Not endorsed
Goods & Services (GST)	No
Endorsed as DGR	No
Tax Concessions	No tax concessions
Main Business Location Postcode	6076 WA
ACNC Registration	No

Previous City of Perth Support

Support for the last five years is as follows:

Year	Amount
2013	$0
2014	$0
2015	$2,000
2016	$2,000
2017	$0
TOTAL	**$4,000**

Project Summary

The Third concert of the 2018 Magellan Series

Date:	30 August 2018
Venue:	St Georges Cathedral
Anticipated attendance:	350 attendees
Ticket price:	Free-to-the-public

The 2018 Magellan Series features five of Australia's leading chamber musicians presenting concerts with varied instrumentation in a wide range of classical music styles.

The third concert is one hour length, lunchtime concert is for clarinet/violin/piano. Staged at St Georges Cathedral, the programme will include masterworks by Milhaud, Shostakovich, Aratunian and Schikele.

The free-to-the-public event will include a brief introduction to each work by the artists.

Sponsorship Benefits

- Logo recognition on all project promotional material and project website;
- Opportunity to display City of Perth signage; and
- Recognition in media releases, e-newsletters and the 2018 music programmes.

Arts Grants Round 1 (under $15, 000) Assessment Score Card

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

ESSENTIAL ASSESSMENT CRITERIA	**SCORE**
Does the project demonstrate artistic merit?	2.5
Does the project increase opportunities for the community to participate in cultural life?	1.5
Does the project foster meaningful collaborations across the local arts industry and/or community?	1.25
Does the project contribute to a positive sense of place within the city?	1.75
Does the applicant demonstrated capacity to manage all aspects of the project?	3
Sub total 10 out of 20	
OPTIONAL ASSESSMENT CRITERIA *The below are non-essential criteria (optional) based on goals identified in the City of Perth Strategic Community Plan. Applicants who can demonstrate their project achieves any of these outcomes can receive additional assessment points for each of these criteria.*	
Does the project activate underutilised locations or locations prioritised for activation by the City in interesting and engaging ways?	1.5
Does the project celebrate Indigenous culture?	0
Does the project activate places along the riverfront?	0

Sub total 1.5 Bonus Points	
TOTAL ASSESSMENT SCORE | 11.5 out of 20 (57.5%)	

Assessment Panel Comments:

- It is positive that the event is free-to-the public, encouraging broad access to classical music and high quality artists;
- The budget is inaccurate (total project costs is listed as $7,000, however income is listed as $3,000 and expenses totalling $4,000, indicating a shortfall of only $1,000);
- The application details limited opportunities to engage new audiences and the marketing and promotion identified is very low; and
- The application did not score above the minimum assessment score of 60% required for support and the available budget has been expended on higher ranking applications.

Arts Grants Round 1 | 2018-19 |ARMOUR

Applicant	Mr Nate Strider-Knight
Project Title	Armour
Project Start Date	01/08/2018
Project End Date	24/11/2018
Estimated attendance	210 attendees
Total Project Cost	$10,950
Total Amount Requested	$7,275 (66% of the total project budget)
Grant Category	Arts Grants (under $15,000)
Recommendation	Decline
Assessment Score	10.5 out of 20 (52.5%)

Applicant Details

Information from the Australian Business Register

ABN	33 894 659 840
Entity Name	Nate Strider-knight
Entity Type	Individual/Sole Trader
ABN Status	Active
ATO Endorsed Charity Type	Not endorsed
Goods & Services (GST)	No
Endorsed as DGR	No
Tax Concessions	No tax concessions
Main Business Location Postcode	6066 WA
ACNC Registration	No

Previous City of Perth Support

The applicant has not previously received support from the City of Perth.

Project Summary

Armour

Date:	8 - 17 November 2018
Venue:	The Hellenic Club, Northbridge
Anticipated attendance:	210 attendees
Ticket price:	$25

Armour is an original play by Tom Jeffcote, exploring themes around masculinity in contemporary Australia. The play is based on the playwright's experiences as a drug and alcohol counsellor.

Following a successful three week season at the Blue Room Theatre, Northbridge in 2015, producer Nate Strider-Knight will re-stage the production for a six show season at the Hellenic Club.

A Q&A, addressing issues raised in the play, will follow each performance. As part of the Q&A, attendees will be made aware of support services available in the areas of mental health and drug and alcohol abuse. Led by Gordon Smith of the Mount Pleasant Men's Group, men's groups from Perth and the metropolitan area will be encouraged to attend.

Sponsorship Benefits

- Logo recognition on all project promotional material and project website; and
- Opportunity to display City of Perth signage.

Arts Grants Round 1 (under $15, 000) Assessment Score Card

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

ESSENTIAL ASSESSMENT CRITERIA	**SCORE**
Does the project demonstrate artistic merit?	2
Does the project increase opportunities for the community to participate in cultural life?	1.5
Does the project foster meaningful collaborations across the local arts industry and/or community?	2
Does the project contribute to a positive sense of place within the city?	1.75
Does the applicant demonstrated capacity to manage all aspects of the project?	2.5
Sub total 9.75 out of 20	
OPTIONAL ASSESSMENT CRITERIA	

The below are non-essential criteria (optional) based on goals identified in the City of Perth Strategic Community Plan. Applicants who can demonstrate their project achieves any of these outcomes can receive additional assessment points for each of these criteria.	
Does the project activate underutilised locations or locations prioritised for activation by the City in interesting and engaging ways?	0.75
Does the project celebrate Indigenous culture?	0
Does the project activate places along the riverfront?	0
Sub total 0.75 Bonus Points	
TOTAL ASSESSMENT SCORE | 10.5 out of 20 (52.5%)	

Assessment Panel Comments:

- The applicant should be commended for taking a project with men's health themes and using it to encourage greater awareness and engagement with men from the community who struggle with the issues raised in the play. Encouraging men's groups to attend the second season is a proactive way of targeting the show toward the section of the community that is likely to benefit from it the most;
- The budget lists the City of Perth as the only funding provider, and the Panel suggested the applicant should consider multiple funding sources;
- It is a noble and worthy project however doesn't rate very highly across artistic merit, community participation and place activation. The number of attendees forecasted is low, limiting the impact of the project; and
- The application did not score above the minimum assessment score of 60% required for support and the available budget has been expended on higher ranking applications.

Arts Grants Round 1 | 2018-19 | RYTHMN PRODUCTIONS

Applicant	Rhythm Productions
Project Title	Perth Dance Festival
Project Start Date	14/12/2018
Project End Date	15/12/2018
Estimated attendance	680 attendees
Total Project Cost	$14,608
Total Amount Requested	$13,258 (91% of the total project budget)
Grant Category	Arts Grants (under $15,000)
Recommendation	Decline
Assessment Score	10.5 out of 20 (52.5%)

Applicant Details

Information from the Australian Business Register

ABN	40 305 987 769
Entity Name	Rhythm Productions
Entity Type	Limited Partnership
ABN Status	Active
ATO Endorsed Charity Type	Not endorsed
Goods & Services (GST)	No
Endorsed as DGR	No
Tax Concessions	No tax concessions
Main Business Location Postcode	6107 WA
ACNC Registration	No

Previous City of Perth Support

The applicant has not previously received support from the City of Perth.

Project Summary

Rhythm Productions are professional dancers and advocates of Perth's street dance scene. The primary focus of the group is to spread street dance culture and educate and grow the scene in Perth.

In December 2018, Rhythm Productions will host a street dance festival in Forrest Place, primarily targeted at a youth market. Organisers aim to showcase street dance to the Perth community and promote the benefits of dance through various showcases and dance battles. Organisers plan to invite numerous dance studios to participate, and incorporate a Headspace stall to promote mental health and its importance, and how dancing can be used as a creative outlet to improve mental health.

Workshops

Date:	14 December 2018
Venue:	King Street Arts Centre
Anticipated attendance:	80 participants
Ticket price:	$30 adult; $25 concession

Street Dance Workshops taught by the national and international guests to the Festival.

Perth Dance Festival

Date:	15 December 2018
Venue:	Forrest Place
Anticipated attendance:	500 attendees
Ticket price:	Free-to-the -public

The Perth Dance Festival will be held in Forrest Place. Organisers will be collaborating with numerous dance studios and crews across Perth as well as national and international dancers and judges from Sydney, Malaysia and Taiwan. Organisers aim for Forrest Place to be highly engaged with a lot of activity throughout the day including free workshops for children to participate and an open dance floor.

The event will include:

- A dance battle on stage to encourage Perth dancers to use their art form and skills, and to inspire those who have never danced before, including a 'kids only' battle for under 16 year-olds;
- Onstage showcases with dance crews and studios performing for the community; and
- Onstage workshops for the community, run by local dancers.

Sponsorship Benefits

- Logo recognition on all project promotional material and project website;
- Opportunity to display City of Perth signage; and
- Logo inclusion on Rhythm Production t-shirts which will be sold on the day.

Arts Grants Round 1 (under $15, 000) Assessment Score Card

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

ESSENTIAL ASSESSMENT CRITERIA	**SCORE**
Does the project demonstrate artistic merit?	1.25
Does the project increase opportunities for the community to participate in cultural life?	2
Does the project foster meaningful collaborations across the local arts industry and/or community?	1.5
Does the project contribute to a positive sense of place within the city?	2
Does the applicant demonstrated capacity to manage all aspects of the project?	1
Sub total 7.75 out of 20	
OPTIONAL ASSESSMENT CRITERIA *The below are non-essential criteria (optional) based on goals identified in the City of Perth Strategic Community Plan. Applicants who can demonstrate their project achieves any of these outcomes can receive additional assessment points for each of these criteria.*	
Does the project activate underutilised locations or locations prioritised for activation by the City in interesting and engaging ways?	2.5
Does the project celebrate Indigenous culture?	0.25
Does the project activate places along the riverfront?	0
Sub total 2.75 Bonus Points	
TOTAL ASSESSMENT SCORE | 10.5 out of 20 (52.5%)	

Assessment Panel Comments:

- This proposal shows some potential to showcase a genre of dance that is not widely presented in Perth and engage a young audience, however projected participant and audience numbers are relatively small;
- This is an interesting project, which potentially could be very engaging for a youth audience. The applicant does not have a demonstrated record of delivering events;
- The applicant should be congratulated for wanting to develop the contemporary and street dance community, however the project in its current form does not engage with enough of the community to justify the level of funding requested; and
- The application did not score above the minimum assessment score of 60% required for support and the available budget has been expended on higher ranking applications.

Arts Grants Round 1 | 2018-19 |RAISED BY BRUTALISM

Applicant	Mr Leon Ewing
Project Title	Raised by Brutalism
Project Start Date	06/08/2018
Project End Date	30/06/2019
Estimated attendance	1,000 attendees
Total Project Cost	$18,925
Total Amount Requested	$15,000 (79% of the total project budget)
Grant Category	Arts Grants (under $15,000)
Recommendation	Decline
Assessment Score	10.25 out of 20 (51%)

Applicant Details

Information from the Australian Business Register

ABN	17 091 176 860
Entity Name	Leon Antony Ewing
Entity Type	Individual/Sole Trader
ABN Status	Active
ATO Endorsed Charity Type	Not endorsed
Goods & Services (GST)	No
Endorsed as DGR	No
Tax Concessions	No tax concessions
Main Business Location Postcode	6053 WA
ACNC Registration	No

Previous City of Perth Support

The applicant has not previously received support from the City of Perth.

Project Summary

'Raised by Brutalism is a 25-minute fine art music video for a Sonnenmasse composition, that celebrates the modernist architectural heritage of Perth's Central Business District.

Sonnenmasse is the new project from musician and media artist Leon Ewing, who is working to produce site responsive audiovisual works composed in the spaces where they are performed. The process involves responding to, and activating, the standing waves and resonant frequencies of built environments; quite literally making buildings sing.

'Raised by Brutalism' was composed in the Art Gallery of WA for the Proximity Festival. The concept is a reflection on the modernist socialist utopia expressed in the architecture of Perth's public art institutions, and how access to state sponsored art and education was profoundly influential on the artist's personal journey from "a working class kid in the suburbs to life as a professional artist".

The video will be shot on location in Perth from August – September 2018. It is anticipated that the video will premiere at the Art Gallery of Western Australia on 10 November 2018, as part of the Open House event.

This video will be produced by Rachael Karotkin, directed by Matt Sav and shot by Lewis Potts, with visual consulting from Julian Frichot. The audio will be mixed and mastered by Rob Grant at Poons Head Studio [Pond/Tame Impala]. The PR and online promotion of the work will be facilitated by Maenad Music.

Organisers aim to partner with Open House, the Revelation Film Festival, WAMFest and the AGWA to premiere the work, before submitting to international architecture and design film festivals, blogs and websites. The artists expect that the work will find a large online audience and can also be screened at the Northbridge Piazza or in the
Cultural Centre.

Sponsorship Benefits

- Logo recognition on all project promotional material and project website;
- Opportunity to display City of Perth signage; and
- The project will provide content for the City of Perth to use on its own social media channels.

Arts Grants Round 1 (under $15, 000) Assessment Score Card

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

ESSENTIAL ASSESSMENT CRITERIA	**SCORE**
Does the project demonstrate artistic merit?	2.5
Does the project increase opportunities for the community to participate in cultural life?	1.5
Does the project foster meaningful collaborations across the local arts industry and/or community?	1.75
Does the project contribute to a positive sense of place within the city?	2.25
Does the applicant demonstrated capacity to manage all aspects of the project?	1.5
Sub total 9.5 out of 20	
OPTIONAL ASSESSMENT CRITERIA *The below are non-essential criteria (optional) based on goals identified in the City of Perth Strategic Community Plan. Applicants who can demonstrate their project achieves any of these outcomes can receive additional assessment points for each of these criteria.*	
Does the project activate underutilised locations or locations prioritised for activation by the City in interesting and engaging ways?	0.75
Does the project celebrate Indigenous culture?	0
Does the project activate places along the riverfront?	0
Sub total 0.75 Bonus Points	
TOTAL ASSESSMENT SCORE | 10.25 out of 20 (51%)	

Assessment Panel Comments:

- This project proposes an innovative approach to showcasing Perth's unique identity. Key people are experienced and possess the skills necessary to deliver the project successfully;
- The project offers limited opportunity to engage live audiences during the creation of the work, however the film itself would present opportunities to be far reaching, engage broad audiences and provide ongoing value. Without confirmed details on how the work is to be shown to the community, it is impossible to accurately assess its full impact;
- The project budget supplied is incomplete, detailing expenses of only $10,000 yet the request is for $15,000; and
- The application did not score above the minimum assessment score of 60% required for support and the available budget has been expended on higher ranking applications.

Arts Grants Round 1 | 2018-19 | NINA

Applicant	Miss Nicole Iovine
Project Title	NINA
Project Start Date	01/06/2018
Project End Date	07/12/2018
Estimated attendance	150 attendees
Total Project Cost	$26,020.
Total Amount Requested	$31,000 (120% of the total project budget)
Grant Category	Arts Grants ($15,001 - $40,000)
Recommendation	Decline
Assessment Score	13 out of 28 (46%)

Applicant Details

Information from the Australian Business Register

ABN	65 161 793 383
Entity Name	Nicole Iovine
Entity Type	Individual/Sole Trader
ABN Status	Active
ATO Endorsed Charity Type	Not endorsed
Goods & Services (GST)	No
Endorsed as DGR	No
Tax Concessions	No tax concessions
Main Business Location Postcode	2016 NSW
ACNC Registration	No

Previous City of Perth Support

The applicant has not previously received support from the City of Perth.

Project Summary

NINA

Date: June - December 2018
Venue: City of Perth locations
Anticipated attendance: 100 participants
Ticket price: Free to participate

NINA is a project from Perth artist Nicole Iovine and her creative organisation OWLKEYME. . OWLKEYME's intention is to “empower individuals and communities to strengthen, develop and awaken their true purpose beyond illusion”.

'NINA' is a five minute short film which will be produced by OWLKEYME. The work will showcase dance movement, Indigenous pop music and Perth's natural beauty. The film will aim to celebrate love, cultural and social inclusion, gender diversity and community identity.

The community will be invited to participate in the film via a public call out and audition process. The talent discovered from the audition process will then be involved in development workshops and invited to collaborate in the creative process. The video will then be shot across a number of City of Perth locations. The resulting work will be shared on social media platforms.

Sponsorship Benefits

- Logo recognition on all project promotional material and Co3 website;
- Opportunity to display City of Perth signage during sponsored events;
- Promotion on OWLKEYME's Facebook, Instagram and website; and
- Publicity through OWLKEYME's radio segment on Noongar radio 100.9fm and monthly e-newsletters.

Arts Grants Round 1 ($15, 001 - $40,000) Assessment Score Card

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

ESSENTIAL ASSESSMENT CRITERIA	**SCORE**
Does the project demonstrate artistic merit?	1.5
Does the project increase opportunities for the community to participate in cultural life?	1
Does the project foster meaningful collaborations across the local arts industry and/or community?	1.25
Does the project contribute to a positive sense of place within the city?	2
Does the project provide professional development opportunities for local artists and/or cultural workers?	1.25
Does the applicant demonstrated capacity to manage all aspects of the project?	1.25
Is the project plan and budget realistic and value for money?	0.75
Sub total 9 out of 28	
OPTIONAL ASSESSMENT CRITERIA *The below are non-essential criteria (optional) based on goals identified in the City of Perth Strategic Community Plan. Applicants who can demonstrate their project achieves any of these outcomes can receive additional assessment points for each of these criteria.*	
Does the project activate underutilised locations or locations prioritised for activation by the City in interesting and engaging ways?	1.75
Does the project celebrate Indigenous culture?	1.25
Does the project activate places along the riverfront?	1
Sub total 4 Bonus Points	

**TOTAL ASSESSMENT SCORE	13 out of 28 (46%)**

Assessment Panel Comments:

- This proposal is vague and underdeveloped, unclear how participants will be engaged and who the intended audience is;
- The grant request is high for 150 participants. The budget is confusing with no other sources of income identified besides the grant request, which exceeds the estimated cost of the project.;
- This project has virtually no community benefit or engagement as it is a video designed for online platforms. There are no ongoing community benefits through the commissioning of the video, demonstrating no social return to city ratepayers; and
- The application did not score above the minimum assessment score of 60% required for support and the available budget has been expended on higher ranking applications.

Arts Grants Round 1 | 2018-19 | PAKISTANIS IN AUSTRALIA: MATTERS OF THE HEART

Applicant	Pakistanis In Australia Inc.
Project Title	Matters of the heart: A literary festival
Project Start Date	01/08/2018
Project End Date	12/11/2018
Estimated attendance	200 attendees
Total Project Cost	$5,000
Total Amount Requested	$3,000 (60% of the total project budget)
Grant Category	Arts Grants (under $15,000)
Recommendation	Decline
Assessment Score	8.75 out of 20 (43.75%)

Applicant Details

Information from the Australian Business Register

ABN	14 868 531 310
Entity Name	Pakistanis In Australia Inc.
Entity Type	Other Incorporated Entity
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	6024 WA
ACNC Registration	No

Previous City of Perth Support

The applicant has not previously received support from the City of Perth.

Project Summary

Matters of the heart: A literary festival

Date:	10 November 2018
Venue:	State Library of Western Australia
Anticipated attendance:	200 attendees
Ticket price:	$10

Pakistanis in Australia is an incorporated group in Western Australia which aims to:

- support students and migrants from Pakistan in their settlement;
- initiate projects in Australia and Pakistan that promote mutual collaboration between two countries; and
- promote a positive image of Pakistan and Australia

'Matters of the heart' is a one-day literary festival for seniors from Pakistani and Indian community living in Perth.

The festival will have three segments, poetry, prose and music and will include 2-3 invited literary figures from Pakistan, India and interstate.

This project will provide opportunity to migrants from South East Asia to present poetry and prose in English, Hindi, Urdu and Punjabi which are all understood within the community. The festival will end with music.

The objectives of this project are:

- To promote intergenerational activities linking seniors to the community. The event will be open to general public of varying age groups thus linking the seniors to community, especially the newly arrived migrants and students who crave for contacts with the seniors;
- To facilitate artistic, cultural and celebratory expression within the community. The focus of the activity is to provide a platform to the community members to be creative in the selection of the poetry and prose which is either their own or to present the work of other poets and writers which they find close to their hearts; and
- To engage seniors in a variety of activities and initiatives that encourages active ageing.

Sponsorship Benefits

- Logo recognition on all project promotional material and project website;
- Opportunity to display City of Perth signage; and
- Inclusion on Pakistanis in Australia social media and e-newsletters.

Arts Grants Round 1 (under $15, 000) Assessment Score Card

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

ESSENTIAL ASSESSMENT CRITERIA	**SCORE**
Does the project demonstrate artistic merit?	1.75
Does the project increase opportunities for the community to participate in cultural life?	1.5
Does the project foster meaningful collaborations across the local arts industry and/or community?	1.5
Does the project contribute to a positive sense of place within the city?	1.5
Does the applicant demonstrated capacity to manage all aspects of the project?	2
Sub total 8.25 out of 20	
OPTIONAL ASSESSMENT CRITERIA *The below are non-essential criteria (optional) based on goals identified in the City of Perth Strategic Community Plan. Applicants who can demonstrate their project achieves any of these outcomes can receive additional assessment points for each of these criteria.*	
Does the project activate underutilised locations or locations prioritised for activation by the City in interesting and engaging ways?	0.5
Does the project celebrate Indigenous culture?	0
Does the project activate places along the riverfront?	0
Sub total 0.5 Bonus Points	
TOTAL ASSESSMENT SCORE | 8.75 out of 20 (43.75%)	

Assessment Panel Comments:

- This is a worthy project and a meaningful event to this portion of the community, however the application did not rate well against the Arts Grants program criteria;
- It is a niche project with a very low level of community engagement or awareness; and
- The application did not score above the minimum assessment score of 60% required for support and the available budget has been expended on higher ranking applications.

Arts Grants Round 1 | 2018-19 | WALGA 2018 BANNERS IN THE TERRACE

Applicant	WA Local Government Association
Project Title	2018 Banners in the Terrace Competition
Project Start Date	22/07/2018
Project End Date	04/08/2018
Venues	Banner sites: St Georges and Adelaide Terraces
Estimated attendance	20,000 attendees
Total Project Cost	$8,300
Total Amount Requested	$4,700 (57% of the total project budget)
Grant Category	Arts Grants (under $15,000)
Recommendation	Decline
Assessment Score	8.5 out of 20 (42.5%)

Applicant Details

Information from the Australian Business Register

ABN	28 126 945 127
Entity Name	Western Australian Local Government Association
Entity Type	Local Government Entity
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	6007 WA
ACNC Registration	No

Previous City of Perth Support

Support for the last five years is as follows:

Year	Amount
2013	$4,719
2014	$4,854
2015	$4,636
2016	$4,194
2017	$0
TOTAL	**$18,403**

Project Summary

Running for over twenty years, the WALGA 'Banners in the Terrace' is an annual community arts competition.

WA Local Government areas are invited to paint a banner depicting their local area to be hung in St Georges and Adelaide Terraces as part of the annual WA Local Government Convention held at the Perth Convention and Exhibition Centre in August. 138 WA Local Government Councils have previously been involved in submitting a banner design.

Local Governments will submit banners depicting their community to WALGA, which will then be hung by the City of Perth. Judging will occur on Monday, 30 July and announced at the annual WA Local Government Convention on Thursday, 2 August.

Banners will be hung along St Georges and Adelaide Terraces from Sunday 22 July - Saturday 4 August 2018

The objective of this initiative is to showcase WA's Local Government areas, and help build on the sense of community pride in these areas through the process of creating these banners. The project also provides the opportunity for school and community entries from regional areas to visit 'the City' to see their artwork on display for a large number of people to view

Categories include: Lower Primary; Upper Primary; Secondary; Community; and Professional/Digital.

Sponsorship Benefits

Organisers will provide the below benefits for the requested funding:

- Recognition on all print material - "The 2018 Banners in the Terrace Competition is supported by the City of Perth"
- Verbal recognition by the WALGA President and CEO in the plenary session at the 2018 WA Local Government Convention, attended by approximately 500 Local Government CEOs and Elected Members.

Arts Grants Round 1 (under $15, 000) Assessment Score Card

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

ESSENTIAL ASSESSMENT CRITERIA	SCORE
Does the project demonstrate artistic merit?	1
Does the project increase opportunities for the community to participate in cultural life?	1.75
Does the project foster meaningful collaborations across the local arts industry and/or community?	0.75
Does the project contribute to a positive sense of place within the city?	2

Does the applicant demonstrated capacity to manage all aspects of the project?	3
Sub total	**8.5 out of 20**
OPTIONAL ASSESSMENT CRITERIA *The below are non-essential criteria (optional) based on goals identified in the City of Perth Strategic Community Plan. Applicants who can demonstrate their project achieves any of these outcomes can receive additional assessment points for each of these criteria.*	
Does the project activate underutilised locations or locations prioritised for activation by the City in interesting and engaging ways?	0
Does the project celebrate Indigenous culture?	0
Does the project activate places along the riverfront?	0
Sub total	**0**
TOTAL ASSESSMENT SCORE | 8.5 out of 20 (42.5%)	

Assessment Panel Comments:

- It is a commendable community initiative involving schools and regional areas, however the application demonstrates limited artistic merit and benefit to the local arts industry;
- The application does not offer opportunities for collaboration within the local arts industry or community; and
- The application did not score above the minimum assessment score of 60% required for support and the available budget has been expended on higher ranking applications.

Arts Grants Round 1 | 2018-19 | TOOTIN' CARMEN

Applicant	Mr James Palmer
Project Title	Tootin' Carmen
Project Start Date	13/11/2018
Project End Date	17/11/2018
Estimated attendance	300 attendees
Total Project Cost	$16,450
Total Amount Requested	$12,500 (80% of the total project budget)
Grant Category	Arts Grants (under $15,000)
Recommendation	Decline
Assessment Score	8 out of 20 (40%)

Applicant Details

Information from the Australian Business Register

ABN	25 135 011 731
Entity Name	James William Palmer
Entity Type	Individual/Sole Trader

ABN Status	Active
ATO Endorsed Charity Type	Not endorsed
Goods & Services (GST)	No
Endorsed as DGR	
Tax Concessions	No tax concessions
Main Business Location Postcode	6052 WA
ACNC Registration	No

Previous City of Perth Support

The applicant has not previously received support from the City of Perth.

Project Summary

Tootin' Carmen

Date:	5 – 17 November 2018
Venue:	The Actors Hub, East Perth
Anticipated attendance:	300 attendees
Ticket price:	Ticketed ($25 adult; $20 concession)

Tootin' Carmen is an original, adults-only musical comedy, written by James Palmer and Jude Bridge, with music by James Palmer. Set in Ancient Egypt, the production is supported by a cast of 13 and a band of three musicians.

The musical is planned to premiere as part of the 2018 Pride Festival, and included as part of Pride's Cultural Program.

The season will include a five night performance run at the Actor's Hub in East Perth. Tootin' Carmen is the first outside-produced production to be staged at the venue. Tootin' Carmen is listed with the Independent Theatre Association, the governing body of all amateur theatres in WA.

Sponsorship Benefits

- Logo recognition on all project promotional material and project website; and
- Opportunity to display City of Perth signage.

Arts Grants Round 1 (under $15, 000) Assessment Score Card

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

ESSENTIAL ASSESSMENT CRITERIA	**SCORE**
Does the project demonstrate artistic merit?	1.25
Does the project increase opportunities for the community to participate in cultural life?	1.5
Does the project foster meaningful collaborations across the local arts industry and/or community?	1.5
Does the project contribute to a positive sense of place within the city?	1
Does the applicant demonstrated capacity to manage all aspects of the project?	1
Sub total 6.25 out of 20	
OPTIONAL ASSESSMENT CRITERIA *The below are non-essential criteria (optional) based on goals identified in the City of Perth Strategic Community Plan. Applicants who can demonstrate their project achieves any of these outcomes can receive additional assessment points for each of these criteria.*	
Does the project activate underutilised locations or locations prioritised for activation by the City in interesting and engaging ways?	1.75
Does the project celebrate Indigenous culture?	0
Does the project activate places along the riverfront?	0
Sub total 1.75 Bonus Points	
TOTAL ASSESSMENT SCORE | 8 out of 20 (40%)	

Assessment Panel Comments:

- The projects presents an opportunity to support a new venue and promote an arts organisation within the City's boundaries;
- The extent of community engagement is limited as it is an adults-only performance, aimed at a relatively niche audience and there would be a small number of attendees; and
- The application did not score above the minimum assessment score of 60% required for support and the available budget has been expended on higher ranking applications.

Agenda Item 13.13 **Industry/Sector Development – Start Something in Perth (Atomic Sky)**

Recommendation:

That Council:

1. ***APPROVES cash sponsorship of $50,000 (excluding GST) to Atomic Sky Pty Ltd, to present 'Start Something in Perth' from 1 June 2018 to 31 May 2019;***

2. ***NOTES the list of sponsorship benefits contained within the Detailed Officer Assessment in Attachment 13.13A;***

3. ***AUTHORISES the Chief Executive Officer (or an appointed delegate) to negotiate with the applicant the final list of sponsorship benefits according to 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 1 July 2019.***

FILE REFERENCE:	P1034443#03
REPORTING UNIT:	Economic Development
RESPONSIBLE DIRECTORATE:	Economic Development and Activation
DATE:	13 February 2018
ATTACHMENT/S:	Attachment 13.13A – Detailed Officer Assessment Attachment 13.13B – Speakers Profiles Attachment 13.13C – Pitch Day Mentoring Prize Winners Confidential Attachment 13.13D – Alumni Commercialisation Updates *Confidential Attachments are distributed to Commissioners under separate cover*

Council Role:

☐	Advocacy	*When the Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.*
☒	Executive	*The substantial direction setting and oversight role of the Council e.g. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.*
☐	Legislative	*Includes adopting local laws, town planning schemes and policies*

☐	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 & Grants

Purpose and Background:

Established in December 2012, Atomic Sky is a Perth based start-up studio, focussed on helping new business founders develop and launch new products by providing them with a trusted network, expertise and resources to deliver. Atomic Sky also provides "start-up thinking" to any business with a range of workshops, programs, incubator and support services to allow any business large or small to be more successful.

Developed in 2013 and launched at the University of Australia (UWA), the 'Start Something' program is an independent education and business start-up program developed by Atomic Sky for use within high growth sectors.

The objective of the program is fill a perceived gap in the research commercialisation pathway in WA. This is done by taking University researchers, educating them in commercialisation, introducing industry expert mentors and investors and facilitating a pathway into the city start-up ecosystem.

Since its inception in 2013, the program has trained more than 400 researchers from the UWA, and Murdoch University and demand and need for the initiative continues to be evidenced by pre-ordering of the programs by UWA and Murdoch Universities, feedback from prior program alumni and high levels of attendance. The addition of a program for Curtin University in 2018 also reinforces the growing demand for the Start Something program.

The Start Something model has proven successful in strengthening high growth sectors and small to medium enterprise (SME's) communities around research and start-up businesses.

Details:

The City of Perth has now received a request for an Industry/Sector Development Sponsorship of $50,000 from Atomic Sky Pty Ltd to present 'Start Something in Perth' over the period of 1 June 2018 to 31 May 2019.

This project 'Start Something in Perth' will now focus the program on and around the City of Perth as the destination for scaling of these research commercialisation outcomes for maximum economic impact.

The project will provide researcher-start-up engagement, commercialisation education, acceleration of projects, mentoring for staff, researchers, students, SMEs and organisations. Participants will also gain new skills in the translation of ideas into commercial or social impact.

In addition, the program also exposes the Perth business community directly to national and international innovation leaders plus export sector experts, helping them connect for future collaboration.

The program is provided free of charge to all participants with the program guiding alumni into Centre for Entrepreneurial Research and Innovation (CERI), the Spark Co-Labs Design and Actuator Program, Bloom and Founders Institute amongst others. It is anticipated that 350 participants will take part in the program during 2018.

The proposed program structure for 2018 is as follows:

Workshops and Pitch Showcasing

This element of the program comprises of eight workshops that cover:

- The broader research community;
- Development ('hands-on') training; and
- Pitching and networking showcase.

Speaker Events

'Start Something in Perth' also includes a six high profile speaker events per year labelled the Innovation Breakfast Series. These allow learning from national or international experts regarding global trends in innovation, digital transformation, best practices and export market demand. Each event is themed on a topic that provides exposure for the broader Perth community to hear and engage with visiting experts and thought leaders.

Further details of this sponsorship request and the sponsorship benefits that will be provided to the City are provided in Attachment 13.13A.

Financial Implications:

ACCOUNT NO:	93C450007901
BUDGET ITEM:	Economic Development Program – Donations & Sponsorships
BUDGETED AMOUNT:	$ 625,271
AMOUNT SPENT TO DATE:	$ 405,054

PROPOSED COST:	$ 50,000
BALANCE REMAINING:	$ 220,217
ANNUAL MAINTENANCE:	N/A
ESTIMATED WHOLE OF LIFE COST:	N/A

All figures quoted in this report are exclusive of GST.

Comments:

It is recommended that Council approves sponsorship of $50,000 (excluding GST) to support the 'Start Something in Perth' 2018/19 Program.

Through the City's support of key industry sectors including education, medical/biotechnology, smart cities, knowledge industries and resources/energy sectors the City is aware of the prevalent lack of research and innovation commercialisation within Perth. This program seeks to tackle these issues by providing the connections participants require such as:

- Reach to new Western Australian researchers, research students, and potential business founders;
- Create publicity around the innovation breakfasts and alumni pitch showcase;
- Create new industry/research conversations that may leverage future projects within the City of Perth; and
- Directly introduce hundreds of university-centric individuals from outside the business ecosystem to the co-working, accelerator and other business collaboration opportunities in the City.

All events are also all located within the City of Perth, resulting in direct economic benefits from event space hire, new co-working clients, consulting income and catering bookings.

At the conclusion of each program cycle, Start Something facilitates prizes of mentorship from experts with direct experience and networks that can help the strongest of the cohort continue to move forward at a sprint. These have proven to deliver new tenants into co-working space businesses in the City of Perth including SpaceCubed, Bloom, Studio StartUp and CERI. Attachment C provides information on mentoring prize winners.

This program will also allow experienced mentors from a variety of fields to provide knowledge, skills at access to networks for Perth based participants in an effort to commercialise grow local innovation. Each mentor is an expert within their own field and has the necessary elements to successfully prepare and scale a business start-up idea. The program has been established for over three years, and has the potential to attract and retain upcoming talent in the start-up and education scene within Perth.

ATTACHMENT 13.13A

Detailed Officer Assessment – Industry / Sector Development Sponsorship

Applicant	Atomic Sky Pty Ltd
Program	Industry / Sector Development Sponsorship
Event Title	'Start Something in Perth 2018'
Event Start Date	01/06/2018
Event End Date	31/05/2019
Venue	N/A
Total Project Cost	$585,000
Total Amount Requested	$ 50,000 (8.54% of the total project cost)
REMPLAN Impact (Direct)	N/A
Assessment Score	27.33 out of 36 (76%)
Recommendation	Approval
Recommended amount	$ 50,000

Applicant Details

Information from the Australian Business Register

ABN	62 161 827 578
Entity Name	Atomic Sky Pty Ltd
Entity Type	Australian Private Company Pty Ltd* (limited by guarantee)
ABN Status	Active
ATO Endorsed Charity Type	Not endorsed
Goods & Services (GST)	Yes
Endorsed as DGR	No
Tax Concessions	No
Main Business Location Postcode	6000
Main Business Location State	WA

*Atomic Sky is private company that provides consultancy and facilitation services from which it derives its own revenue. Atomic Sky have confirmed that Start Something as a program has not made a profit in its first three years and is provided as 'cost-neutral'. Atomic Sky has not taken an equity share in any companies developed through the program.

Associate Details

Position	**Name**
Chief Executive	Peter Rossdeutscher
Training and Facilitator	Jill Stadjuhar
Training and Facilitator	Dr Kate Brooks

Training and Facilitator	Dr Natasha Ayers
Business Modelling Mentor	Justin Davies
Workshop Mentor	Brenton Siviour
Workshop Mentor	Dr Susanne Bahn
Workshop Mentor	Stuart Kidd
Cohort Mentor	Brett Giroud

Project Summary

'Start Something' is an independently run education and business start-up program accelerating high growth sectors. Developed in 2013 and launched at UWA, the 'Start Something' model takes university researchers and post-graduate students and educates them in the commercialisation of their research, introducing industry experts and mentors as well as investors along the way and facilitating pathways into the city start-up ecosystem.

Since 2013 'Start Something' has trained over 400 researchers, creating a business and economic link from universities into CBD business and investors. In doing so, the program has attracted broader expertise into the economic community.

Sectors benefiting from this accelerator based approach include medical/biotech, smart cities, agri-business, knowledge industries, resources/energy and social impact. The program also includes entrepreneurship workshops, pitch showcases, international speaker breakfasts and alumni activities.

This project 'Start Something in Perth', is to now focus the program on and around the City of Perth as the destination for scaling these activities for maximum economic impact.

Project Description

Successful commercialisation of research is a key component of knowledge innovation clusters worldwide. It has the power to connect universities to the CBD, broaden and strengthen the business community, enhance venture capital raising and investment and raise the profile of the City as a high growth business destination.

The program currently works with researchers from the University of Western Australia (UWA) and Murdoch University and will this year add researchers from Curtin University.

The 'Start Something' program identifies, through skills development programs at universities, the strongest research in high growth sectors. It then educates those researchers in creating sustainable business models, attracting investment and learning to pitch their innovations to business and potential investors.

UWA have confirmed that the program supports UWA's mission to drive social and economic development by getting research out from behind closed lab doors and into the broader community. Murdoch University have also confirmed that the program is an important component in broadening the commercialisation of their research.

'Start Something' has facilitated mentoring in the commercialisation journey of numerous start-up businesses in key economic focus areas aligned to the City of Perth Strategic Community Plan and Economic Development Strategy. See Confidential Attachment D which outlines the commercialisation and business development progress of previous Start Something alumni. In addition, the program also exposes the Perth community directly to national and international innovation leaders plus export sector experts, helping them connect for future collaboration and the expansion of business and employment outcomes.

The program is provided free of charge to all participants, which removes a barrier which can inhibit broad engagement with student and deep researchers.

Workshops & Pitch Showcase

The core skills development and industry collaboration program for Start Something Perth will comprise of eight workshops:

2 x 1 hour sessions for broader research community
5 x 2 hour hands-on workshops
1 x 2 hour pitch and networking showcase

Speaker Events

Start Something Perth will also include six high profile speaker events per year labelled the Innovation Breakfast Series. These allow learning from national or international experts regarding global trends in innovation, digital transformation, best practices and export market demand.

All leadership events will be held in the City of Perth.

In delivering the 'Start Something in Perth' program, Atomic Sky will:

- Use its content and be responsible for delivering all trainers, speakers and mentors for the program;
- Market and secure the participants;
- Source or provide the onsite facilities for all workshops;
- Source and provide the venue and catering for the end of program Pitch Event;
- Perform the administration, internal coordination and internal marketing to the program cohort;
- Ensure broad market exposure for the activities and sponsors; and
- Run a series of high profile speaker programs in the City of Perth to support the initiative.

Participating Universities have confirmed their financial, marketing and administration support. Prior sponsors have also been approached with positive indications received from seven organisations.

Sponsorship Benefits

The City of Perth will receive the following sponsorship benefits:

Co-branding Benefits:

- Platinum partner naming rights in the program in WA with branding inclusion on all program marketing activities;
- Press announcement of the City of Perth support;
- Opportunity for City of Perth to place banners, flyers or other material at all events;
- City of Perth logo on the program website and marketing collaterals;
- City of Perth support recognised by the speakers at all events;
- City of Perth prominently recognised in the post program video;
- Commissioner or Senior Executives to speak at key events;
- Option for City of Perth to provide blog content which the Start Something channels will promote; and
- City of Perth will have the option to nominate the topic of two of the innovation sector breakfast events.

Community Connection and Development Benefits including:

- Opportunity for City of Perth staff to participate in the innovation commercialisation training workshops (up to four staff);
- Option for City of Perth to receive direct introductions to all participants, event attendees and speakers involved in the program activities;
- Option for City of Perth to receive direct introductions to Start Something international speakers and supporters of the program (including innovation experts in Israel, China, Finland, UK, Hong Kong and USA);
- Introduction to the City of Perth business community of new business growth mentors, angel investors, venture capital organisations and innovation experts; and
- City of Perth will be able to place Commissioners or Executive onto the Start Something Pitch day judging panel.

Access to Start Something Experts

- City of Perth will be provided the option to leverage the innovation breakfast series speakers to build future video content for promotion for the City. With snippets around the guest speakers area of expertise plus their views on why Western Australia and Perth is a wonderful place to build an innovative business; and
- City of Perth will be provided the option of a half day innovation workshop led by Start Something experts for City of Perth own staff or nominated government or business community attendees.

Assessment Score Card

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

ECONOMIC OUTCOMES	
How do you rate the number of attendees the event will attract?	3.67
How do you rate the caliber of speakers and participants in the event?	3.67
What level of opportunity is there for business networking and links to existing WA industry sectors?	3.67
What is the level of anticipated economic impact to the City?	3.33
Does the event position Perth as a Capital City and lift the status, awareness or profile of Perth?	2.67
Has the applicant provided evidence of a robust business plan including other funding sources to ensure sustainability of the event?	3
How well does the application reflect and add value to the City's Economic Development Strategy outcomes?	3
How well does the application reflect and add value to the City's strategic objectives?	3.67
Subtotal | 26.68 out of 32	
ORGANISATIONAL COMPETENCY	
Level of benefits and recognition offered to the City	3.37
Subtotal | 3.37 out of 4	
TOTAL ASSESSMENT SCORE | 27.33 out of 36 | (76%)	

Assessment Panel comments

- Positive program that is well supported by academia, industry and innovation sector;
- Would be great to see increased collaboration and activity between researchers and corporate sector in terms of addressing validated industry problems;
- A high-quality application;
- Excellent project that involves multiple universities within the City and wider Perth metropolitan region and straddles both the education and innovation;
- Project is focused on the commercialisation of research which is a key area of focus and growth for the start-up community within Perth;
- The proponent is very credible with a long track record of success within the City;
- The project has been running successfully for three years and investment by the City will help to expand the program; and
- An extension of the program will be a welcome and valued contribution to the start-up eco-system within the City.

Comments

This project is in direct alignment with the vision and goals of the City's Strategic Community Plan.

The program has been established for over three years, growing steadily to now include researchers and post-graduates from UWA, Murdoch and now Curtin University. This year researchers from ECU and CQ University, who established a presence in the City in 2017, will also be invited to participate in the program.

Start Up Something Perth will not only facilitate the collaboration between start-ups, researchers and businesses it will also strengthen the City of Perth's business community by providing pathways for them to work directly with world class research.

It is recommended that Council approve sponsorship for the proposed sum of $50,000 to support the Start Something in Perth programme in 2018/19.

ATTACHMENT 13.13B

Industry/Sector Development – START SOMETHING IN PERTH (ATOMIC SKY)

Start Something Testimonials

"Start Something is a crucial innovation initiative, directly engaging communities around key sectors that are critical to the future success of Western Australia. The platform creates collaboration which is essential to innovation success"

Peter Clarke- State Manager- METS Ignited

"We're excited to be working with Innovation Cluster to deliver this program to engage the many entrepreneurs that we have across all disciplines in building skills to translate their research and create community impact. The initiative supports UWA's mission to drive social and economic development by getting research out from behind closed lab doors and into the broader community."

Robyn Owens - Deputy Vice-Chancellor (Research) University of Western Australia

"Murdoch is delighted with this exciting initiative, for the program is an important component in broadening the commercialisation of the University's world-class research."

David Flanagan- Chancellor of Murdoch University

"Start Something provides researcher staff and PhDs with their first introduction to the business modelling and technical knowledge skills necessary to focus their research and better engage with industry. We see it as a key feeder program for the CSIRO Accelerator."

David Burt- CSIRO Innovation Director

"The Innovation Breakfast Series is an excellent way to learn more about the ever-changing world of innovation and the challenges innovation poses for all of us."

Mr Lars Backström - Ambassador of Finland to Australia

Previous Breakfast Series Topics and Themes

Each event is themed on a topic that provides exposure for the broader Perth community to hear and engage with visiting experts and thought leaders. The events are free to attendees and target a mix of audience participants from business, University, SME and start-ups. The networking component is particularly strong and deliberately given ample time before and after the short speaker slots.

Previous best practice topics covered include:

- Israel - Innovation and Western Australia;
- India as a Market for Western Australian Innovation;
- Expanding Australian Innovation into China;
- Leveraging Digital Markets to Globalise;
- Learning from Finland's Global Innovation Clusters;
- Start Something with Export Impact;
- Hong Kong Pathways to China for Australian Start-ups; and
- Data Analytics for Service Transformation.

Prior visiting industry thought leaders as speakers include:

- Israel Austrade Landing Pad Manager (Tel Aviv);
- India Consul General to WA;
- Director-General of Invest Hong Kong (Hong Kong);
- Founder of BLOOM;
- Landing Pad GM, Austrade China (Shanghai);
- The Finland Ambassador to Australia (Canberra);
- SVP of Crowdicity (London);
- WA Innovator of the Year 2015;
- ACS National Disruptor of the Year 2016; and
- Regional GM, IBM Watson Cognitive Data (Sydney).

‘Start Something’ Personnel Brief

Peter Rossdeutscher - Executive Director

Peter Rossdeutscher is the Owner of Atomic Sky. He is a former global CEO, experienced Entrepreneur, Angel investor and Adjunct Professor of Entrepreneurship and Innovation. He is a member of steering committees such as Austrade's Global Technology Export Committee.

Dr Natasha Ayers - Training and Facilitator

Dr Natasha Ayers is an expert trainer, facilitator and mentor. She Founded iPREP WA, AgriStart and leads numerous initiatives helping businesses grow and flourish in Western Australia. Tash is also a long-time judge on WA Innovator of the Year.

Dr Kate Brooks- Training and Facilitator

Dr Kate Brooks facilitates the education and skills development component of Start Something. She is an Atomic Sky Associate and our facilitator for CSIRO's commercialisation programs plus works part-time as a strategic project manager for Innovation Central and for Wescef. Kate had worked 10 years in CSIRO and held the role of Deputy Head Operations for the Australia Telescope National Facility from 2013-16. She was also previously Murdoch University Lead Staff Development Advisor (Research) where designed and delivered workshops.

Jill Stadjuhar- Training and Facilitator

Jill Stadjuhar is a highly experienced expert at connecting industry, entrepreneurs and researchers to deliver commercial impact. She has held senior roles in that capacity including The University of Western Australia and the National Energy Resources Australia NERA.

Justin Davies - Business Modelling Mentor

Justin Davies works with the cohort on lean business modelling their business and technology plans. He has broad experience in this role and also mentors of some of our prize winners. Justin is a highly experienced mentor having had formal roles in Startup contests, accelerators and business growth programs for more than five years.

Brett Giroud - Cohort Mentor

Brett Giroud role is lead mentor for Start Something prize winners. He has performed this role for prior Start Something winners such as the Barry Marshall Institute's Noisy Guts project and TerraHertz Group. He is a specialist focusing on helping with market validation, client identification, company creation planning. Brett also mentors UWA startups such as Seed-Flame.

Jason Graneri - Program Coordination

Jason Graneri provides cohort coordination, collaboration tools support and administration.

Workshop Mentors

- Brenton Siviour who has 20 years' experience mentoring start-up and SME companies on their growth strategies.
- Stuart Kidd is a technology development expert who has led the formation and ASX listing of a tech company and now leads AppsPeople.
- Dr Susanne Bahn founded two successful businesses from research. She heads Tap into Safety which has numerous awards for startup growth success.

Mentoring Prize Winners from Start Something Pitch Day

Area	Year	Mentoring Prize	Name	Topic	Department	Mentor Sponsor
Health & Medical Sciences	2017	Future Leader Award	Chris Bartley	Managing chronic illness through machine learning	Engineering and Mathematical Sciences	Studio StartUp
Resources & Energy	2016	Innovation in Minerals Prize	Aleks Nikoloski	Catalytic Anodes for Oxygen Evolution	Engineering and Information Technology	MIRWA
Innovation & Knowledge Industries	2017	Research Impact Award	Anthony Fitzgerald	Terahertz spectroscopy and imaging software platform	Physics and Astrophysics	TechHub
Education Sector	2016	Social Impact Prize	Ashleigh Roberts	Industry Engagement Portal for the PhD	Business, Research and Innovation	Atomic Sky
Food & Agri Business	2017	Commercial Innovation Award	Calum Watt	Lupin Protien Isolate initiative	Veterinary & Life Sciences	CSIRO
Place Development	2017	Commercial Innovation Award	Camila Fonseca Mazzo	Online Platform for Enabling Sustainable Housing	School of Engineering & IT	Studio StartUp
Health & Medical Sciences	2016	Enterprise Prize	Christopher James	A Biomarker of Inflamation for Clinical Trials	Chemistry and Biochemistry	Start Something
Resources & Energy	2017	Energy Research Commercialisation Prize	David White	Using penetrometers to measure hazardous bulk soft materials	COFS/ Offshore Hub	NERA
Education Sector	2016	Entrepreneurship Prize	Elisa McGowan	Inspiring High School Students to Aim for Higher Education	Aspire, Student Support Services	Studio StartUp
Resources & Energy	2015	Commercialisation Award	Ghulam Hassan	Modeling for Mine Site Crack Detection	Computer Scienc and Mathmatics	CSA Global
Resources & Energy	2017	FutureLab Innovation Prize	Ian Milne	Mooring failure of floating facilities	COFS/ Offshore Hub	Woodside
Resources & Energy	2017	Innovation Mentoring Prize	James Doherty	Automate design of foundations using cloud based apps	Civil Engineering	Studio StartUp
Education Sector	2015	Entrepreneurship Prize	Jo Hawkins	Disruptive Approach to Research Publication	Arts (History)	UWA IQ
Resources & Energy	2015	Entrepreneurship Prize	Jonathan Lilley	Wave Powered Renuewable Energy	Engineering and Science	UWA IQ
Health & Medical Sciences	2016	Commercialisation Award	Josephine Muir	NoisyGuts Project; Analysing Gut Noises	Marshall Centre for Infectious Diseases	CSIRO
Education Sector	2017	AgriStart Innovation Award	Karina Price	Virtual reality apps for plant cell education in schools	ARC Centre of Excellence in Plant Energy Biology	AgriStart
Food & Agri Business	2017	Innovation Prize	Kirsty Bayliss	Extending the Life of Fresh Produce by Breaking the Mould	Veterinary & Life Sciences	AgriStart & CSBP
Food & Agri Business	2016	Murdoch Research & Innovation Prize	Manjree Agarwal	Global Cheese from Australian Sweet Lupin Milk	Veterniary and Life Sciences	Murdoch University
Innovation & Knowledge Industries	2016	CSIRO Prime Prize	Marcus Pham	Augmented Reality for Dentists	Electrical & Electronic Engineering	CSIRO
Health & Medical Sciences	2016	Commercialisation Award	Rakesh Veedu	Nanoweb-DNA Amplification	Centre for Comparative Genomics	CSIRO
Resources & Energy	2016	Entrepreneurship Prize	Rasoul Hejazi	FibreOptic sensing for fatigue crack formation in riser systems of floating platforms	COFS/ Offshore Hub	Atomic Sky
Health & Medical Sciences	2016	Enterprise Prize	Ravi Brundavanam	Dental Decay; Nano-macro Ceramic Toothpaster	Engineering and Information Technology	CERI

Area	Year	Mentoring Prize	Name	Topic	Department	Mentor Sponsor
Food & Agri Business	2016	Innovation Excellence Prize	Sofie de Meyer	MALDIID; Root Nodule Backteria Identification	Veterinary and Life Sciences	SpringTech
Health & Medical Sciences	2017	Innovation Prize	Supriya Rattan	Biomedical Activated Charcoal for Overdose Applications	School of Engineering & IT	Murdoch University
Innovation & Knowledge Industries	2016	Enterprise Impact Prize	Syed Afaq Ali Shah	Fully Augomated 3D Analysis for Facial Rejuvenation	Computer Sicence & Software Engineering	Start Something
Health & Medical Sciences	2017	Commercial Innovation Award	Yuliya Karpievitch	Early detection of pancreatic cancer from circulating blood DNA	Perkins Institute of Medical Research	UWA
Resources & Energy	2017	Entrepreneurship Prize	Yuxia Hu	Torpedo anchors	Civil Engineering	UWA

CONFIDENTIAL ATTACHMENT 13.13D
ITEM 13.13 – INDUSTRY/SECTOR DEVELOPMENT – START SOMETHING IN PERTH (ATOMIC SKY)

FOR THE ORDINARY COUNCIL MEETING

24 APRIL 2018

DISTRIBUTED TO COMMISSIONERS UNDER SEPARATE COVER

Agenda Item 13.14 **Industry / Sector Development Sponsorship – StartSomeGood**

Recommendation:

That Council:

1. ***APPROVES a cash sponsorship of $32,000 (excluding GST) to StartSomeGood for 'Pitch for Good Perth 2018';***

2. ***NOTES the provisional list of sponsorship benefits contained in the Detailed Officer Assessment in Attachment A;***

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 sponsorship acquittal report, including any supporting material, will be submitted to the City of Perth by 1 September 2018.***

FILE REFERENCE:	P1034443#03
REPORTING UNIT:	Business Support and Sponsorship
RESPONSIBLE DIRECTORATE:	Economic Development and Activation
DATE:	16 February 2018
ATTACHMENT/S:	Attachment 13.14A - Detailed Officer Assessment

Council Role:

☐	Advocacy	*When the Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.*
☒	Executive	*The substantial direction setting and oversight role of the Council e.g. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.*
☐	Legislative	*Includes adopting local laws, town planning schemes and policies*
☐	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 1.4 Increase the amount of people that live work, visit and stay in the city so it develops a strong sense of neighbourhood Goal 4 A future focused and resilient city 4.4 Social enterprises are supported in the city Goal 8 A city that delivers for its community
Policy Policy No and Name:	18.13 - Sponsorship and Grants

Purpose and Background:

The City of Perth has received a request for Industry / Sector Development Sponsorship of $33,266 (excluding GST) from StartSomeGood Pty Ltd to support the 2018 'Pitch for Good Perth' initiative.

Details:

'Pitch for Good' is produced by StartSomeGood, a crowdfunding platform for broadly progressive social impact projects and organisations.

Pitch for Good supports innovative local social enterprises, who are pitching ideas which will have a positive social impact and create positive social change.

Held on 22 June 2018 at the Perth Town Hall, 'Pitch for Good' will give Western Australian social enterprises the opportunity to pitch their idea to a live audience of potential supporters and donors, while simultaneously launching an online crowdfunding campaign. Organisers aim to generate at least $25,000 in additional funding for these enterprises.

Financial Implications:

The costs of the sponsorship will be split between the Economic Development and Sustainability Business Units, as per below.

ACCOUNT NO:	CL93 793000 7901
BUDGET ITEM:	Innovation and Technology
BUDGETED AMOUNT:	$180,000
AMOUNT SPENT TO DATE:	$ 64,061
PROPOSED COST:	$ 17,000
BALANCE REMAINING:	$ 98,939
ANNUAL MAINTENANCE:	N/A
ESTIMATED WHOLE OF LIFE COST:	N/A

ACCOUNT NO:	CL86 850000 7919
BUDGET ITEM:	Social Enterprise
BUDGETED AMOUNT:	$ 15,000
AMOUNT SPENT TO DATE:	$ 0
PROPOSED COST:	$ 15,000
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 Assessment Panel noted that the support for social enterprise represents an important area of strategic focus for the City. Goal 4 of the City's Strategic Community Plan states an objective is to increase the number of social enterprises supported by the City to 40 by 2021, and this project directly contributes to the achievement of this objective.

Sponsorship of $32,000 is recommended to support the project.

ATTACHMENT 13.14A

Industry / Sector Development Sponsorship | 2017-18 | START SOME GOOD

Applicant	StartSomeGood Pty Ltd
Project Title	Pitch for Good Perth
Project Start Date	31/03/2018
Project End Date	22/07/2018
Venue	Perth Town Hall
Estimated attendance	300 attendees
Ticket price	$30.00
Total Project Cost	$66,766
Total Amount Requested	$33,266 (50% of the total project budget)
REMPLAN Impact (Direct)	N/A
Recommendation	Approval
Recommended amount	$32,000 (48% of the total project budget)
Assessment Score	29.37 out of 36 | (82 %)

Applicant Details

Information from the Australian Business Register

ABN	71 162 169 806
Entity Name	Startsomegood Pty Ltd
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	2010 NSW
ACNC Registration	No

StartSomeGood is a private company which claims a service fee equivalent to 5% of the total project funding goal. For example, if a goal of $12,000 is raised the fee will be $600. The fee is used to invest in the platform and enables the StartSomeGood team to provide the support needed for the social impact causes promoted through its platforms.

Associate Details

Name	Relationship Type
Mr Alex Budak	Director
Mr John Dawkins	Director and Public Officer
Mr Tom Dawkins	Chief Executive Officer
Mr Mike Fuller	Business Development Manager

Program Summary

'Pitch for Good' is an event where emerging West Australian social entrepreneurs will be given the opportunity to pitch their idea to a live and online audience, with the aim of raising funding and awareness.

Social enterprises are defined as businesses which aim to achieve a social, cultural or environmental goal or another kind of community benefit, rather than for the economic benefit of shareholders or owners.[1]

'Pitch for Good' is produced by StartSomeGood, a crowdfunding platform for broadly-progressive social impact projects and organisations. The organisation's focus is social entrepreneurship as a vehicle for creating change, and the organisation aims to support all forms of change making: entrepreneurial, advocacy and activism, community organising, research and information provision and inspiration.

StartSomeGood launched in 2011, and has since assisted over 850 projects raise funding for their cause. StartSomeGood states that the organisation has the highest project success rate in 'cause crowdfunding' at 53% (equivalent platforms are as low as 13%).[2]

Program Description

Pitch for Good supports innovative local social enterprises, who are pitching ideas which will have a positive social impact and create positive social change.

Held on the 22 June 2018 at the Perth Town Hall, 'Pitch for Good' will give Western Australian social enterprises the opportunity to pitch their idea to live audience of potential supporters and donors, while simultaneously launching an online crowdfunding campaign. Organisers aim to generate at least $25,000 in additional funding for these enterprises.

After the pitches, attendees will vote for their favourite idea by using their tokens. As part of their entry fee, each ticket holder will receive 3 x $10 "social chips" to contribute to the enterprise of their choice, passing 100% of ticket revenue on to the social enterprises.

StartSomeGood will then match the funding contributed by the community $1-to-$1, with a bonus $2,000 for the project with the most votes on the night. This would mean a large

[1] https://communitydoor.org.au/social-enterprise/what-is-a-social-enterprise
[2] https://startsomegood.com

proportion of the City's recommended sponsorship fee would be distributed directly to social enterprises by way of matched grants.

The event will also include a "startup alley", with stalls showcasing existing social enterprises.

Pitch for Good Perth also aims to raise the profile of social enterprise as a viable pathway for local entrepreneurs, generate local PR which highlights existing and emerging social enterprise and innovation and facilitate networking and new connections.

Program Timeline

March - May 2018: Call out for applications and promotional campaign

StartSomeGood will launch a call out of applications, supported by a promotional campaign.

Promotion of the event via:

- a dedicated Perth Pitch for Good Website;
- coordination of various pre-pitch night open events such as a launch event, information sessions and workshops to stimulate ideas and improve the quality of proposals; and
- Promotional campaign via social media channels and the StartSomeGood mailing list of over 75,000+ people and additional distribution through aligned group email lists.

May - June 2018: Selection and training of shortlisted participants

A short-list of applications will be compiled, and the final four enterprises will be selected to pitch at the event, based on evidence of their innovation, impact, vision and validation. Sponsors are invited to be involved in the selection process.

Finalists will receive personal support and training from crowdfunding experts and industry leaders, including pitch and story coaching, enabling them to frame and present their ideas and business cases.

June 2018: Launch of Crowdfunding campaign and Pitch for Good event

- Finalists launch crowdfunding campaigns on StartSomeGood; and
- Pitch for Good event held at the Perth Town Hall, with funds raised on the night allocated to live crowdfunding campaigns.

July 2018 – Crowdfunding campaign

- Promotion and support for live crowdfunding campaigns (close 22 July 2018).

Previous City of Perth Support

The applicant has not previously received any support from the City of Perth.

Sponsorship Benefits

Organisers will provide the below benefits for the requested funding:

- The City of Perth to be recognised as a Government Partner and Major Sponsor of the event;
- The City of Perth to receive logo recognition and creative input into all program promotional materials;
- The City of Perth to receive logo and profile on the project website, social media channels, all crowd funding campaigns and e-newsletter;
- Opportunity to display City of Perth signage at the project location and all pre and post events; and
- Opportunity for the Chair of Commissioners, or nominated representative, to participate, or present at all events associated with the project.

Industry / Sector Development Sponsorship | Assessment Score Card

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

ASSESSMENT SCORE CARD	
To what extent does initiative promote industry development and professional development opportunities in key economic sectors?	3.34
Will the initiative build long term relationships that provide business and community members with the opportunity to share best practice with visiting industry thought leaders?	3.34
Does initiative enhance opportunities for business development and investment within key sector markets to stakeholders including new and emerging opportunities and export markets?	3
Does initiative provide an economic benefit to businesses within the City of Perth?	2.34
Does initiative provide competitive or comparative advantage by linking sector and industry stakeholders to achieve clusters or cooperative programs within the City of Perth Local Government Area?	3.67
Does the initiative support ongoing development programs that provide training and skill development opportunities for businesses within the City of Perth including business incubators and/or accelerators?	3.67
To what extent does the application reflect and add value to the City's Economic Development Strategy outcomes?	3.67
To what extent does application reflect and add value to the City's Strategic objectives?	3.34
How do you rate the level of benefits provided to the City?	3
TOTAL ASSESSMENT SCORE |29.37 out of 36 | (82 %)	

Assessment Panel Comments:

- The Panel noted the support for social enterprise represents an important area of strategic focus for the City. Goal 4 of the City's Strategic Community Plan states an

objective is to increase the number of social enterprises supported by the City to 40 by 2021, and this project directly contributes to the achievement of this objective;

- The Panel noted the project can act as a pilot for larger investment and growth in the social enterprise space, which leads directly to enhanced City sustainability and innovative solutions to community needs;
- The proposed project allows for adaptive growth in the sector which responds to community need through community engagement and participation;
- A large proportion of the sponsorship fee will be distributed directly to social enterprises by way of matched grants from the event organisers;
- The proposed project is a good opportunity to facilitate cross-departmental collaboration between a the Economic Development and Sustainability Business Units at the City;
- The applicant has a good history of experience and delivery related to this area; and
- The Panel recommended a sponsorship of $32,000 to support the project.

Report to the Ordinary Council Meeting

Agenda Item 13.15 **Strategic Event Sponsorship – NAIDOC Week Opening Ceremony**

Recommendation:

That Council, subject to adoption of the 2018/19 budget:

1. ***ENDORSES sponsorship of $15,000 excluding GST to NAIDOC Perth Inc for the NAIDOC Week Opening Ceremony to be held at Supreme Court Gardens on 8 July 2018;***

2. ***NOTES the provisional list of sponsorship benefits contained in the Detailed Officer Assessment in Attachment 13.15A;***

3. ***AUTHORISES the Chief Executive Officer (or an appointed delegate) to negotiate with the applicant the final list of sponsorship benefits for inclusion in the agreement according to the Council approved funding amount; and***

4. ***NOTES that a detailed acquittal report, including any supporting material, will be submitted to the City of Perth four months following the completion of the supported project.***

FILE REFERENCE:	P1035585#02
REPORTING UNIT:	Business Support and Sponsorship
RESPONSIBLE DIRECTORATE:	Economic Development and Activation
DATE:	2 April 2018
ATTACHMENT/S:	Attachment 13.15A – Detailed Officer Assessment

Council Role:

☐	Advocacy	*When the Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.*
☒	Executive	*The substantial direction setting and oversight role of the Council e.g. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.*
☐	Legislative	*Includes adopting local laws, town planning schemes and policies*

☐	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 and Grants

Purpose and Background:

The City of Perth has received a request for cash sponsorship of NAIDOC Week Opening Ceremony to be held on 8 July 2018 at Supreme Court Gardens.

Details:

Officer assessment of this sponsorship application is detailed in Attachment 13.15A. An acquittal summary for the 2016 event is available on the Council Hub.

Financial Implications:

ACCOUNT NO:	CL 93E1 8000 7901
BUDGET ITEM:	Event Sponsorship – 2018/19 Budget (Proposed)
BUDGETED AMOUNT:	$ 370,000
AMOUNT SPENT TO DATE:	$0
PROPOSED COST:	$ 15,000
BALANCE REMAINING:	$ 355,000
ANNUAL MAINTENANCE:	N/A
ESTIMATED WHOLE OF LIFE COST:	N/A

All figures quoted in this report are exclusive of GST.

Comments:

The NAIDOC Week Opening Ceremony has been held in Perth since 2007. 2018 will mark the 11th year of the event. The assessment panel commented that the event strongly aligns with the Reconciliation Action Plan and supporting this project is an important aspect of the City showing the community that it wishes to move to a place of reconciliation, and values and supports Aboriginal history and culture. Cash sponsorship of $15,000 is recommended.

ATTACHMENT 13.15A

Event Details

Event Title	NAIDOC Week Perth Opening Ceremony		
Event Start Date	08/07/2018	Start time	12.00pm
Event End Date	08/07/2018	End time	4.00pm
Venue	Supreme Court Gardens		
Expected attendance numbers	4,000		
Ticket Price	Free to attend		
Total Project Cost	$90,784.24		
Total Amount Requested	$15,000 (17% of the total event budget)		
REMPLAN Impact (Direct)	$0.457M	**REMPLAN Total**	$0.783M
Recommendation	**Approve**		
Recommended amount	**$15,000** (17% of the total event budget)	**Assessment Score**	20.5 out of 28 (73%)

Event Synopsis

The NAIDOC Week Perth Opening Ceremony is the official opening of National NAIDOC Week in Perth. NAIDOC Week is held across Australia each July to celebrate the history, cultures and achievements of Aboriginal and Torres Strait Islander peoples. The Opening Ceremony is an opportunity for all Aboriginal and Torres Strait Islander peoples in Perth to come together to celebrate the beginning of NAIDOC Week, and to share their culture with the wider community of Perth through music, dance and song.

NAIDOC Perth has been presenting NAIDOC Week in Perth for eleven years.

Applicant details

Information from the Australian Business Register

ABN	78371978171
Entity Name	NAIDOC Perth (Inc.)
Entity Type	Other Incorporated Entity
ABN Status	Active
ATO Endorsed Charity Type	N/A
Goods & Services (GST)	Yes

Endorsed as DGR	No
Tax Concessions	No tax concessions
Main Business Location Postcode	6147
Main Business Location State	WA

Event Description

The NAIDOC Week Perth Opening Ceremony will be held at Supreme Court Gardens on Sunday 8 July from 12.00pm to 4.00pm. The event will mark the formal opening of NAIDOC Week in Perth. In 2018 the NAIDOC Week theme is *'Because of her, we can'*.

The NAIDOC Week Opening Ceremony will begin with a traditional Welcome to Country from Whadjuk Noongar Elders who will speak in Noongar language to welcome everyone to the land; and a Smoking Ceremony to bring the good spirits to the land and chase away the bad spirits. Traditional Noongar dancers will perform a Welcome dance with a focus on female Noongar dancers in line with the theme of the week.

The '2 Norty Broz' from Noongar Radio will act as Masters of Ceremonies, welcoming attendees to the event and introducing the performances throughout the day. The event will include speeches from the NAIDOC Perth Chairperson, and sponsor representatives. A Flag Raising Ceremony will follow on from this in which the Aboriginal, Torres Strait Islander and Australian flags will be raised.

Organisers advise that in addition to the main marquee at the event, the event will include an Elder's marquee, community stalls, Aboriginal and Torres Strait Islander artists and businesses, Children's activities and crafts, face painting, balloon making, and a petting zoo. Performers throughout the day will feature a headline act (Yabu Band) and individual performances ranging from reggae, country music, rock and hip hop. Noongar Radio will again be approached to provide a live broadcast of the event.

A free sausage sizzle will be provided to the public and organisers advise that there will be other food vans on site.

Previous City of Perth Support (last 5 years)

Year	Amount
2013	$35,000
2014	$35,000
2015	$35,000
2016	$30,000
2017	$8,714

In 2017 the City's support of the event dropped due to new policy restrictions on funding events in MRA owned spaces which has subsequently been amended. Organisers received additional in-kind support for the event.

Sponsorship Benefits

Organisers will provide the following benefits for the requested sponsorship of $15,000:

- City of Perth to be acknowledged as a Major Sponsor of the event;
- Sponsor profile on event website if applicable;
- An opportunity to display City of Perth signage at the event;
- City of Perth logo recognition on all promotional material for the event;
- Access for the City of Perth digital team to produce content at our own cost;
- The support of the City of Perth to be verbally acknowledged at the event;
- The support of the City of Perth to be acknowledged in social media for the event;
- An opportunity for the City of Perth to utilise a stall at the event; and
- City of Perth representative to be invited to speak at the event.

Event Sponsorship Round Assessment Score Card

The application was assessed by a four person assessment panel and the scoring has been averaged for each outcome. Each outcome has a maximum potential score of 4.

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

ESSENTIAL OUTCOMES	
Does the event have a point of difference, making it a drawcard to the City?	2.5
Does the event demonstrate financial viability through evidence of support from other government agencies, business or community organisations?	2.75
Subtotal |5.25 out of 8 | (%)	
SOCIAL OUTCOMES	
Does the event celebrate Aboriginal culture?	3.75
Subtotal | 3.75 out of 4 | (94%)	
CIVIC OUTCOMES	
To what extent does the proposal create a sense of community in the city or one of it's precincts?	3.5
Subtotal | 3.5 out of 4 | (88%)	
ORGANISATIONAL COMPETENCY	
Does the applicant have a demonstrated capacity to manage all aspects of the program?	3.5
Subtotal | 3.5 out of 4 | (88%)	
BENEFITS	
Does the event offer adequate benefits/ recognition for the City?	3

To what extent does the event activate a space (or spaces) prioritised for activation by the City?	1.5
Subtotal |4.5 out of 8 | (56%)	
TOTAL ASSESSMENT SCORE | 20.5 out of 28 | (73%)	

Assessment Comments

- The City of Perth Corporate Business Plan lists *"Celebrate Indigenous Aboriginal Culture"* as a key strategic objective; support of this event provides an opportunity to contribute to this objective;
- The assessment panel believe that support of the NAIDOC Week Opening Ceremony is integral to acknowledging and developing the City's cultural and social heritage and is specifically referenced in the newly endorsed Reconciliation Action Plan; and
- Cash sponsorship of $15,000 is recommended for this event.

Agenda Item 13.16 **Strategic Event Sponsorship – Make Smoking History Targa West 2018**

Recommendation:

That Council, subject to adoption of the 2018/19 and 2019/20 budget:

1. ***ENDORSES Strategic Event Sponsorship of $70,000 (excluding GST) per annum to Targa West Pty Ltd for the Make Smoking History Targa West for the years 2018/19 and 2019/20 as well as the in-kind use of City of Perth Parking Terrace Road Car Park and grassed area at a cost of $22,616 for 2018;***

2. ***NOTES the list of sponsorship benefits contained within the Detailed Officer Assessment in Attachment 13.16A;***

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 12 November 2018.***

FILE REFERENCE:	P1035585#02
REPORTING UNIT:	Business Support and Sponsorship
RESPONSIBLE DIRECTORATE:	Economic Development and Activation
DATE:	27 March 2018
ATTACHMENT/S:	Attachment 13.16A – Detailed Officer Assessment

Council Role:

☐	Advocacy	*When the Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.*
☒	Executive	*The substantial direction setting and oversight role of the Council e.g. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.*
☐	Legislative	*Includes adopting local laws, town planning schemes and policies*
☐	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 2 – An exceptionally well designed, functional and accessible city Goal 3 – A city connected to its natural beauty
Policy Policy No and Name:	18.13 - Sponsorships

Purpose and Background:

The City of Perth has received a request for Strategic Event Sponsorship of $80,000 (excluding GST) from Targa West Pty Ltd for the 2018 Make Smoking History Targa West.

2018 marks the 14th year of Targa West and the City has a long-standing relationship with the event, having supported it since its inception in 2005.

Details:

Targa West is the premier tarmac rally in Western Australia with up to 100 classic and modern cars competing in over 30 special rally stages. The course travels through Kalamunda, Toodyay, Malaga and Bullsbrook before finishing in Perth.

The event offers a number of free-of-charge activities across key City public spaces, including Murray Street Mall, Northbridge, Yagan Square, the Riverfront and Langley Park.

The event will be held from Thursday, 9 August to Sunday, 12 August 2018.

The Organisers anticipate a total of 25,000 attendees across the event, with the City components attracting the highest attendance.

The direct economic impact of the event is $2.725M suggesting a good return on investment for the City.

Financial Implications:

ACCOUNT NO:	93E1 8000 7901
BUDGET ITEM:	Event Annual Sponsorship
BUDGETED AMOUNT:	$ 440,000
AMOUNT SPENT TO DATE:	$ 0
PROPOSED COST:	$ 70,000
BALANCE REMAINING:	$ 370,000
ANNUAL MAINTENANCE:	N/A
ESTIMATED WHOLE OF LIFE COST:	N/A

All figures quoted in this report are exclusive of GST.

Comments:

Targa West is a high-profile event that encourages a broad demographic into the City of Perth. The event aligns strongly with the City's objectives of activating the riverfront in an interesting and engaging way by offering a diverse program of activities. The event is unique and does not replicate anything else on the City's calendar.

The City has a long history of support of the event and the Organisers have submitted a strong application which presents a clear commitment to develop and grow the event through the addition of proposed new initiatives and concepts.

An investment of $80,000 has been requested however after Officer Assessment, cash sponsorship of $70,000 per annum for two years is recommended for the event as well as the use of City of Perth Parking (CPP) Terrace Road Car Park from midnight Saturday, 11 August 2018 to 7.00pm on Sunday, 12 August, 2018.

ATTACHMENT 13.16A

Strategic Event Sponsorship | 2018-19 | MAKE SMOKING HISTORY TARGA WEST

Event Details

Event Title	Make Smoking History Targa West		
Event Start Date	09/08/2018	Start time	8.00am
Event End Date	12/08/2018	End time	12.00pm
Venue	Langley Park Terrace Road Carpark Yagan Square Murray Street Mall Northbridge (James and Lake Streets) Hyatt Hotel (Rally HQ and Official Accommodation)		
Expected attendance numbers	25,000		
Ticket Price	Free to attend		
Total Project Cost	$506,750		
Total Amount Requested	$80,000		
REMPLAN Impact (Direct)	$2.725M	**REMPLAN Total**	$4.666M
Recommendation	**Approve**		
Recommended amount	**$70,000** (13.81% of the total project budget)	**Assessment Score**	23.75 out of 28 (84.82%)

Event Synopsis

Targa West is the premier tarmac rally in Western Australia with up to 100 classic and modern cars competing in over 30 special rally stages and attracting numerous spectators to venues across the City and the surrounds.

The event will be held from Thursday, 9 August 2018 to Sunday, 12 August 2018 with several opportunities for spectators to see the rally action over the four days culminating in the City of Perth stage along Riverside Drive and on Langley Park.

As a sub event, Targa West also runs the 'Classics on the Park' and the 'Celebration of Motorsport' displays on both Langley Park and Riverside Drive.

The City of Perth has supported Targa West since its inception, with 2018 marking the 14th year of the event.

Applicant details

Information from the Australian Business Register

ABN	93094853133
Entity Name	The Trustee For Ross & Jan Trust & The Trustee For Tapper Family Trust
Entity Type	Other Partnership
ABN Status	Active
ATO Endorsed Charity Type	N/A
Goods & Services (GST)	Yes
Endorsed as DGR	No
Tax Concessions	No tax concessions
Main Business Location Postcode	6171
Main Business Location State	WA

Event Description

Targa West is a four day tarmac rally staged annually in August at several sites across the City of Perth and the greater Perth metropolitan area. The course travels through Kalamunda, Toodyay, Malaga and Bullsbrook before finishing in Perth. The event sees cars compete against the clock, one at a time spaced at 30 second intervals, over the closed road rally stages. They then liaise to the start of the next section at normal road speeds, obeying normal road rules. There are a number of opportunities for their service crew to undertake basic maintenance in designated 'service parks'.

Tarmac Rallies are the only form of motorsport that brings the action to the people and does not require them to visit a purpose built ‘track’.

Aside from the Targa West competition there are a number of other free to the public activations which will encourage people to visit the City and become involved in the event:

Pre-Event Display, Murray Street Mall – Thursday, 19 July 2018

A display of six to ten competition cars in the lead up to the event as a promotional activity to raise awareness and generate public interest. The organisers anticipate 3,500 attendees.

The Ceremonial Start, Yagan Square, Thursday 9, August 2018

Targa West will officially open with a ceremonial start, held in Yagan Square on the first day of the event. Over 80 cars and crews will assemble before a lunchtime event start. The event includes car displays and allows the public to enjoy the spectacle of Targa West. The organisers anticipate 3,500 attendees.

Targa West Show ‘n Shine, Northbridge – Friday, 10 August 2018

The Northbridge precinct will host the Show ‘n Shine which is a display of 80 event rally cars on James and Lake Streets and video rally footage on the Northbridge Piazza Screen. The organisers anticipate 2,500 attendees. According to the Culture Counts survey which was undertaken in 2017, 91% of the Northbridge business surveyed supported the event.

Shannon’s Classics on the Park, Riverside Drive – Sunday, 12 August 2018

A car display beside Riverside Drive alongside Langley Park with approximately 300 classic and contemporary vehicles on display. The organisers anticipate 5,000 attendees.

City of Perth Special Stage and Podium Finish, - Sunday, 12 August 2018

The grand finale to the four-day competition is the City of Perth Super Stage which brings the rally action to the people. The City of Perth Special Stage is approximately 2.2km long and incorporates sections of Victoria Ave, Terrace Road Car Park, Terrace Road, Governors Ave and Riverside Drive. With a forecasted attendance of 5,000 to 6,000 attendees, the Organisers expect this to be a major highlight of the event. The Podium Finish then takes place on Victoria Avenue before the City of Perth Gala Presentation Dinner in the Hyatt Hotel's Grand Ballroom, which concludes Targa West.

The Organisers have requested an increased cash sponsorship from the City of Perth to facilitate a number of new family friendly initiatives for 2018:

Celebration of Motorsport, Langley Park – Sunday, 12 August 2018

To compliment the Classics on the Park, the Organisers propose a motorsport specific display on Langley Park. This display will showcase vehicles representing all forms of motorsport including speedway, circuit racing, motorbike, motocross, jet boats, go karts, historic racing, off road, Dakar raid cars, drag cars and 'billy carts'.

City of Perth Family Zone, Langley Park – Sunday, 12 August 2018

The Organisers propose a City of Perth Family Zone which aims at attracting the family demographic by providing many family oriented activations including Scalextric, Hot Wheels, video games, bouncy castle, face painting and free burgers for up to 300 people.

Targa City Sprint, Terrace Rd. Carpark, Victoria Ave, Riverside Dr and Langley Park – Sunday, 12 August 2018

The Targa City Sprint, is a proposed separate event where up to 80 cars compete in a Rally sprint on City of Perth Stage on Riverside Drive, without having to enter the full four day event. The organisers propose utilizing the same layout as the Targa City Sprint, providing action in the morning in the lead up to the Targa cars at lunchtime. The event aims to attract a variety of cars from classic open wheeler race cars to more modern turbocharged vehicles.

Electric Vehicles

Electric Vehicles will be welcomed into the 2018 event as competitors. It's to be confirmed whether a Targa EV Tour specifically for Electric Vehicles will be implemented for 2018.

Previous City of Perth Support (last 5 years)

Year	Amount
2013	54,500
2014	54,500
2015	50,000
2016	47,500
2017	48,000

Sponsorship Benefits

Organisers will provide the following benefits for the requested sponsorship of $80,000:

- Official designation as major sponsor;
- Co-naming-rights to the 'City of Perth Super Stage' held on the Swan River foreshore;
- City of Perth acknowledged as sponsor of the City of Perth Family Zone;
- City of Perth signage ('Feathers', 'scrims', CCB covers etc.) displayed at pre-event functions and during the event;
- City of Perth logo recognition on printed material including advertising flyers and posters, competitor's road books, rally and service crew guides, official's safety plans;
- City of Perth Advertisement in the Spectator Guide;
- City of Perth logo prominently displayed on the front/bonnet of all competition and official course cars/support vehicles;
- City of Perth logo on Start/Finish Arches;
- City of Perth logo and link and banner advertisement on Targa West website;
- City of Perth support to be acknowledged in media and promotional material including event Facebook page (11,000 likes, 110,000 reach, 150,000 post engagement during the event), YouTube channel, radio advertisements; e Newsletter (circa 12,000 subscribers);
- City of Perth support acknowledged on Facebook Event Pages and sharing of City of Perth/Visit Perth City content on Targa West Facebook pages;
- City of Perth acknowledged in radio advertisements (96fm) when promoting the City of Perth Special Stage;
- City of Perth representative to be invited to officiate at a number of high profile functions including the Ceremonial Start in Yagan Square;
- Naming rights to the City of Perth Gala Presentation Dinner. City of Perth advertisement to be played during the Gala Dinner, City of Perth Logo on all Dinner Invitations and/or Tickets, City of Perth representative invited to address the dinner attendees; and
- Content creation and cross promotion opportunities utilizing video and 'Drone' footage and still images from the event to promote the City of Perth as a vibrant and colourful destination on Social Media, online and in the traditional press.

Event Sponsorship Round Assessment Score Card

The application was assessed by a four-person assessment panel and the scoring has been averaged for each outcome. Each criteria has a maximum score of 4.

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

ESSENTIAL OUTCOMES	
Does the event have a point of difference, making it a drawcard to the City?	3.25
Does the event demonstrate financial viability through evidence of support from other government agencies, business or community organisations?	2.5
Subtotal |5.75 out of 8 | (71.87%)	
CIVIC OUTCOMES	
Does the event create a sense of community in the City or one of its precincts?	3.35
Subtotal |3.25 out of 4 | (81.25%)	
PLACE OUTCOMES	
Does the event activate the riverfront or underutilised locations in interesting and engaging ways?	4
Subtotal |4 out of 4 | (100%)	
ORGANISATIONAL COMPETENCY	
Does the applicant have a demonstrated capacity to manage all aspects of the event?	4
Subtotal |4 out of 4 | (100%)	
BENEFITS	
Does the event offer adequate benefits/ recognition for the City?	3.5
To what extent does the event activate a space (or spaces) prioritised for activation by the City?	3.25
Subtotal | 6.75 out of 8 | (84.37%)	
TOTAL ASSESSMENT SCORE | 23.75 out of 28 | (84.82%)	

Assessment comments

- It was felt that the application was of a high standard and that it was clear the Organiser's are passionate about the event and the overall industry/sport;
- It was observed that the proposed new initiatives for 2018 would add value to the event and attract more families and a broader audience;
- It was commented that it's clear from the application that the Organiser's are keen to find ways to grow the event and take it to the "next level" with the addition of new activities and locations such a Yagan Square; and

- It was noted that although Yagan Square is not a priority location to activate it is a positive to showcase a new City venue. Forrest Place does have redevelopment works which could impact the feasibility of part of the event taking place there as in previous years.

Agenda Item 13.17 **Investments and Investment Returns for the Period Ended 31 January 2018**

Recommendation:

That Council RECEIVES the report detailing investments and investment returns for the period ended 31 January 2018, as detailed in Attachment 13.17A of this Report.

FILE REFERENCE:	P1034572-8
REPORTING UNIT:	Finance
RESPONSIBLE DIRECTORATE:	Corporate Services
DATE:	14 February 2018
ATTACHMENT/S:	Attachment 13.17A – Investment Report for the period ended 31 January 2018 Short Term Investments and Institution Credit and Rating

Council Role:

☐	Advocacy	*When the Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.*
☐	Executive	*The substantial direction setting and oversight role of the Council e.g. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.*
☐	Legislative	*Includes adopting local laws, town planning schemes and policies.*
☐	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 (e.g. 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 6.14 of the *Local Government Act 1995* Regulation 19C of the *Local Government (Financial Management) Regulations 1996*
Integrated Planning and Reporting Framework Implications	**Strategic Community Plan** Goal 7 An open and engaged city

Policy
Policy No and Name: 9.3 – Management of Investments

Financial Implications:

Reported investment earnings (excluding interest on rates arrears) at $348,116 after Trust Account adjustments, were $9,944 below budget in January.

Details:

	Actual $	Budget $	Variation $
Interest Earnings	348,116	358,060	(9,944)

Average Rate	2.32%
Benchmark Rate	1.85%
RBA Cash Rate	1.50%

*Figures exclude interest on rate arrears.

Call Accounts

Balance at 31 January 2018	$12.7 million
Interest Earned	$27,318
Rate for balances over $2 million	1.75%

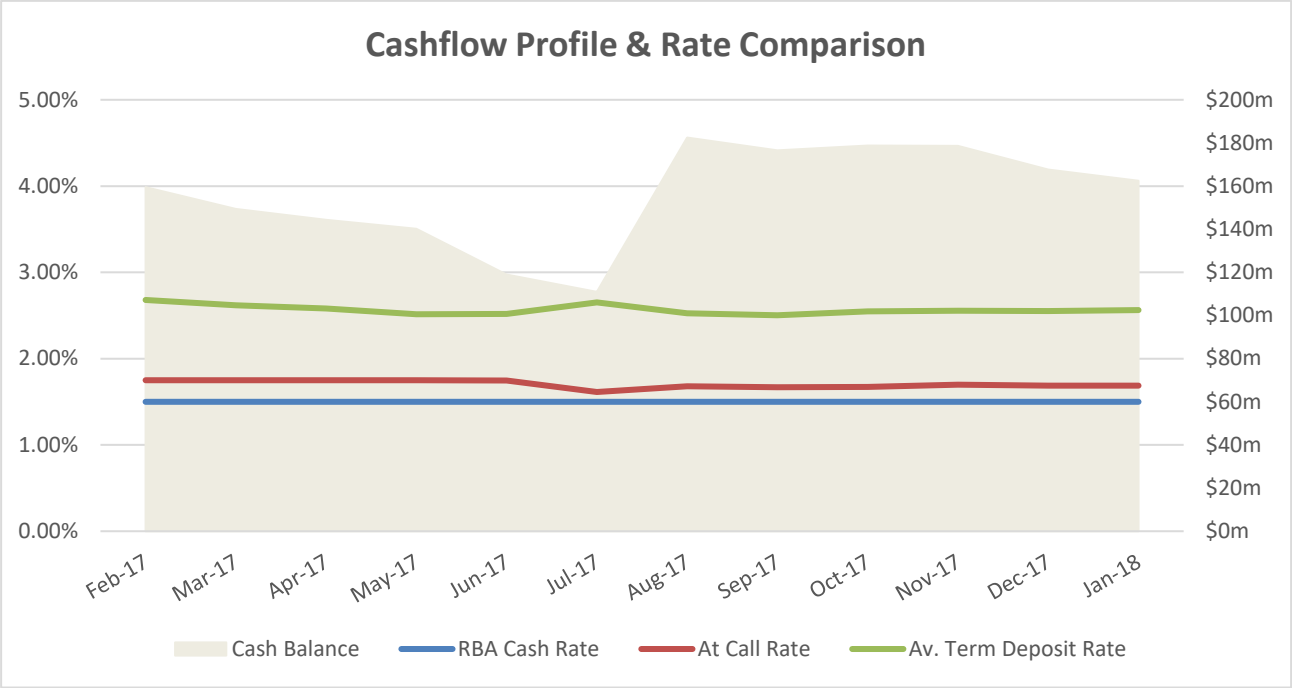
Term Deposits

Balance at 31 January 2018	$149.8 million
Interest Earned	$334,713
Average Rate (Municipal funds)	2.56%
Most Recent Rate (Municipal funds)	2.50%

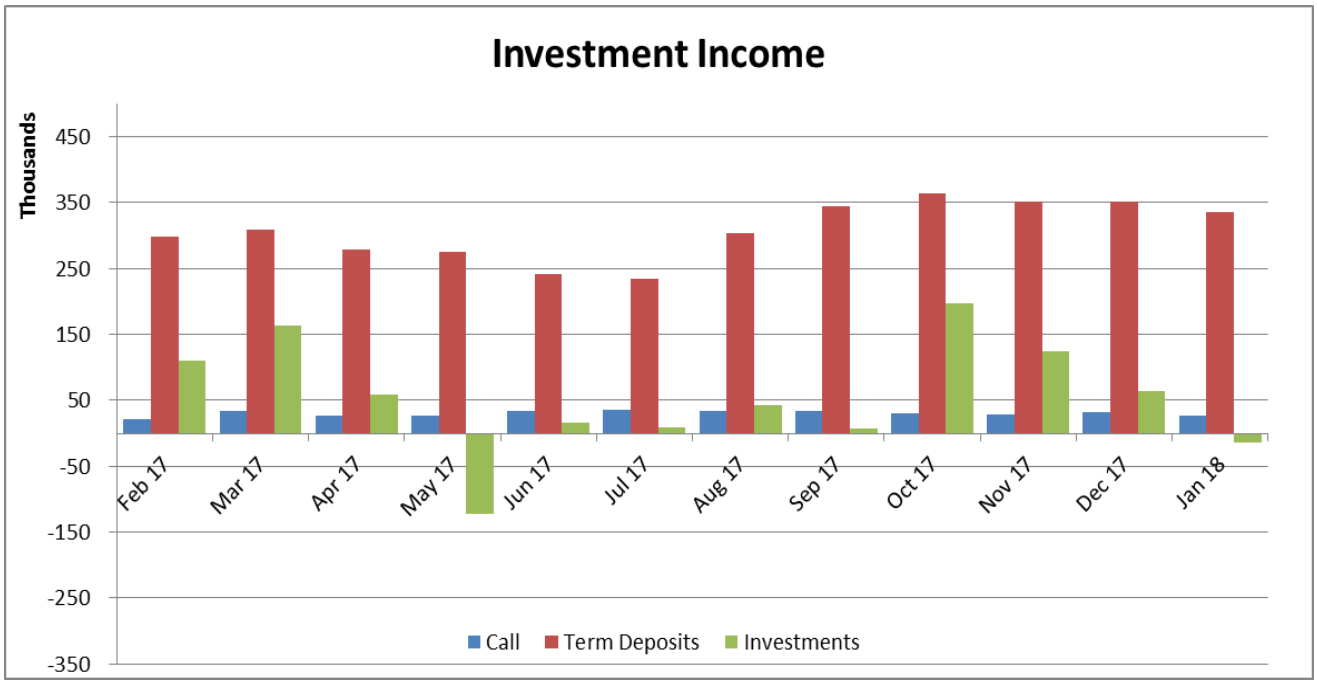
Other Investments

	Interest Earned $	Interest Rate %
Emerald Mortgage Backed Security	9,487	2.58
Colonial Share Index Balanced Fund	(23,402)	N/A

The ASX 200 Index fell by 0.4% in January which resulted in a negative return for the Colonial Share Index Balanced Fund.



The above chart shows the City's cash flow cycle reflecting the significant inflow of rates income in August. It also compares the average interest rates the City earns with the RBA cash rate.



Spread of Investments

The City's exposure to investment institutions is as follows:

Institution	Credit Rating	Percentage	Percentage Allowed
ANZ	A1+	3%	
Bankwest	A1+	21%	
NAB	A1+	18%	
		42%	

Institution	Credit Rating	Percentage	Percentage Allowed
AMP	A1	6%	
ING (Upgraded from A2 to A1)	A1	-	
Suncorp Metway	A1	13%	
		19%	
		61%	100%
Bank of Queensland	A2	35%	
		35%	60%
Barclays	NR	1%	
Colonial	NR	3%	
		4%	10%

Comments:

The *Local Government (Financial Management) Regulations 1996* were amended in May 2017 to enable fixed term deposits of up to three years (increased from one year). This amendment will have no impact at this time due to the low interest rate environment.

The City continues to adhere to its policy of obtaining the best returns commensurate with risk and the constraints imposed by the State Government regulations.

INVESTMENT REPORT 31-Jan-18	Market Value 31-Dec-17	Market Value 31-Jan-18	Cost & Impairment 31-Jan-18	% of Class	Interest Earned Jan	Weighted Average Monthly Rate	Interest Earned YTD
Municipal							
Short term Direct Investments							
Call	$9,956,171	$8,818,380	$8,818,380	5.3%	$19,849	1.82%	$167,260
Term Deposits	$86,000,000	$80,500,000	$80,500,000	48.8%	$184,233	2.56%	$1,206,185
Short	**$95,956,171**	**$89,318,380**	**$89,318,380**		**$204,081**	**2.49%**	**$1,373,445**
Total Municipal - Cash Backed Securities	**$95,956,171**	**$89,318,380**	**$89,318,380**		**$204,081**	**2.49%**	**$1,373,445**
Total Municipal Investments	**$95,956,171**	**$89,318,380**	**$89,318,380**		**$204,081**	**2.49%**	**$1,373,445**
Reserves							
Short term Direct Investments							
Call	$3,320,319	$3,325,279	$3,325,279	2.0%	$5,827	1.69%	$43,589
Term Deposits	$63,500,000	$65,000,000	$65,000,000	39.4%	$141,510	2.62%	$1,011,862
Total	**$66,820,319**	**$68,325,279**	**$68,325,279**		**$147,337**	**2.58%**	**$1,055,451**
Medium term Direct Investments							
Barclays - Emerald -MBS* (Pls refer to note below)	2,543,080	2,543,080	$2,529,936	1.5%	$9,487	2.58%	$64,685
Total	**$2,543,080**	**$2,543,080**	**$2,529,936**		**$9,487**	**2.58%**	**$64,685**
Total Reserve - Cash Backed Securities	**$69,363,399**	**$70,868,359**	**$70,855,215**		**$156,824**	**2.58%**	**$1,120,136**
Balanced Funds							
Colonial Share Index	$5,107,789	$5,084,490	$5,084,490	100%	-$23,402	-4.99%	$366,635
Total	**$5,107,789**	**$5,084,490**	**$5,084,490**		**-$23,402**	**-4.99%**	**$366,635**
Total Reserve Investments	**$74,471,187**	**$75,952,849**	**$75,939,705**		**$133,422**	**-4.99%**	**$1,486,771**
Trust							
Short term Direct Investments							
Call	$526,688	$527,394	$527,394	0.3%	$1,641	1.49%	$8,027
Term Deposits	$4,294,045	$4,294,045	$4,294,045	2.6%	$8,971	2.48%	$66,497
Total	**$4,820,733**	**$4,821,440**	**$4,821,440**		**$10,612**	**2.33%**	**$74,524**
Total Trust - Cash Backed Securities	**$4,820,733**	**$4,821,440**	**$4,821,440**		**$10,612**	**2.33%**	**$74,524**
Total Investments-Cash Backed Securities	**$170,140,303**	**$165,008,178**	**$164,995,034**		**$371,518**	**2.53%**	**$2,568,105**
Grand Total Investments	**$175,248,092**	**$170,092,669**	**$170,079,525**		**$348,116**	**2.31%**	**$2,934,741**

Note

* The Barclays Emerald-MBS are marked to Market Value at the end of financial year.

CITY OF PERTH - SHORT TERM INVESTMENTS (Excluding Call) AS AT 31 January 2018

FUND	INSTITUTION	TYPE	AMOUNT	RATE	LODGED	MATURITY	Total Investment Days	TOTAL INTEREST individual outstanding investment
MUNICIPAL	BQLD	Short Term Direct Investments TERM DEPOSITS	$ 4,000,000.00	2.65%	31/07/2017	28/02/2018	212	$ 61,567.12
MUNICIPAL	BQLD	Short Term Direct Investments TERM DEPOSITS	$ 3,000,000.00	2.55%	17/08/2017	15/03/2018	210	$ 44,013.70
MUNICIPAL	BQLD	Short Term Direct Investments TERM DEPOSITS	$ 5,000,000.00	2.65%	1/08/2017	30/03/2018	241	$ 87,486.30
MUNICIPAL	BQLD	Short Term Direct Investments TERM DEPOSITS	$ 5,000,000.00	2.65%	2/08/2017	30/04/2018	271	$ 98,376.71
MUNICIPAL	BQLD	Short Term Direct Investments TERM DEPOSITS	$ 3,000,000.00	2.55%	23/08/2017	17/05/2018	267	$ 55,960.27
MUNICIPAL	BQLD	Short Term Direct Investments TERM DEPOSITS	$ 2,000,000.00	2.60%	4/10/2017	24/05/2018	232	$ 33,052.05
MUNICIPAL	BQLD	Short Term Direct Investments TERM DEPOSITS	$ 5,000,000.00	2.60%	18/08/2017	14/06/2018	300	$ 106,849.32
MUNICIPAL	NAB	Short Term Direct Investments TERM DEPOSITS	$ 2,000,000.00	2.45%	30/11/2017	28/02/2018	90	$ 12,082.19
MUNICIPAL	NAB	Short Term Direct Investments TERM DEPOSITS	$ 3,000,000.00	2.56%	22/09/2017	15/03/2018	174	$ 36,611.51
MUNICIPAL	NAB	Short Term Direct Investments TERM DEPOSITS	$ 8,000,000.00	2.58%	21/09/2017	19/04/2018	210	$ 118,750.68
MUNICIPAL	NAB	Short Term Direct Investments TERM DEPOSITS	$ 2,000,000.00	2.58%	27/09/2017	17/05/2018	232	$ 32,797.81
			$ 80,500,000.00					
RESERVES	AMP	Short Term Direct Investments TERM DEPOSITS	$ 5,000,000.00	2.80%	6/07/2017	5/04/2018	273	$ 104,712.33
RESERVES	BQLD	Short Term Direct Investments TERM DEPOSITS	$ 5,000,000.00	2.60%	16/11/2017	17/05/2018	182	$ 64,821.92
RESERVES	BQLD	Short Term Direct Investments TERM DEPOSITS	$ 1,000,000.00	2.60%	12/12/2017	14/06/2018	184	$ 13,106.85
RESERVES	BQLD	Short Term Direct Investments TERM DEPOSITS	$ 2,000,000.00	2.60%	12/10/2017	21/06/2018	252	$ 35,901.37
RESERVES	BQLD	Short Term Direct Investments TERM DEPOSITS	$ 4,000,000.00	2.60%	24/08/2017	31/07/2018	341	$ 97,161.64
RESERVES	BQLD	Short Term Direct Investments TERM DEPOSITS	$ 6,000,000.00	2.60%	18/01/2018	17/08/2018	211	$ 90,180.82
RESERVES	BWEST	Short Term Direct Investments TERM DEPOSITS	$ 2,000,000.00	2.54%	10/08/2017	10/05/2018	273	$ 37,995.62
RESERVES	SUNCORP	Short Term Direct Investments TERM DEPOSITS	$ 7,000,000.00	2.65%	22/06/2017	22/02/2018	245	$ 124,513.70
RESERVES	SUNCORP	Short Term Direct Investments TERM DEPOSITS	$ 5,000,000.00	2.65%	22/06/2017	22/02/2018	245	$ 88,938.36
RESERVES	SUNCORP	Short Term Direct Investments TERM DEPOSITS	$ 2,500,000.00	2.55%	19/10/2017	14/06/2018	238	$ 41,568.49
RESERVES	SUNCORP	Short Term Direct Investments TERM DEPOSITS	$ 7,000,000.00	2.55%	19/10/2017	12/07/2018	266	$ 130,084.93
			$ 65,000,000.00					
TRUST	BWEST	Short Term Direct Investments TERM DEPOSITS	$ 2,000,000.00	2.50%	31/01/2018	1/05/2018	90	$ 12,328.77
TRUST	NAB	Short Term Direct Investments TERM DEPOSITS	$ 1,500,000.00	2.45%	23/11/2017	22/02/2018	91	$ 9,162.33
TRUST	NAB	Short Term Direct Investments TERM DEPOSITS	$ 794,045.45	2.45%	7/12/2017	8/03/2018	91	$ 4,850.21
			$ 4,294,045.45					
		TOTAL investments	**$ 149,794,045.45**					**$ 2,433,234.87**

31-Jan-18

INSTITUTION CREDIT AND RATING				
INSTITUTION	**AMOUNT**	**PERCENTAGE**	**CREDIT RATING**	**MAX AMOUNT**
ANZ	4,845,041.89	3%	A1+	OK
AMP	10,292,994.50	6%	A1	OK
ING	-	0%	A1	OK
BOQLD	60,000,000.00	35%	A2	OK
BANKWEST	36,033,016.58	21%	A1+	OK
BARCLAYS	2,529,935.86	1%	NR	OK
C B A	-	0%	A1+	OK
BENDIGO	-	0%	A2	OK
MACQUARIE	0.00	0%	A1	OK
MEQUITY	0.00	0%	A2	OK
NAB	29,794,045.45	18%	A1+	OK
ST GEORGE	-	0%	A1+	OK
SUNCORP METWAY	21,500,000.00	13%	A1	OK
WESTPAC	-	0%	A1+	OK
COLONIAL	5,084,490.41	3%	NR	OK
TOTAL	**170,079,524.69**	**100%**		

GLOBAL CREDIT EXPOSURE			
INSTITUTION	**AMOUNT**	**PERCENTAGE**	**MAX ALLOWED**
A1+, A1, AA	102,465,098.42	60%	100%
A2	60,000,000.00	35%	60%
A3 and Unrated	7,614,426.27	4%	10%
TOTAL	**170,079,524.69**	**100%**	

A1+	45%
A1	45%
A2	40%
A3	10%
AAA	45%
AA	45%
Unrated	10%

INDIVIDUAL ADI EXPOSURE ALLOWED

Agenda Item 13.18 **Investments and Investment Returns for the Period Ended 28 February 2018**

Recommendation:

That Council RECEIVES the report detailing investments and investment returns for the period ended 28 February 2018, as detailed in Attachment 13.18A of this Report.

FILE REFERENCE:	P1034572-8
REPORTING UNIT:	Finance
RESPONSIBLE DIRECTORATE:	Corporate Services
DATE:	15 March 2018
ATTACHMENT/S:	Attachment 13.18A – Investment Report for the period ended 28 February 2018 Short Term Investments and Institution Credit and Rating

Council Role:

☐	Advocacy	*When the Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.*
☐	Executive	*The substantial direction setting and oversight role of the Council e.g. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.*
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☒	Information	*For the Council/Committee to note.*

Legislation / Strategic Plan / Policy:

Legislation	Section 6.14 of the *Local Government Act 1995* Regulation 19C of the *Local Government (Financial Management) Regulations 1996*

Integrated Planning and Reporting Framework Implications **Strategic Community Plan**
Goal 7 An open and engaged city

Policy
Policy No and Name: 9.3 – Management of Investments

Financial Implications:

Reported investment earnings (excluding interest on rates arrears) at $345,895 after Trust Account adjustments, were $5,850 below budget in February.

Details:

	Actual $	Budget $	Variation $
Interest Earnings	345,895	351,745	(5,850)

Average Rate	2.36%
Benchmark Rate	1.76%
RBA Cash Rate	1.50%

*Figures exclude interest on rate arrears.

Call Accounts

Balance at 28 February 2018	$13.0 million
Interest Earned	$24,568
Rate for balances over $2 million	1.75%

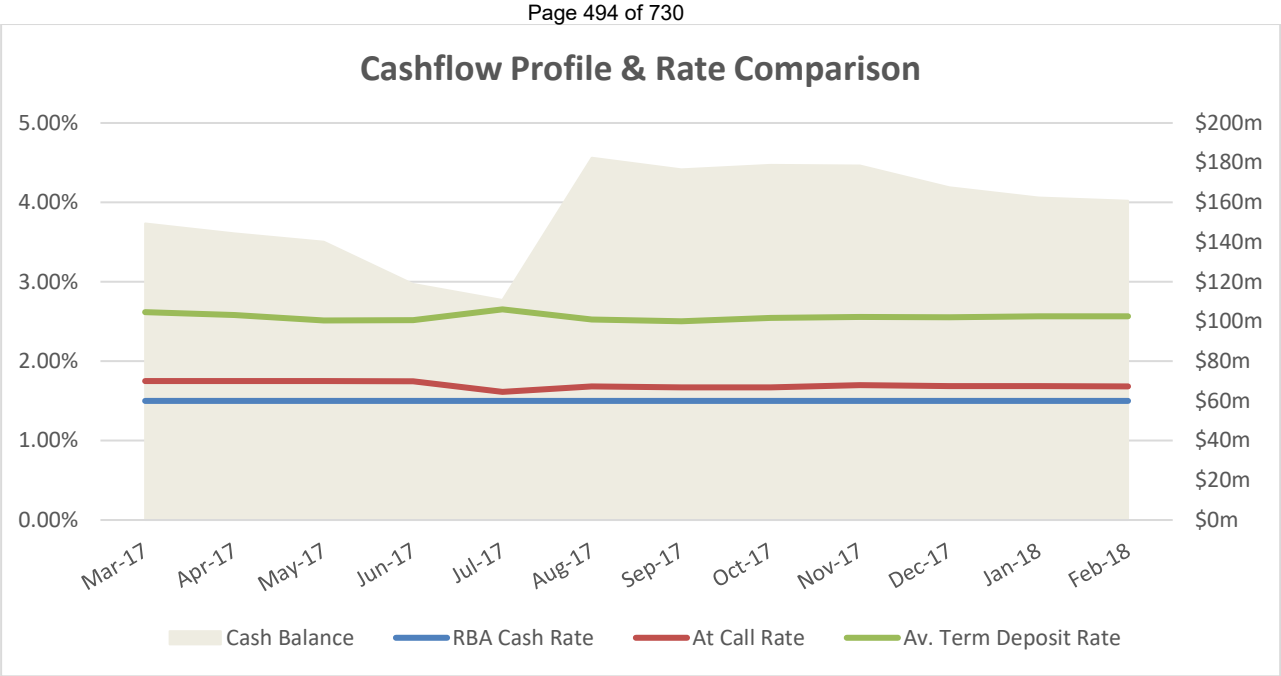
Term Deposits

Balance at 28 February 2018	$147.8 million
Interest Earned	$294,786
Average Rate (Municipal funds)	2.56%
Most Recent Rate (Municipal funds)	2.50%

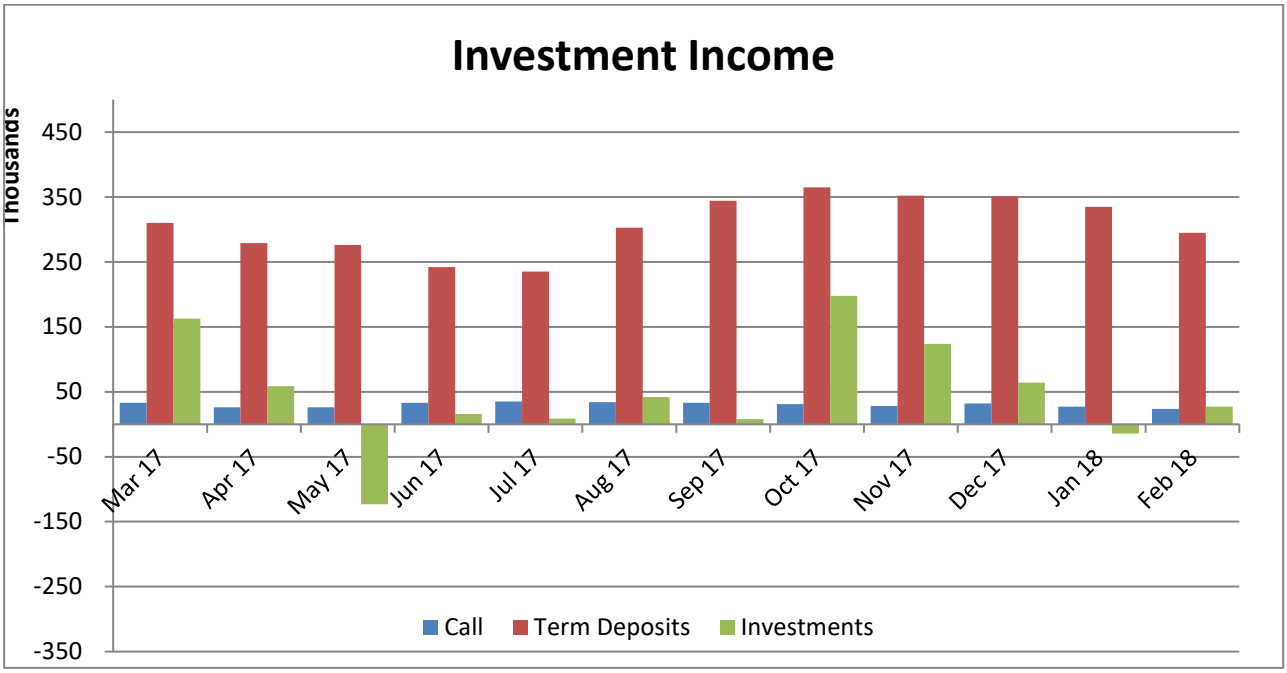
Other Investments

	Interest Earned $	Interest Rate %
Emerald Mortgage Backed Security	8,614	2.66
Colonial Share Index Balanced Fund	17,927	N/A

The ASX 200 Index recovered after a 5% fall in early February which resulted in a positive return for the Colonial Share Index Balanced Fund.



The above chart shows the City's cash flow cycle reflecting the significant inflow of rates income in August. It also compares the average interest rates the City earns with the RBA cash rate.



Spread of Investments

The City's exposure to investment institutions is as follows:

Institution	Credit Rating	Percentage	Percentage Allowed
ANZ	A1+	3%	
Bankwest	A1+	23%	
NAB	A1+	18%	
		44%	
AMP	A1	6%	

ING (Upgraded from A2 to A1)	A1	-	
Suncorp Metway	A1	13%	
		19%	
		63%	100%
Bank of Queensland	A2	33%	
		33%	60%
Barclays	NR	1%	
Colonial	NR	3%	
		4%	10%

Comments:

The *Local Government (Financial Management) Regulations 1996* were amended in May 2017 to enable fixed term deposits of up to three years (increased from one year). This amendment will have no impact at this time due to the low interest rate environment.

The City continues to adhere to its policy of obtaining the best returns commensurate with risk and the constraints imposed by the State Government regulations.

INVESTMENT REPORT 28-Feb-18	Market Value 31-Jan-18	Market Value 28-Feb-18	Cost & Impairment 28-Feb-18	% of Class	Interest Earned Feb	Weighted Average Monthly Rate	Interest Earned YTD
Municipal							
Short term Direct Investments							
Call	$8,818,380	$9,487,712	$9,487,712	5.8%	$18,504	1.90%	$185,764
Term Deposits	$80,500,000	$78,500,000	$78,500,000	48.1%	$158,417	2.56%	$1,364,602
Short	**$89,318,380**	**$87,987,712**	**$87,987,712**		**$176,922**	**2.50%**	**$1,550,367**
Total Municipal - Cash Backed Securities	**$89,318,380**	**$87,987,712**	**$87,987,712**		**$176,922**	**2.50%**	**$1,550,367**
Total Municipal Investments	**$89,318,380**	**$87,987,712**	**$87,987,712**		**$176,922**	**2.50%**	**$1,550,367**
Reserves							
Short term Direct Investments							
Call	$3,325,279	$3,020,024	$3,020,024	1.8%	$4,646	1.68%	$48,235
Term Deposits	$65,000,000	$65,000,000	$65,000,000	39.8%	$128,363	2.62%	$1,140,225
Total	**$68,325,279**	**$68,020,024**	**$68,020,024**		**$133,009**	**2.59%**	**$1,188,461**
Medium term Direct Investments							
Barclays - Emerald -MBS* (Pls refer to note below)	2,543,080	2,543,080	$2,483,380	1.5%	$8,614	2.66%	$73,299
Total	**$2,543,080**	**$2,543,080**	**$2,483,380**		**$8,614**	**2.66%**	**$73,299**
Total Reserve - Cash Backed Securities	**$70,868,359**	**$70,563,104**	**$70,503,404**		**$141,623**	**2.59%**	**$1,261,759**
Balanced Funds							
Colonial Share Index	$5,084,490	$5,102,617	$5,102,617	100%	$17,927	5.05%	$384,562
Total	**$5,084,490**	**$5,102,617**	**$5,102,617**		**$17,927**	**5.05%**	**$384,562**
Total Reserve Investments	**$75,952,849**	**$75,665,721**	**$75,606,021**		**$159,551**	**5.05%**	**$1,646,322**
Trust							
Short term Direct Investments							
Call	$527,394	$528,102	$528,102	0.3%	$1,417	1.48%	$9,444
Term Deposits	$4,294,045	$4,294,045	$4,294,045	2.6%	$8,006	2.48%	$74,503
Total	**$4,821,440**	**$4,822,148**	**$4,822,148**		**$9,423**	**2.33%**	**$83,947**
Total Trust - Cash Backed Securities	**$4,821,440**	**$4,822,148**	**$4,822,148**		**$9,423**	**2.33%**	**$83,947**
Total Investments-Cash Backed Securities	**$165,008,178**	**$163,372,964**	**$163,313,264**		**$327,968**	**2.53%**	**$2,896,073**
Grand Total Investments	**$170,092,669**	**$168,475,581**	**$168,415,881**		**$345,895**	**2.35%**	**$3,280,635**

Note
* The Barclays Emerald-MBS are marked to Market Value at the end of financial year.

CITY OF PERTH - SHORT TERM INVESTMENTS (Excluding Call) AS AT 28 February 2018

FUND	INSTITUTION	TYPE	AMOUNT	RATE	LODGED	MATURITY	Total Investment Days	TOTAL INTEREST individual outstanding investment
MUNICIPAL	BQLD	Short Term Direct Investments TERM DEPOSITS	$ 3,000,000.00	2.55%	17/08/2017	15/03/2018	210	$ 44,013.70
MUNICIPAL	BQLD	Short Term Direct Investments TERM DEPOSITS	$ 5,000,000.00	2.65%	1/08/2017	29/03/2018	240	$ 87,123.29
MUNICIPAL	BQLD	Short Term Direct Investments TERM DEPOSITS	$ 5,000,000.00	2.65%	2/08/2017	30/04/2018	271	$ 98,376.71
MUNICIPAL	BQLD	Short Term Direct Investments TERM DEPOSITS	$ 3,000,000.00	2.55%	23/08/2017	17/05/2018	267	$ 55,960.27
MUNICIPAL	BQLD	Short Term Direct Investments TERM DEPOSITS	$ 2,000,000.00	2.60%	4/10/2017	24/05/2018	232	$ 33,052.05
MUNICIPAL	BQLD	Short Term Direct Investments TERM DEPOSITS	$ 5,000,000.00	2.60%	18/08/2017	14/06/2018	300	$ 106,849.32
MUNICIPAL	BQLD	Short Term Direct Investments TERM DEPOSITS	$ 2,000,000.00	2.60%	21/08/2017	21/06/2018	304	$ 43,309.59
MUNICIPAL	NAB	Short Term Direct Investments TERM DEPOSITS	$ 2,000,000.00	2.58%	27/09/2017	17/05/2018	232	$ 32,797.81
MUNICIPAL	NAB	Short Term Direct Investments TERM DEPOSITS	$ 2,000,000.00	2.45%	22/02/2018	7/06/2018	105	$ 14,095.89
MUNICIPAL	NAB	Short Term Direct Investments TERM DEPOSITS	$ 2,000,000.00	2.48%	28/02/2018	29/06/2018	121	$ 16,442.74
			$ 78,500,000.00					
RESERVES	AMP	Short Term Direct Investments TERM DEPOSITS	$ 5,000,000.00	2.80%	6/07/2017	5/04/2018	273	$ 104,712.33
RESERVES	BQLD	Short Term Direct Investments TERM DEPOSITS	$ 5,000,000.00	2.60%	16/11/2017	17/05/2018	182	$ 64,821.92
RESERVES	BQLD	Short Term Direct Investments TERM DEPOSITS	$ 1,000,000.00	2.60%	12/12/2017	14/06/2018	184	$ 13,106.85
RESERVES	BQLD	Short Term Direct Investments TERM DEPOSITS	$ 2,000,000.00	2.60%	12/10/2017	21/06/2018	252	$ 35,901.37
RESERVES	BQLD	Short Term Direct Investments TERM DEPOSITS	$ 4,000,000.00	2.60%	24/08/2017	31/07/2018	341	$ 97,161.64
RESERVES	BQLD	Short Term Direct Investments TERM DEPOSITS	$ 6,000,000.00	2.60%	18/01/2018	17/08/2018	211	$ 90,180.82
RESERVES	BWEST	Short Term Direct Investments TERM DEPOSITS	$ 2,000,000.00	2.54%	10/08/2017	10/05/2018	273	$ 37,995.62
RESERVES	SUNCORP	Short Term Direct Investments TERM DEPOSITS	$ 2,500,000.00	2.55%	19/10/2017	14/06/2018	238	$ 41,568.49
RESERVES	SUNCORP	Short Term Direct Investments TERM DEPOSITS	$ 7,000,000.00	2.55%	19/10/2017	12/07/2018	266	$ 130,084.93
RESERVES	SUNCORP	Short Term Direct Investments TERM DEPOSITS	$ 7,000,000.00	2.50%	22/02/2018	27/09/2018	217	$ 104,041.10
RESERVES	SUNCORP	Short Term Direct Investments TERM DEPOSITS	$ 5,000,000.00	2.50%	22/02/2018	27/09/2018	217	$ 74,315.07
			$ 65,000,000.00					
TRUST	BWEST	Short Term Direct Investments TERM DEPOSITS	$ 2,000,000.00	2.50%	31/01/2018	1/05/2018	90	$ 12,328.77
TRUST	NAB	Short Term Direct Investments TERM DEPOSITS	$ 794,045.45	2.45%	7/12/2017	8/03/2018	91	$ 4,850.21
TRUST	NAB	Short Term Direct Investments TERM DEPOSITS	$ 1,500,000.00	2.25%	22/02/2018	26/04/2018	63	$ 5,825.34
			$ 4,294,045.45					
		TOTAL investments	**$ 147,794,045.45**					**$ 2,357,484.46**

28-Feb-18

INSTITUTION CREDIT AND RATING				
INSTITUTION	**AMOUNT**	**PERCENTAGE**	**CREDIT RATING**	**MAX AMOUNT**
ANZ	5,196,612.70	3%	A1+	OK
AMP	10,302,659.65	6%	A1	OK
ING		0%	A1	OK
BOQLD	56,000,000.00	33%	A2	OK
BANKWEST	38,036,566.27	23%	A1+	OK
BARCLAYS	2,483,379.84	1%	NR	OK
C B A		0%	A1+	OK
BENDIGO		0%	A2	OK
MACQUARIE	-	0%	A1	OK
MEQUITY	-	0%	A2	OK
NAB	29,794,045.45	18%	A1+	OK
ST GEORGE		0%	A1+	OK
SUNCORP METWAY	21,500,000.00	13%	A1	OK
WESTPAC		0%	A1+	OK
COLONIAL	5,102,617.00	3%	NR	OK
TOTAL	**168,415,880.91**	**100%**		

GLOBAL CREDIT EXPOSURE			
INSTITUTION	**AMOUNT**	**PERCENTAGE**	**MAX ALLOWED**
A1+, A1, AA	104,829,884.07	62%	100%
A2	56,000,000.00	33%	60%
A3 and Unrated	7,585,996.84	5%	10%
TOTAL	**168,415,880.91**	**100%**	

A1+	45%
A1	45%
A2	40%
A3	10%
AAA	45%
AA	45%
Unrated	10%

INDIVIDUAL ADI EXPOSURE ALLOWED

Agenda Item 13.19 **Financial Statements and Financial Activity Statement for the Period Ended 31 January 2018**

Recommendation:

That Council RECEIVES the Financial Statements and the Financial Activity Statement for the period ended 31 January 2018, as detailed in Attachment 13.19A of this Report.

FILE REFERENCE:	P1014149-25
REPORTING UNIT:	Finance
RESPONSIBLE DIRECTORATE:	Corporate Services
DATE:	22 February 2018
ATTACHMENT/S:	Attachment 13.19A – Financial Statements and Financial Activity Statement for the period ended 31 January 2018

Council Role:

☐	Advocacy	*When the Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.*
☒	Executive	*The substantial direction setting and oversight role of the Council e.g. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.*
☐	Legislative	*Includes adopting local laws, town planning schemes and policies.*
☐	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 (e.g. 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 6.4(1) and (2) of the *Local Government Act 1995* Regulation 34(1) of the *Local Government (Financial Management) Regulations 1996*
Integrated Planning and Reporting Framework Implications	**Strategic Community Plan** 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 seven months to 31 January 2018.

This report compares the actual performance for the seven months to 31 January 2018 to the 2017/18 Budget adopted by Council on 28 June 2017 and amended by Council on 29 August and 21 November 2017.

Operating Revenue

- Parking revenue year to date was $43.4 million, which was $938,000 above the revised budget. The variance mainly consisted of $335,000 for Open Air Car Parks, $153,000 for Kerbside parking, $456,000 for Undercover Car Parks and ($15,000) for events.

- Fines and Costs were lower than the revised budget by 2.7% or $(140,000) predominantly due to parking fines.

- Investment Income and Interest was $511,000 above the revised budget. This is due to more Ratepayers opting to pay their rates by installments; thus earning higher interest on installments revenue than anticipated at budget setting and the performance of the Colonial share index fund.

- Rubbish collection was lower than the revised budget by 1.9% or $(172,000).

- Recurrent Grants were $(281,000) below the revised budget. This is primarily due to Federal Assistance and Local Government Grants' first quarter payment made in the last week of the previous financial year. The budget will be adjusted accordingly as part of the 2017/18 budget review process.

- Other income was $923,000 above the revised budget and the variance included $205,000 in administration charges as more than anticipated ratepayers opted to pay their rates in instalments. The variance also included higher than anticipated revenue for Building Licence Fees $380,000.

Operating Expenditure

- Employee costs for the year to date were $43.6 million being 0.4% or $173,000 below the revised budget. Vacant positions throughout the City were the main reasons for this slight underspend.

- Materials and Contracts were $1.9 million below the revised budget. The main areas of underspend were: Infrastructure (Contractors Maintenance) $314,000, Consultancy $506,000, Other Professional Fees $401,000 and Property Maintenance $1.0 million. Detailed analysis of variances undertaken as part of the mid-year budget review process with permanent underspend or savings to be adjusted.

- Utilities were lower than the revised budget by $239,000 due to lower than budgeted power consumption, and will be adjusted accordingly in the mid-year review.

- Depreciation and Amortisation was under the revised budget by $1.1m at the end of January. This variance is mainly as a result of the full impact of year end revaluations being reflected in depreciation figures, and will be adjusted in the budget review process.

- Expense provisions were lower than the revised budget by $(113,000), mainly due to the provision for bad debts being higher than originally anticipated.

- Loss on disposal of assets recorded a minor spend against a year to date revised budget of $1million. This variance will be addressed as part of the budget review process.

- Other Expenditure was above the revised budget by $190,000 or 1.2%.

Investing Activities

- As part of the finalisation of carry forwards $8.5 million was added to the 2017/18 capital budget bringing it to a total of $68.9 million for the year. Capital expenditure was $11.5 million lower than the revised budget. Capital spend year to date at the end of January was $17.9 million or 61% of the revised year to date capital budget or at 26% of the full year revised capital budget for 2017/18. As part of the budget review process a significant reduction in the overall capital program for 2017/18 will be made.

- Major spend for the month:

    - St Georges Public plaza $212,000
    - Concert Hall electrical works $465,000
    - Council House office fit out $354,000
    - Wellington St 2B $917,000
    - Various Fleet and Plant replacement $245,000

Financing Activities

- Transfers to Reserves were $7.2 million below the revised budget which can be linked to the lower than anticipated capital spend.

- Transfers from Reserves were below the revised budget by $(5.5 million), mainly due to lower than anticipated year to date spend on capital projects.

Amounts sourced from Rates

- Rates revenue raised was $(76,000) below the revised budget. This is the net position of interims raised offset with rates refunds and back rates resulting in the overall result being slightly below budget.

CITY OF PERTH

FINANCIAL ACTIVITY STATEMENT for the year ended 31 January 2018

Proceeds from Operating Activities	Revised Budget 2017/18 $	Actual YTD 31-Jan-18 $	Budget YTD 31-Jan-18 $	Variance YTD 31-Jan-18 $
Operating Revenue				
Parking Fees	71,807,578	43,411,692	42,473,351	938,341
Fines and Costs	9,113,255	5,134,414	5,274,254	(139,840)
Investment Income and Interest	4,619,401	3,352,655	2,841,874	510,782
Community Service Fees	1,509,400	890,282	881,525	8,757
Rubbish Collection	9,250,450	8,777,573	8,949,905	(172,331)
Rentals and Hire Charges	4,993,543	2,954,108	2,914,885	39,223
Recurrent Grants	1,985,738	1,015,093	1,295,777	(280,683)
Contributions, Donations and Reimbursements	421,783	265,881	255,623	10,258
Other Income	4,209,824	3,804,704	2,881,294	923,409
Distribution from TPRC	200,000	0	0	0
	108,110,972	**69,606,401**	**67,768,486**	**1,837,915**
Less: Operating Expenditure				
Employee Costs	74,748,918	43,618,618	43,791,505	172,887
Materials and Contracts	50,883,391	28,579,276	30,524,798	1,945,523
Utilities	3,464,509	1,785,884	2,024,736	238,852
Insurance Expenditure	928,202	470,330	546,110	75,780
Depreciation and Amortisation	33,534,088	18,470,921	19,572,305	1,101,384
Interest Expenses	1,380,827	854,928	854,686	(242)
Loss on Disposal of Assets	1,664,126	193,735	1,216,655	1,022,921
Expense Provisions	915,726	647,155	534,174	(112,982)
Other Expenditure	25,791,159	15,473,187	15,283,251	(189,936)
	193,310,945	**110,094,034**	**114,348,221**	**4,254,186**
Add back Depreciation	(33,534,088)	(18,470,921)	(19,572,305)	(1,101,384)
(Loss) / Profit on Disposals	(1,664,126)	(193,735)	(1,216,655)	(1,022,921)
	158,112,731	**91,429,378**	**93,559,261**	**2,129,882**
Net Surplus/(Deficit) from Operations	**(50,001,759)**	**(21,822,977)**	**(25,790,774)**	**3,967,797**
Capital Grants	1,275,000	894,433	910,417	(15,984)
Capital Expenditure	(68,943,305)	(17,938,089)	(29,520,590)	11,582,501
Proceeds from Disposal of Assets/Investments	801,800	222,749	472,293	(249,544)
Sub-total Investing Activities	**(66,866,505)**	**(16,820,907)**	**(28,137,880)**	**11,316,973**
Repayment of Borrowings	(6,423,186)	(4,618,861)	(4,618,861)	0
Transfers to Reserves	(33,929,087)	(5,082,064)	(12,248,857)	7,166,794
Transfer from Reserves	43,396,503	20,047,175	25,562,324	(5,515,149)
Sub-total Financing Activities	**3,044,230**	**10,346,250**	**8,694,606**	**1,651,645**
Add: Opening Funds	29,311,168	35,104,931	29,311,168	5,793,763
Net Surplus/(Deficit) before Rates	**(84,512,866)**	**6,807,296**	**(15,922,881)**	**22,730,178**
Amount Sourced from Rates	89,256,330	89,324,056	89,400,451	(76,395)
Closing Funds	**4,743,464**	**96,131,353**	**73,477,570**	**22,653,783**

CITY OF PERTH

CURRENT POSITION AS AT THE END OF THE PERIOD 31 JANUARY 2018

Description	Revised Budget 2017/18	Actual YTD 31-Jan-18	Budget YTD 31-Jan-18	Variance YTD 31-Jan-18
Current Assets	**$**	**$**	**$**	**$**
Cash and Cash Equivalents	5,928,176	6,967,719	3,561,058	3,406,661
Deposits and Prepayments	446,730	9,932,057	7,098,461	2,833,596
Money Market Investments - Municipal Funds	7,887,359	85,489,887	79,940,898	5,548,989
Money Market Investments - Restricted Funds	81,962,969	72,417,720	65,175,948	7,241,772
Trade and Other Receivables	10,710,035	16,000,332	11,006,047	4,994,285
Inventories	1,104,206	930,210	1,358,922	(428,712)
Total Current Assets	**108,039,475**	**191,737,925**	**168,141,334**	**23,596,591**
Current Liabilities				
Trade and Other Payables	20,948,087	22,654,552	29,208,242	(6,553,690)
Employee Entitlements	12,753,523	9,922,580	10,291,834	(369,254)
Provisions	655,467	534,300	550,086	(15,786)
Borrowings	7,487,847	6,733,843	6,733,843	0
Total Current Liabilities	**41,844,924**	**39,845,275**	**46,784,005**	**(6,938,730)**
Working Capital Position Brought Forward	**66,194,551**	**151,892,650**	**121,357,330**	**30,535,320**
Deduct Restricted Cash Holdings	(81,962,969)	(72,417,720)	(65,175,948)	(7,241,772)
Add Current Liabilities not expected to clear	12,753,523	9,922,580	10,291,834	(369,254)
Deduct Restricted Capital Grants	270,512	0	270,512	(270,512)
Add Current Borrowings	7,487,847	6,733,843	6,733,843	0
Current Funds Position Brought Forward	**4,743,464**	**96,131,353**	**73,477,570**	**22,653,783**

Net Cash on Hand	**$**	**$**	**$**	**$**
Cash On Hand	5,928,176	6,967,719	3,561,058	(2,367,118)
Money Market Investments	89,850,328	157,907,607	145,116,846	55,266,519
Overdraft	0	0	0	0
Funds on Hand	**95,778,504**	**164,875,326**	**148,677,904**	**52,899,401**
Analysis of Funds on Hand				
Reserves	81,962,969	72,417,720	65,175,948	7,241,772
Provisions	13,408,990	10,456,880	10,841,920	(385,040)
Restricted Grants not yet utilised	270,512	0	270,512	(270,512)
General Funds	136,033	82,000,726	72,389,524	46,313,180
Funds on Hand	**95,778,504**	**164,875,326**	**148,677,904**	**52,899,401**

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 7 months ended 31 January 2018

CITY OF PERTH
MUNICIPAL
Statement of Comprehensive Income for the 7 months ended 31 January 2018
(By Program)

	Note	Budget 2017/2018	Revised Budget YTD	Actual YTD 31/01/2018	YTD Variance	
OPERATING REVENUE		$	$	$	$	%
General Purpose Funding Rates		90,264,232	89,988,394	90,269,742	281,348	0.3%
General Purpose Funding Other		5,049,952	3,014,781	3,097,379	82,598	2.7%
Law, Order, Public Safety		53,534	37,782	68,207	30,425	80.5%
Health		788,100	818,750	1,030,579	211,829	25.9%
Education and Welfare		1,810,125	1,061,967	1,095,239	33,272	3.1%
Housing		1,078,000	628,833	536,532	(92,301)	-14.7%
Community Amenities		11,754,116	10,432,247	10,117,880	(314,367)	-3.0%
Recreation and Culture		1,488,764	1,071,532	1,354,973	283,441	26.5%
Transport		83,229,274	49,104,947	49,802,290	697,343	1.4%
Economic Services		727,275	558,246	1,046,295	488,049	87.4%
Other Property and Services		773,930	451,459	511,344	59,885	13.3%
Total Operating Income		197,017,302	157,168,938	158,930,460	1,761,522	1.1%
OPERATING EXPENDITURE						
Governance		7,904,924	4,767,390	5,032,738	(265,348)	**-5.6%**
General Purpose Funding		2,109,852	1,283,777	1,317,279	(33,502)	**-2.6%**
Law, Order, Public Safety		5,674,719	3,310,245	3,496,474	(186,229)	**-5.6%**
Health		1,744,520	1,077,620	829,943	247,677	23.0%
Education and Welfare		3,738,514	2,190,588	2,190,008	580	0.0%
Housing		636,116	371,068	359,426	11,642	3.1%
Community Amenities		30,761,301	17,894,846	14,888,518	3,006,328	16.8%
Recreation and Culture		31,838,820	19,573,097	19,318,114	254,983	1.3%
Transport		81,611,822	47,452,546	46,047,938	1,404,608	3.0%
Economic Services		16,435,044	10,389,821	11,240,129	(850,308)	-8.2%
Other Property and Services		9,017,671	4,820,567	5,179,734	(359,167)	-7.5%
Total Operating Expenditure		191,473,303	113,131,565	109,900,301	3,231,264	2.9%
NET FROM OPERATIONS		5,543,999	44,037,373	49,030,159	4,992,786	11.3%
GRANTS/CONTRIBUTIONS						
For the Development of Assets						
- General Purpose Funding		100,000	58,333	58,705	372	0.6%
- Law ,Order,Public Safety		-	-	42,639	42,639	0.0%
- Recreation and Culture		150,000	87,500	42,800	-	0.0%
- Transport		1,025,000	764,583	736,421	(28,162)	-3.7%
Total Grants/Contributions		1,275,000	910,417	880,565	(29,852)	-3.3%
DISPOSAL/WRITE OFF OF ASSETS						
Gain/(Loss) on Disposal of Assets	2	(1,664,126)	(1,216,655)	(193,734)	1,022,921	**-84.1%**
Change in net assets resulting from operations **before significant items**		5,154,873	43,731,135	49,716,990	5,985,855	13.7%
SIGNIFICANT ITEMS						
Distribution from TPRC		200,000	-	-	-	0.0%
Initial Recognition of Assets		-		13,868		
Change in net assets resulting from operations after significant items		5,354,873	43,731,135	49,730,858	5,985,855	13.7%

CITY OF PERTH
MUNICIPAL
Statement of Comprehensive Income for the 7 months ended 31 January 2018
(By Nature or Type)

	Note	Budget 2017/2018	Revised Budget YTD	Actual YTD 31/01/2018	YTD Variance	
OPERATING REVENUE		$	$	$	$	%
Rates		89,256,330	89,400,451	89,324,056	(76,395)	-0.1%
Grants and Contributions for Non Capital Purposes		1,785,738	1,295,777	1,015,093	(280,684)	-21.7%
Donations and Reimbursements		421,783	255,623	265,881	10,258	4.0%
Fees and Charges		99,524,414	62,598,060	64,076,576	1,478,516	2.4%
Interest and Investment Income		4,619,401	2,841,874	3,352,655	510,782	18.0%
Other Revenue		1,409,636	777,154	896,199	119,045	15.3%
Total Revenue from Operating Activities		197,017,302	157,168,938	158,930,460	1,761,522	1.1%
OPERATING EXPENDITURE						
Employee Costs		74,752,665	43,791,505	43,618,618	172,887	0.4%
Materials and Contracts		50,713,391	30,524,798	28,579,276	1,945,522	6.4%
Utilities		3,464,509	2,024,736	1,785,884	238,852	11.8%
Depreciation and Amortisation		33,534,089	19,572,305	18,470,923	1,101,382	5.6%
Interest		1,380,827	854,686	854,928	(242)	0.0%
Insurance		920,937	546,110	470,330	75,780	13.9%
Expenses Provision		915,726	534,174	647,155	(112,982)	-21.2%
Other Expenses from Ordinary Activities		25,791,159	15,283,251	15,473,187	(189,936)	-1.2%
Total Expenses from Ordinary Activities		191,473,303	113,131,565	109,900,301	3,231,265	2.9%
Change in Net Assets from Ordinary Activities before Capital Amounts		5,543,999	44,037,373	49,030,159	4,992,787	11.3%
GRANTS/CONTRIBUTIONS						
Grants and Contributions- Capital		1,275,000	910,417	880,565	(29,852)	-3.3%
NET OPERATING SURPLUS		6,818,999	44,947,789	49,910,724	4,962,935	11.0%
DISPOSAL/WRITE OFF OF ASSETS	2	(1,664,126)	(1,216,655)	(193,734)	1,022,921	-84.1%
SIGNIFICANT ITEMS						
Distribution from TPRC		200,000	-	-	-	0.0%
Initial Recognition of Assets				13,868		
Change in net assets resulting from operations after capital amounts and significant items		5,354,873	43,731,135	49,730,858	5,985,855	13.7%

CITY OF PERTH
MUNICIPAL

Statement of Financial Position as at 31 January 2018

	Note	31/01/2018	30/06/2017
CURRENT ASSETS		$	$
Cash and Cash Equivalents	11	6,967,719	16,126,364
Deposits/Prepayments	4	9,932,057	1,835,306
Investments	3, 11	157,907,607	112,454,335
Trade and Other Receivables	5	10,861,438	10,276,048
Rates Receivable	1	5,138,894	323,913
Inventories		930,210	918,639
TOTAL CURRENT ASSETS		191,737,925	141,934,605
NON CURRENT ASSETS			
Investments	3	6,606,623	6,339,449
Trade and Other Receivables	5	53,853	46,356
Property, Plant and Equipment	8	730,155,510	738,190,386
Infrastructure	8	510,907,509	517,437,142
Capital Work in Progress	8	40,367,044	28,810,918
TOTAL NON CURRENT ASSETS		1,288,090,539	1,290,824,251
TOTAL ASSETS		1,479,828,464	1,432,758,856
CURRENT LIABILITIES			
Trade and Other Payables	6	22,654,552	20,929,628
Employee Benefits	7	9,922,580	9,917,287
Provisions	7	534,300	534,300
Loan Liability	9	6,733,843	6,423,187
TOTAL CURRENT LIABILITIES		39,845,275	37,804,402
NON CURRENT LIABILITIES			
Employee Benefits	7	1,616,251	1,616,251
Provisions	7	4,876,702	4,649,307
Loan Liability	9	18,202,225	23,131,742
TOTAL NON CURRENT LIABILITIES		24,695,178	29,397,300
TOTAL LIABILITIES		64,540,453	67,201,702
NET ASSETS		$1,415,288,010	$1,365,557,154
EQUITY			
Accumulated Surplus		727,694,192	659,485,259
Asset Revaluation Reserve	10	612,646,161	612,865,897
Reserves	10	74,947,657	93,205,998
TOTAL EQUITY		$1,415,288,010	$1,365,557,154

CITY OF PERTH
MUNICIPAL

Statement of Changes in Equity for the 7 months ended 31 January 2018

	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	93,432,380	-	-	93,432,380
Transfer to Cash Backed Reserves	(26,090,751)	-	26,090,751	-
Transfers to Asset Revaluation Reserve	(53,920,101)	53,920,101	-	-
Transfers from Asset Revaluation Reserve	1,089,903	(1,089,903)	-	-
Transfer from Cash Backed Reserves	21,113,000	-	(21,113,001)	-
Balance at 30 June 2017	$659,485,259	$612,865,897	$93,205,998	$1,365,557,154
	$	$	$	$
Balance at 1 July 2017	659,485,259	612,865,897	93,205,998	1,365,557,154
Change in net assets resulting from operations	49,730,858	-	-	49,730,858
Transfer to Cash Backed Reserves	(1,788,834)	-	1,788,834	-
Transfers to Asset Revaluation Reserve	(109)	109	-	-
Transfers from Asset Revaluation Reserve	219,845	(219,845)	-	-
Transfer from Cash Backed Reserves	20,047,175	-	(20,047,175)	-
Balance at the end of the reporting period	**$727,694,195**	**$612,646,161**	**$74,947,656**	**$1,415,288,010**

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CITY OF PERTH
MUNICIPAL
Statement of Cash Flows for the 7 months ended 31 January 2018

	Note	Budget 2017/2018	YTD Actual 31/01/2018	YTD Variation	
Cash Flows from Operating Activities		$	$	$	%
Receipts					
Rates		89,228,696	83,427,411	(5,801,285)	-6.5%
Fees and Charges		99,465,787	65,135,668	(34,330,119)	-34.5%
Interest		4,619,401	2,692,209	(1,927,192)	-41.7%
Other		1,209,636	1,667,343	457,707	37.8%
		194,523,520	152,922,631	(41,600,889)	-21.4%
Payments					
Employee Costs		(73,748,183)	(43,616,633)	30,131,550	40.9%
Materials and Contracts		(49,982,742)	(33,128,433)	16,854,309	33.7%
Interest		(1,380,827)	(937,347)	443,480	32.1%
Other		(31,092,331)	(18,001,784)	13,090,547	42.1%
		(156,204,083)	(95,684,197)	60,519,886	38.7%
Net Cash Flows from Operating Activities	12	38,319,437	57,238,434	18,918,998	-49.4%
Cash Flows from Investing Activities					
Receipts					
Distribution from TPRC		200,000	-	(200,000)	-100.0%
Proceeds from Disposal of Assets		801,800	489,923	(311,877)	-38.9%
Proceeds from Disposal of Investments(Non Current)		-	(267,174)	(267,174)	0.0%
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)	(1,401,233)	13,699,210	90.7%
Purchase Office Furniture and Equipment		(12,634,963)	-	12,634,963	-100.0%
Work in Progress		-	(16,536,856)	(16,536,856)	0.0%
		(60,374,332)	(17,938,089)	42,436,243	70.3%
Net Cash Flows from Investing Activities		(59,372,532)	(17,715,340)	41,657,192	70.2%
Cash Flows from Financing Activities					0.0%
Repayment of Borrowings		(6,423,186)	(4,618,861)	1,804,325	28.1%
		(6,423,186)	(4,618,861)	1,804,325	28.1%
Cash Flows from Government and Other Parties					
Receipts from Appropriations/Grants					
Recurrent		2,596,843	509,830	(2,087,013)	-80.4%
Capital		1,275,000	880,565	(394,435)	-30.9%
		3,871,843	1,390,395	(2,481,448)	-64.1%
Net Increase (Decrease) in Cash Held		(23,604,437)	36,294,628	59,899,066	-253.8%
Cash at 1 July 2017		119,829,671	128,580,699	8,751,028	7.3%
Cash at 31 January 2018	11	96,225,234	164,875,326	68,650,092	71.3%

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Notes to the Balance Sheet for the 7 months ended 31 January 2018

1 Rates Receivable

	Actual YTD 31/01/2018	2016/17 YTD 31/01/2017
	$	$
Outstanding Amount at 30 June 2017	323,913	190,816
Rates Levied for the Year	89,413,576	87,965,104
Late Payment Penalties	110,977	137,654
Ex Gratia Rates	7,377	17,741
Rates Administration Fee	350,179	320,133
Back Rates	(96,896)	61,219
Bins Levy	127,657	118,198
	90,589,001	89,178,643
Amount Received during the Period	85,450,107	83,906,038
Outstanding Amount at 31 January 2018	**$5,138,894**	**$5,272,605**

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

	Annual Budget	Actual YTD 31/01/2018
Infrastructure		
Proceeds on Disposal	-	-
Less: Carrying amount of assets written off	1,786,615	204,153
(Loss) on Write Off	(1,786,615)	(204,153)
Plant and Mobile Equipment		
Proceeds on Disposal	801,800	477,651
Less: Carrying amount of assets sold/written off	679,311	458,720
Profit on Disposal/Write Off	122,489	18,931
Furniture and Equipment		
Proceeds on Disposal	-	12,272
Less: Carrying amount of assets sold /written off	-	20,784
Profit/(Loss) on Disposal/Write Off	-	(8,512)
Gain/(Loss) on Disposal/Write off of Assets	**($1,664,126)**	**($193,734)**

3 Investments

Current	31/01/2018	30/06/2017
Short Term Cash Investments *	$	$
Call Funds	7,323,117	6,237,197
Bank/Term Deposits	145,500,000	101,500,000
Managed Funds	5,084,490	4,717,138
Total Current Investments	**$157,907,607**	**$112,454,335**

* Short Term Cash Investments as stated in Note 11.

Non Current Investments	31/01/2018	30/06/2017
	$	$
Mortgage Backed Securities (MBS)	2,529,936	2,589,685
	2,529,936	2,589,685
Equity in Local Government House	10,000	10,000
Equity in Mindarie Regional Council	450,285	444,132
Equity in Tamala Park Regional Council	3,616,402	3,295,632
	$6,606,623	**$6,339,449**

MUNICIPAL

Notes to the Balance Sheet for the 7 months ended 31 January 2018

4 Deposits/Prepayments

	31/01/2018	30/06/2017
	$	$
Prepaid Insurance	889,698	-
Prepaid Parking Bay Licence Fees	7,352,056	111,877
Other	1,690,303	1,723,429
	$9,932,057	**$1,835,306**

5 Trade And Other Receivables

	31/01/2018	30/06/2017
Current	$	$
Emergency Services Levy (ESL)	1,238,729	79,576
Accrued Interest and Investment Income	1,365,963	705,517
Accrued Income	1,630,240	3,173,250
Modified Penalties/Fines and Costs	7,966,097	7,859,984
Debtors - General		
Australian Taxation Office - GST Refundable	230,039	278,362
Other Debtors	2,191,288	1,850,146
	14,622,356	13,946,835
Less: Provision for Doubtful Debts	(3,760,918)	(3,670,787)
	$10,861,438	**$10,276,048**
Non Current		
Pensioners' Rates Deferred	53,853	46,356
	$53,853	**$46,356**

6 Trade And Other Payables

	31/01/2018	30/06/2017
Current	$	$
Trade Creditors	3,848,472	11,749,668
Emergency Services Levy	8,977,612	-
Interest Payable on Loans	74,028	156,447
Accrued Expenses - Operating	5,375,458	3,764,543
Accrued Expenses - Capital	991,713	2,650,096
Advances Received for Recoverable Works	135,098	73,846
Income Received / Raised in Advance	717,565	733,089
Other Creditors	2,534,606	1,801,939
	$22,654,552	**$20,929,628**

MUNICIPAL

Notes to the Balance Sheet for the 7 months ended 31 January 2018

7 Employee Benefits

	31/01/2018	30/06/2017
Current	$	$
Leave Entitlements		
Annual Leave	4,227,853	4,287,802
Self Funded Leave	138,454	155,276
Long Service Leave	5,447,828	5,350,808
Recognition of Employees- Presentations	108,445	123,401
	$9,922,580	**$9,917,287**
Non Current		
Annual Leave	383,359	383,359
Long Service Leave	1,232,892	1,232,892
	$1,616,251	**$1,616,251**

Provisions

	31/01/2018	30/06/2017
	$	$
Current		
Workers Compensation	534,300	534,300
	$534,300	**$534,300**
Non Current		
Provision for Equipment Replacement PCEC	4,876,702	4,649,307
	$4,876,702	**$4,649,307**

8 Property, Plant and Equipment and Work in Progress

	31/01/2018	30/06/2017
	$	$
Land and Air Rights - at cost/fair value	419,968,891	419,968,891
Less: Accumulated Depreciation	(7,952,056)	(7,561,377)
	412,016,835	412,407,514
Buildings - at fair value	413,053,999	413,053,999
Less: Accumulated Depreciation	(183,086,513)	(179,045,884)
	229,967,486	234,008,115
Improvements - at fair value	45,619,000	45,619,000
Less: Accumulated Depreciation	(1,231,290)	(773,529)
	44,387,710	44,845,471
Infrastructure Assets - at cost/fair value	825,992,726	823,353,969
Less: Accumulated Depreciation	(315,085,217)	(305,916,827)
	510,907,509	517,437,142
Plant and Mobile Equipment - at cost/fair value	50,411,928	50,009,822
Less: Accumulated Depreciation	(33,691,282)	(31,873,703)
	16,720,646	18,136,119
Office Furniture and Equipment - at cost/fair value	46,326,570	46,358,543
Less: Accumulated Depreciation	(20,059,008)	(18,360,647)
	26,267,562	27,997,896
Agricultural - at cost	795,271	795,271
Less: Accumulated Depreciation	-	-
	795,271	795,271
Property, Plant and Equipment	1,241,063,019	1,255,627,528
Work in Progress - at cost	40,367,044	28,810,918
	40,367,044	28,810,918
Total Property, Plant and Equipment and Work in Progress	**$1,281,430,063**	**$1,284,438,446**

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Notes to the Balance Sheet for the 7 months ended 31 January 2018

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

	Balance 30/06/2017	Acquisitions Actual YTD 31/01/2018	Transfers Actual YTD 31/01/2018	Initial Recognition of Assets Actual YTD 31/01/2018	Disposals/ Write off/ Actual YTD 31/01/2018	Revaluation Actual YTD 31/01/2018	Balance 31/01/2018
	$	$	$	$	$		$
Land and Air Rights	419,968,891	-	-	-	-	-	419,968,891
Buildings	413,053,999	-	-	-	-	-	413,053,999
Improvements	45,619,000	-	-	-	-	-	45,619,000
Infrastructure Assets	823,353,969	-	3,174,970	292,491	(828,704)	-	825,992,726
Plant and Mobile Equipment	50,009,822	1,401,233	-	-	(999,127)	-	50,411,928
Office Furniture and Equipment	46,358,543	-	-	-	(31,973)	-	46,326,570
Agricultural	795,271	-	-	-	-	-	795,271
Work in Progress	28,810,918	14,878,473	(3,322,347)	-	-	-	40,367,044
	$1,827,970,413	**$16,279,706**	**(147,377)**	**292,491**	**(1,859,804)**	**-**	**$1,842,535,429**

9 Loan Liability

	31/01/2018	30/06/2017
Current	$	$
Loans - Western Australian Treasury Corporation	6,733,843	6,423,187
Non Current		
Loans - Western Australian Treasury Corporation	18,202,225	23,131,742

10 Reserve Funds

	Purpose of Reserve Fund	Balance 30/06/2017	Transfer from Accumulated Surplus	Transfer to Accumulated Surplus	Balance 31/01/2018
		$	$	$	$
	Refuse Disposal and Treatment	3,638,248	72,049	(38,305)	3,671,992
	Concert Hall - Refurbishment and Maint.	6,431,852	124,152	(739,663)	5,816,341
	Asset Enhancement	28,849,413	556,092	(1,497,430)	27,908,075
	Street Furniture Replacement	420,867	8,345	(5,075)	424,137
	Parking Levy	17,680,824	9,127	(17,543,470)	146,481
	Art Acquisition	399,511	7,272	(58,751)	348,032
	Heritage Incentive	628,769	12,492	-	641,261
	Parking Facilities Development	22,353,779	442,473	(164,481)	22,631,771
	Employee Entitlements	1,823,030	36,220	-	1,859,250
	David Jones Bridge	314,684	6,252	-	320,936
	Bonus Plot Ratio	634,650	12,609	-	647,259
	PCEC Fixed Plant Replacement	4,649,307	227,395	-	4,876,702
	Enterprise and Initative	4,974,072	266,268	-	5,240,340
	Public Art	406,992	8,088	-	415,080
		93,205,998	1,788,834	(20,047,175)	74,947,657
*	Asset Revaluation	612,865,897	109	(219,845)	612,646,161
		$706,071,894	**$1,788,943**	**($20,267,020)**	**$687,593,818**

* 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 7 months ended 31 January 2018

11 Cash Reconciliation

	31/01/2018	30/06/2017
	$	$
Cash and Cash Equivalents	6,967,719	16,126,364
Short Term Cash Investments	157,907,607	112,454,335
	$164,875,326	**$128,580,699**

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

	31/01/2018	30/06/2017
	$	$
Change in Net Assets Resulting from Operations	49,716,990	5,838,060
Adjustment for items not involving the movement of Funds:		
Depreciation	18,470,923	34,855,597
Doubtful Debts	90,131	247,007
Non Capitalised Work in Progress	147,377	1,671,436
(Gain)/Loss on Disposal/Write off/Contribution of Assets	193,734	6,801,061
	68,619,155	49,413,161
Revenues Provided By :		
Government Grants	(1,390,395)	(4,638,186)
Contribution from Other Parties	-	-
	(1,390,395)	(4,638,186)
Change in Operating Assets and Liabilities		
Add Back		
Decrease in Inventories	-	97,584
Decrease in Trade and Other Receivables	-	1,262,728
Decrease in Accrued Income	1,543,010	-
Increase in Income Received /Raised in Advance	45,728	-
Increase in Accrued Expenses	1,610,915	1,471,437
Increase in Provisions	232,688	-
Increase in Trade and Other Payables	1,809,083	1,130,093
Deduct		
Decrease in Income Received /Raised in Advance	-	(241,730)
Decrease in Accrued Interest Payable	(82,419)	(43,401)
Increases in Deferred Debtors	(7,497)	(13,922)
Decrease in Provisions	-	(746,042)
Increase in Inventories	(11,571)	-
Increase in Trade and Other Receivables	(6,373,066)	-
Increase in Prepayments	(8,096,751)	(588,323)
Increase in Accrued Income	-	(1,727,573)
Increase in Accrued Interest and Investment Income	(660,446)	(168,848)
	(9,990,328)	432,003
Net Cash Provided by Operating Activities	**$57,238,435**	**$45,206,978**

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Notes to the Balance Sheet for the 7 months ended 31 January 2018

13 Ratios

	31/01/2018	30/06/2017
1 Current Ratio		
Current Assets minus Restricted Assets		
Current Liabilities minus Liabilities	2.99	1.33
associated with Restricted Assets		
2 Debt Ratio		
Total Liabilities		
Total Assets	4.36%	4.69%
3 Debt Service Ratio		
Debt Service Cost		
Available Operating Revenue	3.44%	4.25%
4 Rate Coverage Ratio		
Net Rate Revenue		
Operating Revenue	56.80%	44.36%
5 Outstanding Rates Ratio		
Rates Outstanding		
Rates Collectable	5.67%	0.36%
6 Untied Cash to Unpaid Creditors Ratio		
Untied Cash		
Unpaid Trade Creditors	24.02	3.15
7 Gross Debt to Revenue Ratio		
Gross Debt		
Total Revenue	15.69%	14.70%
8 Gross Debt to Economically Realisable Assets Ratio		
Gross Debt		
Economically Realisable Assets	2.57%	3.23%

Restricted Assets includes reserve funds and tied contributions not utilised at 31.01.2018

Agenda Item 13.20 **Financial Statements and Financial Activity Statement for the Period Ended 28 February 2018**

Recommendation:

That Council RECEIVES the Financial Statements and the Financial Activity Statement for the period ended 28 February 2018, as detailed in Attachment 13.20A of this Report.

FILE REFERENCE:	P1014149-25
REPORTING UNIT:	Finance
RESPONSIBLE DIRECTORATE:	Corporate Services
DATE:	5 April 2018
ATTACHMENT/S:	Attachment 13.20A – Financial Statements and Financial Activity Statement for the period ended 28 February 2018

Council Role:

☐	Advocacy	*When the Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.*
☒	Executive	*The substantial direction setting and oversight role of the Council e.g. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.*
☐	Legislative	*Includes adopting local laws, town planning schemes and policies*
☐	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 (e.g. 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 6.4(1) and (2) of the *Local Government Act 1995* Regulation 34(1) of the *Local Government (Financial Management) Regulations 1996*

Integrated Planning and Reporting Framework Implications	**Strategic Community Plan** 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 8 months to 28 February 2018.

This report compares the actual performance for the eight months to 28 February 2018 to the 2017/18 Budget adopted by Council on 28 June 2017 and amended by Council on 29 August and 21 November 2017.

Note: The comparison does not include the budget review which was approved by Council on 15 March 2018.

Operating Revenue

- Parking revenue year to date was $49.7 million, which was $1.3 million above the revised budget. The variance mainly consisted of $392,000 for Open Air Car Parks, $184,000 for Kerbside parking, $719,000 for Undercover Car Parks and ($19,000) for events.

- Fines and Costs were higher than the revised budget by 1.7% or $99,000 predominantly due to parking fines.

- Investment Income and Interest was $457,000 above the revised budget. This is due to more Ratepayers opting to pay their rates by installments; thus earning higher than budgeted interest. Additionally, the performance of the Colonial Share Index Fund has returned $300,000 higher than budget.

- Recurrent Grants were ($171,000) below the revised budget. This is primarily due to Federal Assistance and Local Government Grants' first quarter payment made in the last week of the previous financial year. The budget will be adjusted accordingly as part of the 2017/18 budget review process.

- Other income was $636,000 above the revised budget and the variance included $205,000 in administration charges as more than anticipated ratepayers opted to pay their rates in instalments. The variance also included higher than anticipated revenue for Building Licence Fees $544,000.

Operating Expenditure

- Employee costs for the year to date were $49.3 million being 1.2% or $611,000 below the revised budget. Vacant positions throughout the City were the main reasons for this underspend.

- Materials and Contracts were $2.6 million below the revised budget. The main areas of underspend were: Infrastructure (Contractors Maintenance) $460,000, Consultancy $1.3 million, Other Professional Fees $507,000 and Property Maintenance $1.2 million. These underspends were partly offset

with higher than anticipated spend on Contract Labour ($730,000) and Contractors ($589,000).

- Utilities were lower than the revised budget by $299,000 due to lower than budgeted power consumption, and will be adjusted accordingly in the mid-year review.

- Insurance was $78,000 below the revised budget, mainly due to lower than anticipated general insurance costs.

- Depreciation and Amortisation was under the revised budget by $1.5m at the end of February. This variance is mainly a result of the full impact of year end revaluations being reflected in depreciation figures, and will be adjusted in the budget review process.

- Expense provisions were higher than the revised budget by $131,000, mainly due to the provision for bad debts being higher than originally anticipated.

- Loss on disposal of assets recorded a minor spend against a year to date revised budget of $1.7 million. This variance will be addressed as part of the budget review process.

Investing Activities

- As part of the finalisation of carry forwards $8.5 million was added to the 2017/18 capital budget increasing it to $68.9 million for the year. Capital spend year to date at the end of February was $21.8 million being 32% of the full year revised capital budget for 2017/18. As part of the budget review process a significant reduction in the overall capital program for 2017/18 will be made.

- Major spend for the month:

    - Replace outdoor LED screen Northbridge Piazza - $440,000
    - Concert Hall hydraulics - $404,000
    - Concert Hall electrical works - $347,000
    - CCTV – Network expansion - $230,000
    - Ozone water treatment plant - $411,000
    - Various roads / footpaths program - $313,000
    - Concert Hall cooling towers - $284,000
    - Various fleet and plant replacements - $244,000

Financing Activities

- Transfers to Reserves were $7.0 million below the revised budget which can be linked to the lower than anticipated capital spend.

- Transfers from Reserves were below the revised budget by $(7.8 million), mainly due to lower than anticipated year to date spend on capital projects.

Amounts sourced from Rates

- Rates revenue raised was $32,000 above the revised budget. This is the net position of interims raised offset with rates refunds and back rates resulting in the overall result being slightly above budget.

CITY OF PERTH

FINANCIAL ACTIVITY STATEMENT for the year ended 28 February 2018

Description	Revised Budget 2017/18 $	Actual YTD 28-Feb-18 $	Budget YTD 28-Feb-18 $	Variance YTD 28-Feb-18 $
Operating Revenue				
Parking Fees	71,807,578	49,711,256	48,434,827	1,276,429
Fines and Costs	9,113,255	5,892,902	5,793,684	99,219
Investment Income and Interest	4,619,401	3,697,930	3,240,987	456,943
Community Service Fees	1,509,400	1,006,694	1,031,452	(24,757)
Rubbish Collection	9,250,450	8,775,934	8,852,942	(77,008)
Rentals and Hire Charges	4,993,543	3,329,026	3,283,326	45,700
Recurrent Grants	1,985,738	1,168,593	1,339,872	(171,278)
Contributions, Donations and Reimbursements	421,783	309,032	288,855	20,176
Other Income	4,209,824	4,222,788	3,586,438	636,350
Distribution from TPRC	200,000	0	0	0
	108,110,972	**78,114,156**	**75,852,382**	**2,261,774**
Less: Operating Expenditure				
Employee Costs	74,748,918	49,329,689	49,940,564	610,875
Materials and Contracts	50,883,391	31,868,446	34,507,232	2,638,786
Utilities	3,464,509	2,008,557	2,307,071	298,514
Insurance Expenditure	928,202	543,815	621,988	78,174
Depreciation and Amortisation	33,534,088	20,905,999	22,354,338	1,448,339
Interest Expenses	1,380,827	960,130	958,992	(1,139)
Loss on Disposal of Assets	1,664,126	412,409	1,659,575	1,247,166
Expense Provisions	915,726	741,607	610,484	(131,123)
Other Expenditure	25,791,159	17,408,371	17,382,643	(25,728)
	193,310,945	**124,179,023**	**130,342,886**	**6,163,864**
Add back Depreciation	(33,534,088)	(20,905,999)	(22,354,338)	(1,448,339)
(Loss) / Profit on Disposals	(1,664,126)	(412,409)	(1,659,575)	(1,247,166)
	158,112,731	**102,860,615**	**106,328,974**	**3,468,359**
Net Surplus/(Deficit) from Operations	**(50,001,759)**	**(24,746,459)**	**(30,476,591)**	**5,730,133**
Capital Grants	1,275,000	1,752,883	840,170	912,713
Capital Expenditure	(68,943,305)	(21,776,035)	(45,571,181)	23,795,146
Proceeds from Disposal of Assets/Investments	801,800	199,554	533,801	(334,247)
Sub-total Investing Activities	**(66,866,505)**	**(19,823,598)**	**(44,197,210)**	**24,373,612**
Repayment of Borrowings	(6,423,186)	(4,618,861)	(4,618,861)	0
Transfers to Reserves	(33,929,087)	(5,576,679)	(12,588,406)	7,011,727
Transfer from Reserves	43,396,503	21,059,393	28,891,370	(7,831,978)
Sub-total Financing Activities	**3,044,230**	**10,863,853**	**11,684,103**	**(820,251)**
Add: Opening Funds	29,311,168	35,104,931	35,104,931	0
Net Surplus/(Deficit) before Rates	**(84,512,866)**	**1,398,727**	**(27,884,767)**	**29,283,494**
Amount Sourced from Rates	89,256,330	89,404,203	89,371,627	32,576
Closing Funds	**4,743,464**	**90,802,930**	**61,486,860**	**29,316,070**

CITY OF PERTH

CURRENT POSITION AS AT THE END OF THE PERIOD 28 FEBRUARY 2018

Description	Revised Budget 2017/18	Actual YTD 28-Feb-18	Budget YTD 28-Feb-18	Variance YTD 28-Feb-18
Current Assets	**$**	**$**	**$**	**$**
Cash and Cash Equivalents	5,928,176	9,392,228	4,156,321	5,235,907
Deposits and Prepayments	446,730	8,179,862	3,316,545	4,863,317
Money Market Investments - Municipal Funds	7,887,359	84,303,708	75,873,337	8,430,371
Money Market Investments - Restricted Funds	81,962,969	71,634,536	64,471,083	7,163,454
Trade and Other Receivables	10,710,035	11,390,896	8,601,401	2,789,495
Inventories	1,104,206	958,400	940,350	18,050
Total Current Assets	**108,039,475**	**185,859,630**	**157,359,036**	**28,500,594**
Current Liabilities				
Trade and Other Payables	20,948,087	23,330,126	30,967,877	(7,637,751)
Employee Entitlements	12,753,523	9,961,409	10,394,702	(433,293)
Provisions	655,467	92,038	433,216	(341,178)
Borrowings	7,487,847	7,355,466	7,355,466	0
Total Current Liabilities	**41,844,924**	**40,739,039**	**49,151,262**	**(8,412,223)**
Working Capital Position Brought Forward	**66,194,551**	**145,120,591**	**108,207,775**	**36,912,816**
Deduct Restricted Cash Holdings	(81,962,969)	(71,634,536)	(64,471,083)	(7,163,454)
Add Current Liabilities not expected to clear	12,753,523	9,961,409	10,394,702	(433,293)
Add Current Borrowings	7,487,847	7,355,466	7,355,466	0
Current Funds Position Brought Forward	**4,743,464**	**90,802,930**	**61,486,860**	**29,316,070**

Net Cash on Hand	**$**	**$**	**$**	**$**
Cash On Hand	5,928,176	9,392,228	4,156,321	(1,771,855)
Money Market Investments	89,850,328	155,938,244	140,344,420	50,494,092
Overdraft	0	0	0	0
Funds on Hand	**95,778,504**	**165,330,472**	**144,500,740**	**48,722,237**
Analysis of Funds on Hand				
Reserves	81,962,969	71,634,536	64,471,083	7,163,454
Provisions	13,408,990	10,053,447	10,827,918	(774,471)
General Funds	136,033	83,642,489	69,201,739	42,333,255
Funds on Hand	**95,778,504**	**165,330,472**	**144,500,740**	**48,722,237**

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 8 months ended 28 February 2018

CITY OF PERTH
MUNICIPAL
Statement of Comprehensive Income for the 8 months ended 28 February 2018
(By Program)

	Note	Budget 2017/2018	Revised Budget YTD	Actual YTD 28/02/2018	YTD Variance	
OPERATING REVENUE		$	$	$	$	%
General Purpose Funding Rates		90,264,232	90,043,561	90,360,757	317,196	0.4%
General Purpose Funding Other		5,049,952	3,371,526	3,543,381	171,855	5.1%
Law, Order, Public Safety		53,534	41,220	75,250	34,030	82.6%
Health		788,100	842,500	1,060,698	218,198	25.9%
Education and Welfare		1,810,125	1,205,125	1,238,561	33,436	2.8%
Housing		1,078,000	718,667	616,005	(102,662)	-14.3%
Community Amenities		11,754,116	10,696,591	10,308,991	(387,600)	-3.6%
Recreation and Culture		1,488,764	1,143,398	1,457,083	313,685	27.4%
Transport		83,229,274	56,037,416	57,063,775	1,026,359	1.8%
Economic Services		727,275	608,052	1,217,546	609,494	100.2%
Other Property and Services		773,930	515,953	576,314	60,361	11.7%
Total Operating Income		197,017,302	165,224,009	167,518,361	2,294,352	1.4%
OPERATING EXPENDITURE						
Governance		7,904,924	5,389,155	5,827,105	(437,950)	-8.1%
General Purpose Funding		2,109,852	1,447,091	1,490,478	(43,387)	-3.0%
Law, Order, Public Safety		5,674,719	3,780,862	3,878,226	(97,364)	-2.6%
Health		1,744,520	1,203,465	951,850	251,615	20.9%
Education and Welfare		3,738,514	2,490,947	2,450,443	40,504	1.6%
Housing		636,116	424,078	403,036	21,042	5.0%
Community Amenities		30,761,301	20,456,200	16,903,477	3,552,723	17.4%
Recreation and Culture		31,838,820	22,049,840	21,437,019	612,821	2.8%
Transport		81,611,822	54,219,857	52,077,514	2,142,343	4.0%
Economic Services		16,435,044	11,717,484	12,531,666	(814,182)	-6.9%
Other Property and Services		9,017,671	5,504,330	5,815,802	(311,472)	-5.7%
Total Operating Expenditure		191,473,303	128,683,311	123,766,616	4,916,695	3.8%
NET FROM OPERATIONS		5,543,999	36,540,698	43,751,745	7,211,047	19.7%
GRANTS/CONTRIBUTIONS						
For the Development of Assets						
- General Purpose Funding		100,000	66,667	58,705	(7,962)	-11.9%
- Law ,Order,Public Safety		-	-	42,639	42,639	0.0%
- Recreation and Culture		150,000	100,000	238,940	-	0.0%
- Transport		1,025,000	816,667	736,421	(80,246)	-9.8%
- Economic Services		-	-	597,497	597,497	0.0%
Total Grants/Contributions		1,275,000	983,333	1,674,202	690,869	70.3%
DISPOSAL/WRITE OFF OF ASSETS						
Gain/(Loss) on Disposal of Assets	2	(1,664,126)	(1,659,575)	(412,408)	1,247,167	-75.1%
Change in net assets resulting from operations						
before significant items		5,154,873	35,864,456	45,013,539	9,149,083	25.5%
SIGNIFICANT ITEMS						
Distribution from TPRC		200,000	-	-	-	0.0%
Initial Recognition of Assets from Subiaco		-	-	12,664	12,664	0.0%
Initial Recognition of Assets		-	-	13,868	13,868	0.0%
Contributed Assets Perth City Link		-	-	52,148	52,148	0.0%
Change in net assets resulting from operations						
after significant items		5,354,873	35,864,456	45,092,219	9,227,763	25.7%

CITY OF PERTH
MUNICIPAL
Statement of Comprehensive Income for the 8 months ended 28 February 2018
(By Nature or Type)

	Note	Budget 2017/2018	Revised Budget YTD	Actual YTD 28/02/2018	YTD Variance	
OPERATING REVENUE		$	$	$	$	%
Rates		89,256,330	89,371,627	89,404,203	32,576	0.0%
Grants and Contributions for Non Capital Purposes		1,785,738	1,339,872	1,168,593	(171,279)	-12.8%
Donations and Reimbursements		421,783	288,855	309,032	20,177	7.0%
Fees and Charges		99,524,414	70,114,153	71,900,042	1,785,889	2.5%
Interest and Investment Income		4,619,401	3,240,987	3,697,930	456,943	14.1%
Other Revenue		1,409,636	868,516	1,038,561	170,045	19.6%
Total Revenue from Operating Activities		197,017,302	165,224,009	167,518,361	2,294,352	1.4%
OPERATING EXPENDITURE						
Employee Costs		74,752,665	49,940,564	49,329,689	610,875	1.2%
Materials and Contracts		50,713,391	34,507,232	31,868,446	2,638,786	7.6%
Utilities		3,464,509	2,307,071	2,008,557	298,514	12.9%
Depreciation and Amortisation		33,534,089	22,354,338	20,906,001	1,448,337	6.5%
Interest		1,380,827	958,992	960,130	(1,138)	-0.1%
Insurance		920,937	621,988	543,815	78,173	12.6%
Expenses Provision		915,726	610,484	741,607	(131,123)	-21.5%
Other Expenses from Ordinary Activities		25,791,159	17,382,643	17,408,371	(25,728)	-0.1%
Total Expenses from Ordinary Activities		191,473,303	128,683,311	123,766,616	4,916,695	3.8%
Change in Net Assets from Ordinary Activities before Capital Amounts		5,543,999	36,540,697	43,751,745	7,211,047	19.7%
GRANTS/CONTRIBUTIONS						
Grants and Contributions- Capital		1,275,000	983,333	1,674,202	690,869	70.3%
NET OPERATING SURPLUS		6,818,999	37,524,031	45,425,947	7,901,916	21.1%
DISPOSAL/WRITE OFF OF ASSETS	2	(1,664,126)	(1,659,575)	(412,408)	1,247,167	-75.1%
SIGNIFICANT ITEMS						
Distribution from TPRC		200,000	-	-	-	0.0%
Initial Recognition of Assets from Subiaco		-	-	12,664	12,664	0.0%
Initial Recognition of Assets		-	-	13,868	13,868	0.0%
Contributed Assets Perth City Link		-	-	52,148	52,148	0.0%
Change in net assets resulting from operations after capital amounts and significant items		5,354,873	35,864,456	45,092,219	9,227,763	25.7%

CITY OF PERTH
MUNICIPAL

Statement of Financial Position as at 28 February 2018

	Note	28/02/2018	30/06/2017
CURRENT ASSETS		$	$
Cash and Cash Equivalents	11	9,392,228	16,126,364
Deposits/Prepayments	4	8,179,862	1,835,306
Investments	3, 11	155,938,244	112,454,335
Trade and Other Receivables	5	9,882,447	10,276,048
Rates Receivable	1	1,508,449	323,913
Inventories		958,400	918,639
TOTAL CURRENT ASSETS		185,859,630	141,934,605
NON CURRENT ASSETS			
Investments	3	6,841,511	6,339,449
Trade and Other Receivables	5	53,853	46,356
Property, Plant and Equipment	8	729,026,411	738,190,386
Infrastructure	8	511,267,325	517,437,142
Capital Work in Progress	8	42,445,716	28,810,918
TOTAL NON CURRENT ASSETS		1,289,634,816	1,290,824,251
TOTAL ASSETS		1,475,494,446	1,432,758,856
CURRENT LIABILITIES			
Trade and Other Payables	6	23,330,126	20,929,628
Employee Benefits	7	9,961,409	9,917,287
Provisions	7	92,038	534,300
Loan Liability	9	7,355,466	6,423,187
TOTAL CURRENT LIABILITIES		40,739,039	37,804,402
NON CURRENT LIABILITIES			
Employee Benefits	7	1,616,251	1,616,251
Provisions	7	4,909,187	4,649,307
Loan Liability	9	17,580,602	23,131,742
TOTAL NON CURRENT LIABILITIES		24,106,040	29,397,300
TOTAL LIABILITIES		64,845,079	67,201,702
NET ASSETS		$1,410,649,367	$1,365,557,154
EQUITY			
Accumulated Surplus		723,987,042	659,485,259
Asset Revaluation Reserve	10	612,544,408	612,865,897
Reserves	10	74,117,917	93,205,998
TOTAL EQUITY		$1,410,649,367	$1,365,557,154

CITY OF PERTH
MUNICIPAL

Statement of Changes in Equity for the 8 months ended 28 February 2018

	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	93,432,380	-	-	93,432,380
Transfer to Cash Backed Reserves	(26,090,751)	-	26,090,751	-
Transfers to Asset Revaluation Reserve	(53,920,101)	53,920,101	-	-
Transfers from Asset Revaluation Reserve	1,089,903	(1,089,903)	-	-
Transfer from Cash Backed Reserves	21,113,000	-	(21,113,001)	-
Balance at 30 June 2017	$659,485,259	$612,865,897	$93,205,998	$1,365,557,154
	$	$	$	$
Balance at 1 July 2017	659,485,259	612,865,897	93,205,998	1,365,557,154
Change in net assets resulting from operations	45,092,219	-	-	45,092,219
Transfer to Cash Backed Reserves	(1,971,312)	-	1,971,312	-
Transfers to Asset Revaluation Reserve	(109)	109	-	-
Transfers from Asset Revaluation Reserve	321,598	(321,598)	-	-
Transfer from Cash Backed Reserves	21,059,393	-	(21,059,393)	-
Balance at the end of the reporting period	**$723,987,049**	**$612,544,408**	**$74,117,916**	**$1,410,649,371**

CITY OF PERTH
MUNICIPAL
Statement of Cash Flows for the 8 months ended 28 February 2018

	Note	Budget 2017/2018	YTD Actual 28/02/2018	YTD Variation	
Cash Flows from Operating Activities		$	$	$	%
Receipts					
Rates		89,228,696	88,085,573	(1,143,123)	-1.3%
Fees and Charges		99,465,787	72,877,040	(26,588,747)	-26.7%
Interest		4,619,401	3,074,695	(1,544,706)	-33.4%
Other		1,209,636	1,861,206	651,570	53.9%
		194,523,520	165,898,514	(28,625,006)	-14.7%
Payments					
Employee Costs		(73,748,183)	(49,809,603)	23,938,580	32.5%
Materials and Contracts		(49,982,742)	(34,241,520)	15,741,222	31.5%
Interest		(1,380,827)	(937,447)	443,380	32.1%
Other		(31,092,331)	(20,294,004)	10,798,327	34.7%
		(156,204,083)	(105,282,574)	50,921,509	32.6%
Net Cash Flows from Operating Activities	12	38,319,437	60,615,940	22,296,503	-58.2%
Cash Flows from Investing Activities					
Receipts					
Distribution from TPRC		200,000	-	(200,000)	-100.0%
Proceeds from Disposal of Assets		801,800	701,616	(100,184)	-12.5%
Proceeds from Disposal of Investments(Non Current)		-	(502,062)	(502,062)	0.0%
Payments					
Purchase Land and Buildings		(11,652,500)	-	11,652,500	-100.0%
Purchase Infrastructure Assets		(20,986,426)	(63,435)	20,922,991	-99.7%
Purchase Plant and Mobile Equipment		(15,100,443)	(1,631,742)	13,468,701	89.2%
Purchase Office Furniture and Equipment		(12,634,963)	(52,686)	12,582,277	-99.6%
Work in Progress		-	(20,028,172)	(20,028,172)	0.0%
		(60,374,332)	(21,776,035)	38,598,297	63.9%
Net Cash Flows from Investing Activities		(59,372,532)	(21,576,481)	37,796,051	63.7%
Cash Flows from Financing Activities					0.0%
Repayment of Borrowings		(6,423,186)	(4,618,861)	1,804,324	28.1%
		(6,423,186)	(4,618,861)	1,804,324	28.1%
Cash Flows from Government and Other Parties					
Receipts from Appropriations/Grants					
Recurrent		2,596,843	654,980	(1,941,863)	-74.8%
Capital		1,275,000	1,674,202	399,202	31.3%
		3,871,843	2,329,182	(1,542,661)	-39.8%
Net Increase (Decrease) in Cash Held		(23,604,437)	36,749,780	60,354,217	-255.7%
Cash at 1 July 2017		119,829,671	128,580,699	8,751,028	7.3%
Cash at 28 February 2018	11	96,225,234	165,330,472	69,105,238	71.8%

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Notes to the Balance Sheet for the 8 months ended 28 February 2018

1 Rates Receivable

	Actual YTD 28/02/2018	2016/17 YTD 28/02/2017
	$	$
Outstanding Amount at 30 June 2017	323,913	190,816
Rates Levied for the Year	89,502,881	87,920,378
Late Payment Penalties	117,323	143,795
Ex Gratia Rates	7,377	17,741
Rates Administration Fee	353,312	327,720
Back Rates	(106,055)	61,219
Bins Levy	125,760	103,961
	90,676,729	89,133,408
Amount Received during the Period	89,168,280	87,859,304
Outstanding Amount at 28 February 2018	$1,508,449	$1,274,104

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

	Annual Budget	Actual YTD 28/02/2018
Infrastructure		
Proceeds on Disposal	-	-
Less: Carrying amount of assets written off	1,786,615	388,627
(Loss) on Write Off	(1,786,615)	(388,627)
Plant and Mobile Equipment		
Proceeds on Disposal	801,800	689,344
Less: Carrying amount of assets sold/written off	679,311	669,922
Profit on Disposal/Write Off	122,489	19,422
Furniture and Equipment		
Proceeds on Disposal	-	12,272
Less: Carrying amount of assets sold /written off	-	55,475
Profit/(Loss) on Disposal/Write Off	-	(43,203)
Gain/(Loss) on Disposal/Write off of Assets	($1,664,126)	($412,408)

3 Investments

Current	28/02/2018	30/06/2017
Short Term Cash Investments *	$	$
Call Funds	7,335,627	6,237,197
Bank/Term Deposits	143,500,000	101,500,000
Managed Funds	5,102,617	4,717,138
Total Current Investments	$155,938,244	$112,454,335

* Short Term Cash Investments as stated in Note 11.

Non Current Investments	28/02/2018	30/06/2017
	$	$
Mortgage Backed Securities (MBS)	2,483,380	2,589,685
	2,483,380	2,589,685
Equity in Local Government House	10,000	10,000
Equity in Mindarie Regional Council	450,285	444,132
Equity in Tamala Park Regional Council	3,897,846	3,295,632
	$6,841,511	$6,339,449

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Notes to the Balance Sheet for the 8 months ended 28 February 2018

4 Deposits/Prepayments

	28/02/2018	30/06/2017
	$	$
Prepaid Insurance	711,758	-
Prepaid Parking Bay Licence Fees	5,884,415	111,877
Other	1,583,689	1,723,429
	$8,179,862	**$1,835,306**

5 Trade And Other Receivables

	28/02/2018	30/06/2017
Current	$	$
Emergency Services Levy (ESL)	289,262	79,576
Accrued Interest and Investment Income	1,328,752	705,517
Accrued Income	1,711,606	3,173,250
Modified Penalties/Fines and Costs	8,036,618	7,859,984
Debtors - General		
Australian Taxation Office - GST Refundable	69,567	278,362
Other Debtors	2,283,864	1,850,146
	13,719,669	13,946,835
Less: Provision for Doubtful Debts	(3,837,222)	(3,670,787)
	$9,882,447	**$10,276,048**
Non Current		
Pensioners' Rates Deferred	53,853	46,356
	$53,853	**$46,356**

6 Trade And Other Payables

	28/02/2018	30/06/2017
Current	$	$
Trade Creditors	10,647,979	11,749,668
Emergency Services Levy	2,277,352	-
Interest Payable on Loans	179,130	156,447
Accrued Expenses - Operating	4,939,187	3,764,543
Accrued Expenses - Capital	1,264,877	2,650,096
Advances Received for Recoverable Works	132,212	73,846
Income Received / Raised in Advance	777,626	733,089
Other Creditors	3,111,763	1,801,939
	$23,330,126	**$20,929,628**

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Notes to the Balance Sheet for the 8 months ended 28 February 2018

7 Employee Benefits

	28/02/2018	30/06/2017
	$	$
Current		
Leave Entitlements		
Annual Leave	4,245,751	4,287,802
Self Funded Leave	136,521	155,276
Long Service Leave	5,475,929	5,350,808
Recognition of Employees- Presentations	103,208	123,401
	$9,961,409	**$9,917,287**
Non Current		
Annual Leave	383,359	383,359
Long Service Leave	1,232,892	1,232,892
	$1,616,251	**$1,616,251**

Provisions

	28/02/2018	30/06/2017
	$	$
Current		
Workers Compensation	92,038	534,300
	$92,038	**$534,300**
Non Current		
Provision for Equipment Replacement PCEC	4,909,187	4,649,307
	$4,909,187	**$4,649,307**

8 Property, Plant and Equipment and Work in Progress

	28/02/2018	30/06/2017
	$	$
Land and Air Rights - at cost/fair value	419,968,891	419,968,891
Less: Accumulated Depreciation	(8,002,935)	(7,561,377)
	411,965,956	412,407,514
Buildings - at fair value	413,053,999	413,053,999
Less: Accumulated Depreciation	(183,612,735)	(179,045,884)
	229,441,264	234,008,115
Improvements - at fair value	45,619,000	45,619,000
Less: Accumulated Depreciation	(1,290,905)	(773,529)
	44,328,095	44,845,471
Infrastructure Assets - at cost/fair value	827,385,746	823,353,969
Less: Accumulated Depreciation	(316,118,421)	(305,916,827)
	511,267,325	517,437,142
Plant and Mobile Equipment - at cost/fair value	49,957,214	50,009,822
Less: Accumulated Depreciation	(33,528,339)	(31,873,703)
	16,428,875	18,136,119
Office Furniture and Equipment - at cost/fair value	46,332,697	46,358,543
Less: Accumulated Depreciation	(20,265,747)	(18,360,647)
	26,066,950	27,997,896
Agricultural - at cost	795,271	795,271
Less: Accumulated Depreciation	-	-
	795,271	795,271
Property, Plant and Equipment	1,240,293,736	1,255,627,528
Work in Progress - at cost	42,445,716	28,810,918
	42,445,716	28,810,918
Total Property, Plant and Equipment and Work in Progress	**$1,282,739,452**	**$1,284,438,446**

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Notes to the Balance Sheet for the 8 months ended 28 February 2018

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

	Balance 30/06/2017	Acquisitions Actual YTD 28/02/2018	Transfers Actual YTD 28/02/2018	Initial Recognition of Assets Actual YTD 28/02/2018	Disposals/ Write off/ Actual YTD 28/02/2018	Revaluation Actual YTD 28/02/2018	Balance 28/02/2018
	$	$	$	$	$		$
Land and Air Rights	419,968,891	-	-	-	-	-	419,968,891
Buildings	413,053,999	-	-	-	-	-	413,053,999
Improvements	45,619,000	-	-	-	-	-	45,619,000
Infrastructure Assets	823,353,969	63,435	4,859,689	368,434	(1,259,781)	-	827,385,746
Plant and Mobile Equipment	50,009,822	1,631,742	-	-	(1,684,350)	-	49,957,214
Office Furniture and Equipment	46,358,543	52,686	-	-	(78,532)	-	46,332,697
Agricultural	795,271	-	-	-	-	-	795,271
Work in Progress	28,810,918	18,642,953	(5,008,155)	-	-	-	42,445,716
	$1,827,970,413	$20,390,816	(148,466)	368,434	(3,022,663)	-	$1,845,558,534

9 Loan Liability

	28/02/2018	30/06/2017
Current	$	$
Loans - Western Australian Treasury Corporation	7,355,466	6,423,187
Non Current		
Loans - Western Australian Treasury Corporation	17,580,602	23,131,742

10 Reserve Funds

	Purpose of Reserve Fund	Balance 30/06/2017	Transfer from Accumulated Surplus	Transfer to Accumulated Surplus	Balance 28/02/2018
		$	$	$	$
	Refuse Disposal and Treatment	3,638,248	80,024	(38,305)	3,679,967
	Concert Hall - Refurbishment and Maint.	6,431,852	135,154	(1,490,728)	5,076,278
	Asset Enhancement	28,849,413	616,326	(1,672,633)	27,793,106
	Street Furniture Replacement	420,867	9,266	(5,075)	425,058
	Parking Levy	17,680,824	9,445	(17,543,470)	146,799
	Art Acquisition	399,511	8,028	(58,751)	348,788
	Heritage Incentive	628,769	13,885	-	642,654
	Parking Facilities Development	22,353,779	491,442	(250,431)	22,594,790
	Employee Entitlements	1,823,030	40,258	-	1,863,288
	David Jones Bridge	314,684	6,949	-	321,633
	Bonus Plot Ratio	634,650	14,015	-	648,665
	PCEC Fixed Plant Replacement	4,649,307	259,880	-	4,909,187
	Enterprise and Initative	4,974,072	277,650	-	5,251,722
	Public Art	406,992	8,990	-	415,982
		93,205,998	1,971,312	(21,059,393)	74,117,917
*	Asset Revaluation	612,865,897	109	(321,598)	612,544,408
		$706,071,894	$1,971,421	($21,380,991)	$686,662,325

* 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

Notes to the Balance Sheet for the 8 months ended 28 February 2018

11 Cash Reconciliation

	28/02/2018	30/06/2017
	$	$
Cash and Cash Equivalents	9,392,228	16,126,364
Short Term Cash Investments	155,938,244	112,454,335
	$165,330,472	**$128,580,699**

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

	28/02/2018	30/06/2017
	$	$
Change in Net Assets Resulting from Operations	45,013,539	5,838,060
Adjustment for items not involving the movement of Funds:		
Depreciation	20,906,001	34,855,597
Doubtful Debts	166,435	247,007
Non Capitalised Work in Progress	148,466	1,671,436
(Gain)/Loss on Disposal/Write off/Contribution of Assets	412,408	6,801,061
	66,646,849	49,413,161
Revenues Provided By :		
Government Grants	(2,329,182)	(4,638,186)
Contribution from Other Parties	-	-
	(2,329,182)	(4,638,186)
Change in Operating Assets and Liabilities		
Add Back		
Decrease in Inventories	-	97,584
Decrease in Trade and Other Receivables	-	1,262,728
Decrease in Accrued Income	1,461,644	-
Increase in Income Received /Raised in Advance	102,903	-
Increase in Accrued Interest Payable	22,683	-
Increase in Accrued Expenses	1,174,644	1,471,437
Increase in Trade and Other Payables	2,485,487	1,130,093
Deduct		
Decrease in Income Received /Raised in Advance	-	(241,730)
Decrease in Accrued Interest Payable	-	(43,401)
Increases in Deferred Debtors	(7,497)	(13,922)
Decrease in Provisions	(138,260)	(746,042)
Increase in Inventories	(39,761)	-
Increase in Trade and Other Receivables	(1,795,779)	-
Increase in Prepayments	(6,344,556)	(588,323)
Increase in Accrued Income	-	(1,727,573)
Increase in Accrued Interest and Investment Income	(623,235)	(168,848)
	(3,701,729)	432,003
Net Cash Provided by Operating Activities	**$60,615,941**	**$45,206,978**

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Notes to the Balance Sheet for the 8 months ended 28 February 2018

13 Ratios

	28/02/2018	30/06/2017
1 Current Ratio		
Current Assets minus Restricted Assets		
Current Liabilities minus Liabilities	2.80	1.33
associated with Restricted Assets		
2 Debt Ratio		
Total Liabilities		
Total Assets	4.39%	4.69%
3 Debt Service Ratio		
Debt Service Cost		
Available Operating Revenue	3.33%	4.25%
4 Rate Coverage Ratio		
Net Rate Revenue		
Operating Revenue	53.94%	44.36%
5 Outstanding Rates Ratio		
Rates Outstanding		
Rates Collectable	1.66%	0.36%
6 Untied Cash to Unpaid Creditors Ratio		
Untied Cash		
Unpaid Trade Creditors	8.80	3.15
7 Gross Debt to Revenue Ratio		
Gross Debt		
Total Revenue	14.89%	14.70%
8 Gross Debt to Economically Realisable Assets Ratio		
Gross Debt		
Economically Realisable Assets	2.59%	3.23%

Restricted Assets includes reserve funds and tied contributions not utilised at 28.02.2018

Agenda Item 13.21 **Payments from Municipal and Trust Funds – January 2018**

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 January 2018, BE RECEIVED and recorded in the Minutes of the Council, the summary of which is as follows:

FUND	*PAID*
Municipal Fund	*$ 18,299,450.33*
Trust Fund	*$ 22,189.92*
TOTAL:	*$ 18,321,640.25*

FILE REFERENCE: P1035536
REPORTING UNIT: Finance
RESPONSIBLE DIRECTORATE: Corporate Services
DATE: 1 February 2018
ATTACHMENT/S: A detailed list of payments made under delegated authority for the month ended 31 January 2018 can be accessed by Commissioners via the Council Hub. Members of the public can access the list of payments on request.

Council Role:

☐	Advocacy	*When the Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.*
☐	Executive	*The substantial direction setting and oversight role of the Council e.g. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.*
☐	Legislative	*Includes adopting local laws, town planning schemes and policies.*
☐	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 (e.g. 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 *Local Government (Financial Management) Regulations 1996*
Integrated Planning and Reporting Framework Implications	**Strategic Community Plan** Goal 7 An open and engaged city

Comments:

Payments for the month of January 2018 included the following significant items, but exclude Payroll and payroll taxation payments to the Deputy Commissioner of Taxation:

- $913,769.51 to Civcon Civil & Project Management Pty Ltd for invoices in relation to the Stage 2B Wellington St median works;

- $814,568.81 to the Western Australian Treasury Corporation for loan payments of $711,834.69 for the Perth City Library and Public Plaza, and $102,734.12 for the half yearly Government Guarantee Fee payable for all City of Perth Loans; and

- $500,000.00 to the City of Subiaco for ex-gratia payment in relation to the Bruce Family Trust Land Deed.

Agenda Item 13.22 **Payments from Municipal and Trust Funds – February 2018**

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 28 February 2018, be RECEIVED and recorded in the Minutes of the Council, the summary of which is as follows:

FUND	*PAID*
Municipal Fund	*$ 15,282,833.41*
Trust Fund	*$ 405,579.67*
TOTAL:	*$ 15,688,413.08*

FILE REFERENCE:	P1032265
REPORTING UNIT:	Finance
RESPONSIBLE DIRECTORATE:	Corporate Services
DATE:	6 March 2018
ATTACHMENT/S:	A detailed list of payments made under delegated authority for the month ended 28 February can be accessed by the Commissioners via the Council Hub. Members of the public can access the list of payments on request.

Council Role:

☐	Advocacy	*When the Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.*
☐	Executive	*The substantial direction setting and oversight role of the Council e.g. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.*
☐	Legislative	*Includes adopting local laws, town planning schemes and policies*
☐	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 *Local Government (Financial Management) Regulations 1996*
Integrated Planning and Reporting Framework Implications	**Strategic Community Plan** Goal 7 - An open and engaged city

Comments:

Payments for the month of February 2018 included the following significant items, but exclude payroll and payroll taxation payments to the Deputy Commissioner of Taxation:

- $882,424.76 to Insight Electrical Technology for invoices in relation to progress claims 1 and 2 for the Perth Concert Hall electrical works; and

- $519,744.50 to Corporate Initiatives Australia for invoices in relation to the LED video wall replacement at the Northbridge Piazza.

Agenda Item 13.23 **Payments from Municipal and Trust Funds – March 2018**

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 March 2018, be RECEIVED and recorded in the Minutes of the Council, the summary of which is as follows:

FUND	*PAID*
Municipal Fund	*$ 21,861,754.38*
Trust Fund	*$ 8,064.00*
TOTAL:	*$ 21,869,818.38*

FILE REFERENCE: P1032265
REPORTING UNIT: Finance
RESPONSIBLE DIRECTORATE: Corporate Services
DATE: 3 April 2018
ATTACHMENT/S: A detailed list of payments made under delegated authority for the month ended 31 March can be accessed by the Commissioners via the Council Hub. Members of the public can access the list of payments on request.

Council Role:

☐	Advocacy	*When the Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.*
☐	Executive	*The substantial direction setting and oversight role of the Council e.g. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.*
☐	Legislative	*Includes adopting local laws, town planning schemes and policies*
☐	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 *Local Government (Financial Management) Regulations 1996*
Integrated Planning and Reporting Framework Implications	**Strategic Community Plan** Goal 7 – An open and engaged city

Comments:

Payments for the month of March 2018 included the following significant items, but exclude payroll and payroll taxation payments to the Deputy Commissioner of Taxation:

- $6,696,381.48 to the Department of Fire and Emergency Services for the emergency services levy third quarter contribution for 2017/18, and a minor invoice in relation to call out fees; and

- $1,379,014.54 to the Western Australian Treasury Corporation for loan payments of $541,200.68 for the Elder Street Carpark, $560,574.81 for the Perth Convention and Exhibition Centre Carpark, $32,774.82 for the Goderich Street Carpark and $244,464.23 for the Perth City Library and Public Plaza.

Agenda Item 13.24 **New Lease - Axicom Pty Ltd – Telecommunications Base Station - Portion of Lot 9023, Marmion Avenue, Clarkson (Tamala Park)**

Recommendation:

That Council:

1. ***APPROVES a new lease over portion of Lot 9023, Marmion Avenue, Clarkson to Axicom Pty Ltd for a term of 10 years commencing on 1 November 2017 subject to:***
   - ***1.1. The consent of the City of Joondalup, City of Stirling, City of Wanneroo, City of Vincent, Town of Cambridge and Town of Victoria Park; and***
   - ***1.2. No objections being received following statutory advertising of the above proposal;***

2. ***AGREE the City of Wanneroo be responsible for the statutory advertising of the local public notice, negotiation and preparation of the lease on behalf of the seven owner Councils;***

3. ***APPROVES the Chief Executive Officer to be authorised to enter into a new lease, and any variation, extension or assignment of lease over portion of Lot 9023, Marmion Avenue, Clarkson subject to:***
   - ***3.1. The intention to dispose of the property being advertised; and***
   - ***3.2. In the event an objecting submission is received this delegation does not apply and the proposal is presented to Council for consideration.***

FILE REFERENCE:	P1023663
REPORTING UNIT:	Properties
RESPONSIBLE DIRECTORATE:	Construction and Maintenance
DATE:	20 February 2018
ATTACHMENT/S:	Attachment 13.24A- Proposed Lease Terms and Conditions Attachment 13.24B – Locality Plan

Council Role:

☐	Advocacy	*When the Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.*
☒	Executive	*The substantial direction setting and oversight role of the Council e.g. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.*
☐	Legislative	*Includes adopting local laws, town planning schemes and policies.*

☐ 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 (e.g. 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 3.58 of the *Local Government Act 1995*, a disposition of land includes leasing of Local Government property. If a Local Government does not dispose of property via public auction or the public tender method, the proposal must be advertised for public comment unless the proposal is an exempt disposition.

Integrated Planning and Reporting Framework Implications

Strategic Community Plan
Goal 7 An open and engaged city
Goal 8 A city that delivers for its community

Policy
Policy No and Name: 9.10 – Management of Leases
9.14 – Disposal of Property

Purpose and Background:

To seek Council's approval to enter into a new lease agreement over portion of Lot 9023, Marmion Avenue, Clarkson with Axicom Pty Ltd (Axicom) for a period of ten years commencing on 1 November 2017 for the purpose of a telecommunications base station.

At its meeting held on **3 June 2014**, Council resolved (Council Resolution Number 227/14) as follows:

"That Council:

1. *in accordance with Section 3.58(3) of the Local Government Act 1995, approves the advertising of a new lease for the Tamala Park Telecommunications Tower to Crown Castle Australia Pty Ltd under the terms and conditions detailed in Schedule 27:*

2. *notes that in the event that no submissions are received, in accordance with Delegation 1.10 – Disposing of Property, the Chief Executive Officer has the authority to finalise the disposition without further consideration by the Council;*

3. *notes that the new lease is subject to approval from the City of Joondalup, City of Wanneroo, City of Stirling, Town of Victoria Park, City of Vincent and Town of Cambridge."*

Following the above Council Resolution, the new lease was never finalised due to reasons outside the City's control. Crown Castle Australia sold the telecommunications tower to Axicom and effectively had to re-start the lease negotiation process with all parties. The Cities of Stirling, Joondalup, Wanneroo, Vincent, Perth and the Towns of Cambridge and Victoria Park ("owner Councils") have been in negotiations with Axicom since 2015 in respect to entering into a new lease to govern Axicom's use of Lot 9023.

The Land

Lot 9023 (No. 1700K) Marmion Avenue (commonly known as "Tamala Park") is comprised in Certificate of Title Volume 2931 Folio 346 and is owned jointly in freehold by owner Councils as tenants in common. The shares of the owner Councils are shown in the table below: -

Local Government	**Portion of Ownership of Lot 9023**
City of Stirling	$^{4}/_{12}$
City of Joondalup	$^{2}/_{12}$
City of Wanneroo	$^{2}/_{12}$
City of Perth	$^{1}/_{12}$
City of Vincent	$^{1}/_{12}$
Town of Cambridge	$^{1}/_{12}$
Town of Victoria Park	$^{1}/_{12}$

The owner Councils currently receive an aggregate annual rent from Axicom of $60,000 plus GST distributed to each Local Government in accordance with their respective portion of ownership.

Previous telecommunications tower lease over portion of Tamala Park

On 1 November 1998 the Cities of Stirling, Joondalup and Perth (owners of Lot 9023 at the time) entered into a lease with Vodafone Network Pty Ltd (owner of telecommunications mobile telephone coverage base station at the time) in respect to a 150 square meter fenced off portion of Lot 9023 as shown in Attachment 13.24B.

Following the execution of the lease, the City of Joondalup was divided into the City of Joondalup and City of Wanneroo, while in 2001 the City of Perth's original interest in the land was divided equally between the City of Perth, Town of Cambridge, Town of Victoria Park and the Town (now City) of Vincent. In 2001 Vodafone sold the telecommunications tower to Crown Castle Australia and the owner Councils subsequently approved the assignment of the lease from Vodafone to Crown Castle Australia.

The lease was for a five year term with three further five year option terms. The three further five year terms were all exercised and the final option term expired on 31 October 2013.

Details:

Since 2013 the owner Councils have been in discussions with Crown Castle Australia and, following the transfer of the telecommunication tower in 2015, Axicom in respect to the terms of a new lease. In May 2013, the owner Councils met and agreed that the City of Wanneroo would negotiate the terms of the lease on behalf of the owner Councils. The City

of Wanneroo (in May 2013) engaged Burgess Rawson to provide a market valuation of the land based on the current use by Axicom.

In 2014 the City of Wanneroo provided local public notice of the proposed lease in accordance with section 3.58 of the *Local Government Act 1995*. However, due to delays by the parties in drafting the lease, the new lease was never finalised. Upon the transfer of the telecommunications tower to Axicom in 2015, the owner Councils commenced negotiations with Axicom in respect to a lease.

Axicom has occupied the land since 2015 without any formal arrangement (lease or otherwise) to govern its use. As Axicom purchased the telecommunications tower from Crown Castle Australia Pty Ltd, who occupied the land pursuant to a lease with the owner Councils, Axicom has continued to pay the rent and observe the lessee's covenants as set out in this lease. The current lease is not binding on Axicom and therefore it is essential that the owner Councils enter into a lease with Axicom as a matter of urgency.

The owner Councils obtained a new rental valuation from Burgess Rawson on 10 March 2017 which valued the market rental for the 150 square metre area at $70,000 plus GST and outgoings per annum (based on three telecommunication carriers operating from the site).

The following revised proposed essential terms have been negotiated and agreed between the owner Councils and Axicom:

In addition to the above essential terms, the proposed new lease will incorporate special conditions to ensure the telecommunications tower does not impact any future subdivisions in the 'Catalina' estate as follows:

1. A provision included so that there is an option to relocate Axicom if necessary by providing the City 12 months' written notice; and
2. Axicom will be responsible, under the *Telecommunications Act 1997*, for verifying that modifications are classed as low impact.

Land development to the north (Catalina Estate)

The Catalina Estate to the north of Lot 9023 is currently being developed for residential purposes and the negotiated new lease terms will ensure that the development will not be affected by the proposed lease. Catalina Estate will be at a minimum 650m from the telecommunications tower.

Financial Implications:

The proposed rent of $70,000.00 plus GST per annum in aggregate will be distributed to each of the seven owners in proportion with each Local Government's portion of ownership.

The City of Perth ($^{1}/_{12}$ share) will therefore receive $5,833.33 plus GST for the first year of the term of the lease.

All figures quoted in this report are exclusive of GST.

Comments:

Each of the seven representative officers of the owner Councils will revert to their respective Councils for approval to the proposed new lease.

If each Council approves the proposed new lease, the City of Wanneroo (on behalf of the owner Councils) will be required to advertise the proposed disposition in accordance with the requirements of Section 3.58 of the *Local Government Act 1995*.

The City of Wanneroo has negotiated essential terms of a new lease with Axicom Pty Ltd over Portion of Lot 9023, Marmion Avenue, Clarkson of which the City of Perth is a party to.

It is therefore recommended that Council provides its consent to enter into a new lease for a period of 10 years which will result in an income of $5,833.33 plus GST per annum to the City. This will ensure that the City's interests in respect to the land and any potential risk and liability issues are resolved.

NEW LEASE - AXICOM PTY LTD – TELECOMMUNICATIONS BASE STATION

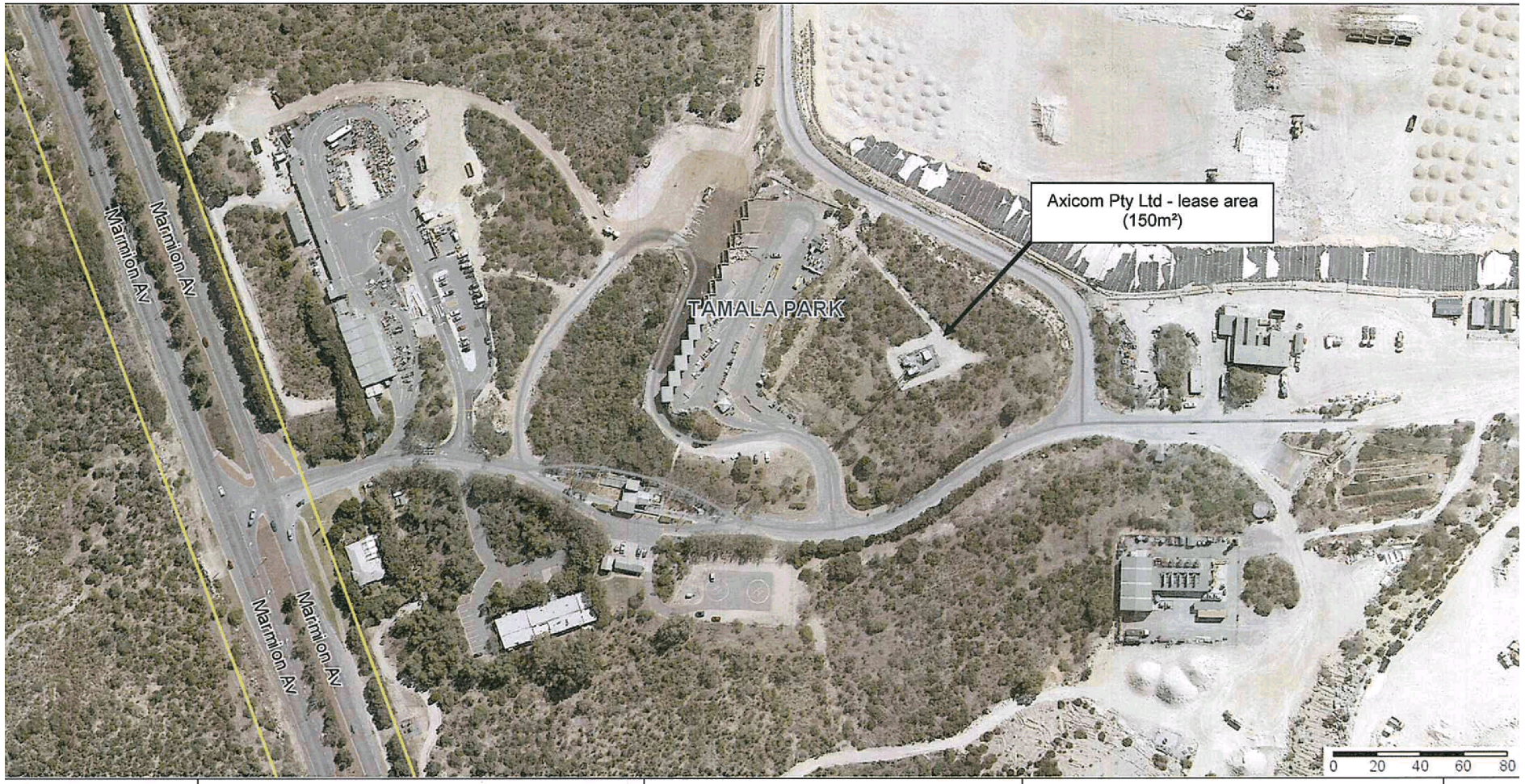
PORTION OF LOT 9023, MARMION AVENUE, CLARKSON (TAMALA PARK)

Lease Terms and Conditions

Lessor:	City of Perth
Lessee:	Axicom Pty Ltd
Premises:	Portion of Lot 9023 contained in Certificate of Title 2931 Folio Identifier 346 being an area of approximately 150 square meters
Permitted Use:	Telecommunications facility
Term of Lease:	10 years from Commencement Date
Further Term:	Nil
Commencement Date:	1 November 2017
Expiry Date:	31 October 2027
Rent:	Gross annual rental $70,000 plus GST
Occupation Fee: (additional fee in addition to annual rent which will be applicable if further major telecommunication carriers co-locate to the site over and above those already in situ on the tower)	$5,000 plus GST
Rent Review:	Rent reviewed annually throughout the term at a rate of 5%
Special Conditions:	Maximum height of the Lessee's tower to be restricted to be 45 metres
Termination of Lease:	Lessee may terminate the lease at any time by giving not less than 12 month's prior written notice to the lessor.

NEW LEASE - AXICOM PTY LTD – TELECOMMUNICATIONS BASE STATION
PORTION OF LOT 9023, MARMION AVENUE, CLARKSON (TAMALA PARK)

Attachment B - Locality Plan



City of Wanneroo

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Axicom Pty Ltd (portion of Lot 9023 Marmion Avenue, Clarkson)

Date: 15/09/2017

Scale = 1:2500

N

Report to the Ordinary Council Meeting

Agenda Item 13.25 **Ground Lease Extension – 25 (Lot 306) Riverside Drive Point Fraser, East Perth - City of Perth (Sub-Landlord) to City Foreshore Investments Pty Ltd as Trustee for the City Foreshore Development Trust (Sub-Tenant)**

Recommendation:

That Council APPROVES a lease extension between the City of Perth and City Foreshore Investments Pty Ltd over 25 (Lot 306) Riverside Drive, Point Fraser, East Perth subject to no objections being received following statutory advertising of the proposal.

FILE REFERENCE:	P1027581
REPORTING UNIT:	Properties
RESPONSIBLE DIRECTORATE:	Construction and Maintenance
DATE:	22 February 2018
ATTACHMENT/S:	Confidential Attachment 13.25A - City Foreshore Investments Pty Ltd formal request correspondence dated 20 December 2017 Attachment 13.25B - Locality Plan Confidential Attachment 13.25C - Lease Terms and Conditions *Confidential Attachments distributed to Commissioners under separate cover*

Council Role:

☐	Advocacy	*When the Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.*
☒	Executive	*The substantial direction setting and oversight role of the Council e.g. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.*
☐	Legislative	*Includes adopting local laws, town planning schemes and policies.*
☐	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 (e.g. 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 3.58 of the *Local Government Act 1995*
Integrated Planning and Reporting Framework Implications	**Strategic Community Plan** Goal 7 An open and engaged city Goal 8 A city that delivers for its community
Policy Policy No and Name:	9.10 – Management of Leases 9.14 – Disposal of Property

Purpose and Background:

The City of Perth holds a ground sub-lease with City Foreshore Investments Pty Ltd dated 30 May 2012.

This is a sub-lease agreement enabled via a head-lease with the Minister for Lands (WA).

The basis of the tenure is:

Term of the head-lease - 21 years commencing 30 June 2012 with an Option for a further term of 21 years.

Term of the sub-lease - 21 years less 1 day commencing 30 June 2012 with an Option for a further term of 21 years less 1 day.

As a result of City Foreshore Investments Pty Ltd financial requirements, the National Australia Bank (NAB) requires a 25 year lease term in order to finance.

Details:

The City of Perth was approached by the Tenant of the subject ground lease, City Foreshore Investments Pty Ltd, with a request to consider a variation of their ground sub-lease to a 25 year plus 25 year basis.

The requested variation is made upon the basis that all other terms and conditions remain per the existing lease agreement and were required in order to meet their financier's tenure requirements in order to extend their finance facility for the development.

The Tenant has advised that this is a new requirement of the Bank's upon the basis that as they now need a longer 25 year lease term to provide funding to significant projects on leasehold tenure.

As the City of Perth sub-lease agreement is enabled via the head-lease with the Minister for Lands (WA), any agreement to vary it will also require the Minister for Lands (WA) consent.

In that regard, City Foreshore Investments Pty Ltd have advised that a proposed variation of the ground sub-lease to a 25 year plus 25 year basis is currently in progress with the Minister for Lands.

Upon approval, the proposed variation of the ground sub-lease will be formalised by a Deed of Variation of Lease Agreement upon a date to be agreed between the parties and there will be no changes to any of the other commercial terms, conditions or covenants contained within the existing agreement.

The City will benefit from the additional income in accordance with the conditions of the ground sub-lease.

Financial Implications:

The current ground sub-lease rental is $99,000 per annum exclusive of GST.

The City will receive a commercial benefit from the additional income gained from the four year extension of the current ground sub-lease and potential further additional income should City Foreshore Investments Pty Ltd take up their further term.

Comments:

The proposal is reasonable or atypical in the current WA property climate and is supported as a good commercial outcome and continuing to enhance the vibrancy and amenity of the City.

CONFIDENTIAL ATTACHMENT 13.25A
ITEM 13.25 – GROUND LEASE EXTENSION – 25 (LOT 306) RIVERSIDE DRIVE POINT FRASER, EAST PERTH - CITY OF PERTH (SUB-LANDLORD) TO CITY FORESHORE INVESTMENTS PTY LTD AS TRUSTEE FOR THE CITY FORESHORE DEVELOPMENT TRUST (SUB-TENANT)

FOR THE ORDINARY COUNCIL MEETING

24 APRIL 2018

DISTRIBUTED TO COMMISSIONERS UNDER SEPARATE COVER

GROUND LEASE EXTENSION - 25 (LOT 306) RIVERSIDE DRIVE, POINT FRASER, EAST PERTH - CITY FORESHORE INVESTMENTS PTY LTD
Attachment B - Location Plan

CONFIDENTIAL ATTACHMENT 13.25C
ITEM 13.25 – GROUND LEASE EXTENSION – 25 (LOT 306) RIVERSIDE DRIVE POINT FRASER, EAST PERTH - CITY OF PERTH (SUB-LANDLORD) TO CITY FORESHORE INVESTMENTS PTY LTD AS TRUSTEE FOR THE CITY FORESHORE DEVELOPMENT TRUST (SUB-TENANT)

FOR THE ORDINARY COUNCIL MEETING

24 APRIL 2018

DISTRIBUTED TO COMMISSIONERS UNDER SEPARATE COVER

Agenda Item 13.26 **Licence Extension – Perth Convention and Exhibition Centre Car Park (PCEC), Perth - City of Perth (Licensor) to Brookfield PCEC Office Pty Ltd (Licensee)**

Recommendation:

That Council APPROVES a licence extension between the City of Perth and Brookfield PCEC Office Pty Ltd over Perth Convention and Exhibition Centre Car Park, Perth.

FILE REFERENCE:	P1022440
REPORTING UNIT:	Properties
RESPONSIBLE DIRECTORATE:	Construction and Maintenance
DATE:	22 February 2018
ATTACHMENT/S:	Confidential Attachment 13.26A - Brookfield PCEC Office Pty Ltd formal request correspondence dated 22 February 2017 Attachment 13.26B - Locality Plan Confidential Attachment 13.26C - Lease Terms and Conditions *Confidential Attachments distributed to Commissioners under separate cover*

Council Role:

☐	Advocacy	*When the Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.*
☒	Executive	*The substantial direction setting and oversight role of the Council e.g. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.*
☐	Legislative	*Includes adopting local laws, town planning schemes and policies.*
☐	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 3.58 of the *Local Government Act 1995*
Integrated Planning and Reporting Framework Implications	**Strategic Community Plan** Goal 7 An open and engaged city Goal 8 A city that delivers for its community
Policy Policy No and Name:	9.10 – Management of Leases 9.14 – Disposal of Property

Purpose and Background:

The City of Perth holds a licence agreement with Brookfield PCEC Office Pty Ltd over a portion of the Perth Convention and Exhibition Centre Car Park, Perth.

The licence agreement relates to 35 car bays in the car park.

The basis of the current tenure is:
Term of the licence – four years commencing 1 December 2016 to 30 November 2020.

Further Term of the licence – four years commencing 1 December 2020 to 30 November 2024.

Due to Brookfield PCEC Office Pty Ltd lease administration review, they have requested some further licence tenure in order to align the dates with their Ernst & Young Lease.

Details:

The City of Perth was approached by the licensee for the subject area, Brookfield PCEC Office Pty Ltd, with a request to consider a variation of their licence agreement upon the following basis:

Term of the licence – seven years commencing 1 December 2016 to 30 November 2023.

Further Term of the licence – eight years commencing 1 December 2020 to 30 November 2028.

The requested licence variation is made upon the basis that all other terms and conditions remain per the existing licence agreement.

Upon approval, the proposed variation of the licence agreement will be formalised by a Deed of Variation of Licence Agreement upon a date to be agreed between the parties and there will be no changes to any of the other commercial terms, conditions or covenants contained within the existing agreement.

The City will benefit from the additional fee income gained in accordance with the conditions of the licence agreement.

Financial Implications:

The current licence fee income to the City of Perth is $316,527 per annum exclusive of GST, calculated from the current rate of $753.64 per car bay per month.

The City will receive a commercial benefit from the additional fee income gained from the three-year extension of the current licence agreement and potential further additional income should Brookfield PCEC Office Pty Ltd take up their further term.

Comments:

The proposal is reasonable and is supported as a good commercial outcome for the City.

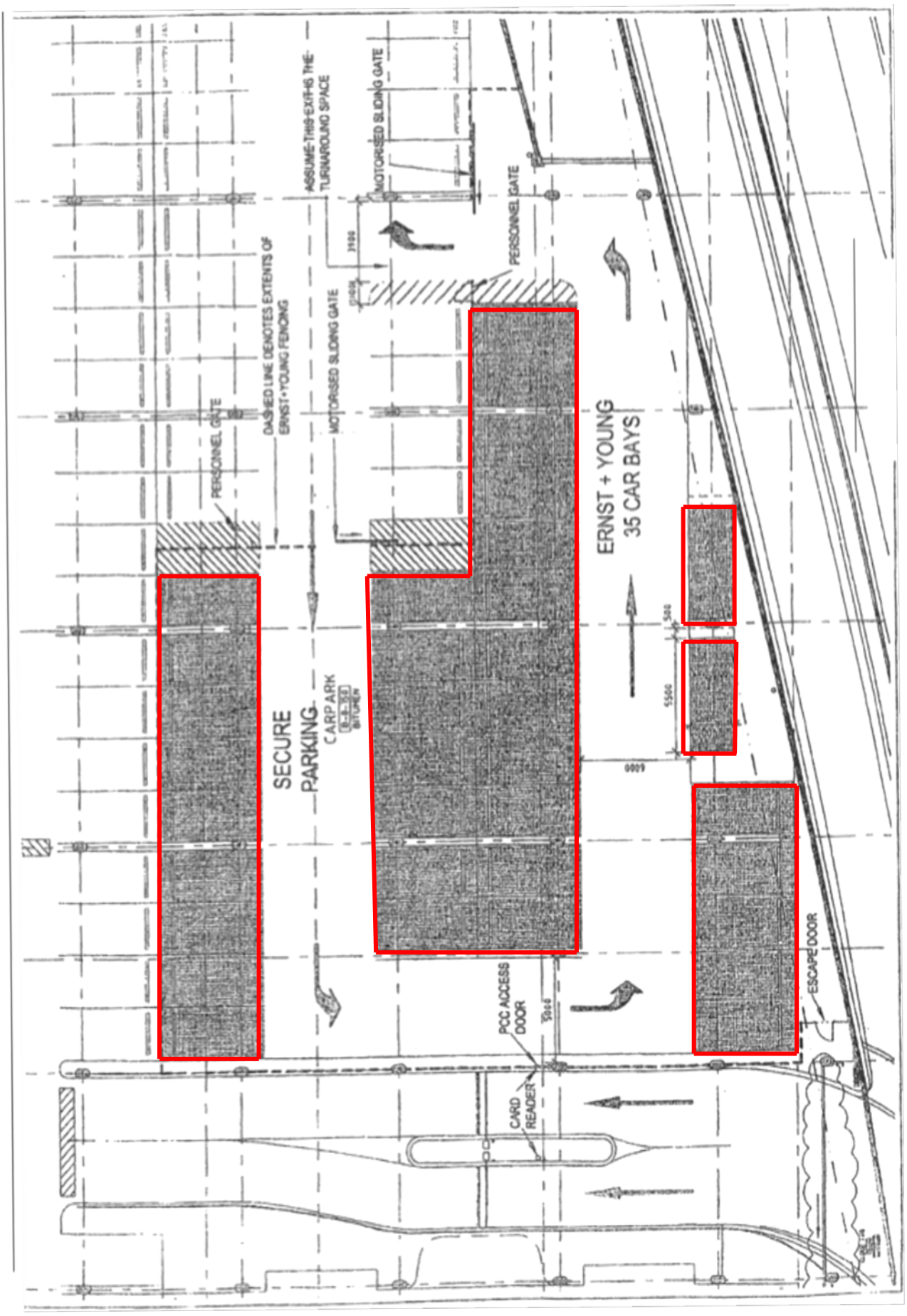
CONFIDENTIAL ATTACHMENT 13.26A
ITEM 13.26 – LICENCE EXTENSION – PERTH CONVENTION AND EXHIBITION CENTRE CAR PARK (PCEC), PERTH - CITY OF PERTH (LICENSOR) TO BROOKFIELD PCEC OFFICE PTY LTD (LICENSEE)

FOR THE ORDINARY COUNCIL MEETING

24 APRIL 2018

DISTRIBUTED TO COMMISSIONERS UNDER SEPARATE COVER

PERTH CONVENTION PLUS EXHIBITION CENTRE
ERNST AND YOUNG SECURE CAR PARKING SCHEME



CONFIDENTIAL ATTACHMENT 13.26C
ITEM 13.26 – LICENCE EXTENSION – PERTH CONVENTION AND EXHIBITION CENTRE CAR PARK (PCEC), PERTH - CITY OF PERTH (LICENSOR) TO BROOKFIELD PCEC OFFICE PTY LTD (LICENSEE)

FOR THE ORDINARY COUNCIL MEETING

24 APRIL 2018

DISTRIBUTED TO COMMISSIONERS UNDER SEPARATE COVER

Agenda Item 13.27 **Christmas 2018 – Advertising of Tenders**

Recommendation:

That Council APPROVES the advertising of the Tenders "Design, Refurbishment and Supply of Christmas Decorations", "Architectural Decorative Projections – Christmas 2018 -2020" and "Lease of Christmas Trees" prior to the adoption of the 2018/19 Operational and Capital Budgets.

FILE REFERENCE:	P1002142-6
REPORTING UNIT:	Street Presentation and Maintenance
RESPONSIBLE DIRECTORATE:	Construction and Maintenance
DATE:	6 April 2018
ATTACHMENT/S:	N/A

Council Role:

☐	Advocacy	*When the Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.*
☒	Executive	*The substantial direction setting and oversight role of the Council e.g. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.*
☐	Legislative	*Includes adopting local laws, town planning schemes and policies*
☐	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	Part 4 of the *Local Government (Functions and General) Regulations 1996* *Local Government Act 1995* Section 5.43
Integrated Planning and Reporting Framework Implications	**Strategic Community Plan** Goal 1 A city for people Goal 2 An exceptionally well designed, functional and accessible city Goal 4 A future focused and resilient 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:

The City has provided Christmas decorations and related events in the public realm for over 40 years. The City's strategy is to build on and enhance the existing Christmas decorations and activate key locations that will continue to encourage visitors to the City during the festive season. The City at Christmas was launched in 2016 and further expanded in 2017 with the introduction of the Christmas Lights Trail. The trail sought to increase vibrancy and repeat visitation over an extended period by positioning the City as the only place to experience the magic of Christmas.

The Economic Development and Activation and Construction and Maintenance directorates work together in a collaborative and accountable partnership to ensure the City's Christmas strategy is successfully launched and maintained. Marketing and Activation are currently engaging with businesses and state government agencies in order to establish funding partnerships with the City for selected activation sites and infrastructure.

Key components of the City's festive displays are the illuminated street decorations in various locations, the Christmas Tree in Murray Street Mall and the decorative projections on to the southern façade of St Georges Cathedral.

The City leases two Christmas trees under a three-year Contract, the Mall tree and a smaller item for the Council House foyer. Projections are provided under a three-year service Contract. Both Contracts expired at the conclusion of the displays undertaken for Christmas 2017 and now need to be re-established through public tenders.

A number of illuminated street decoration suites have been identified as either requiring refurbishment or full replacement through capital expenditure. In accordance with the City's Procurement Policy and the *Local Government Act 1995*, the City must now undertake the tender process for the design and supply of illuminated street decorations.

Details:

Planning for the next Christmas essentially commences prior to the current festive season concludes. This long-range planning is essential to ensure the following Christmas displays are effective and are operationally efficient with minimal challenges and issues. Specialist service providers begin their planning and forecasting on a similar time frame with many of their customers undertaking discussions and making commitments six to nine months out from the actual event. Customers include shopping centres, property managers, corporations, retailers and local governments.

Given the tender process can take upward of eight weeks to complete, advertising in July places the City at great risk in the first year at not receiving the required services at a level expected of a capital city and may increase financial commitment as service providers hasten to undertake the necessary arrangements to complete their contractual commitments.

To ensure the City receives the best offers during the tender period and is provided a quality service it is imperative advertising for Christmas related items is undertaken as soon as possible in any given calendar year. Effectively, this requires the City to advertise for related services prior to the relevant budget being approved.

Financial Implications:

ACCOUNT NO:	2018/19 Operational (TBA)
BUDGET ITEM:	Christmas Decoration Program
PROPOSED BUDGETED AMOUNT:	$1,424,246
AMOUNT SPENT TO DATE:	$ 0
PROPOSED COST:	$ 400,000
BALANCE REMAINING:	$1,024,246
ANNUAL MAINTENANCE:	Not Applicable
ESTIMATED WHOLE OF LIFE COST:	Not Applicable

ACCOUNT NO:	2018/19 Capital (TBA)
BUDGET ITEM:	Christmas Decoration Program
PROPOSED BUDGETED AMOUNT:	$719,000
AMOUNT SPENT TO DATE:	$ 0
PROPOSED COST:	$719,000
BALANCE REMAINING:	$ 0
ANNUAL MAINTENANCE:	$ 17,975
ESTIMATED WHOLE OF LIFE COST:	$754,950

All figures quoted in this report are exclusive of GST.

Comments:

Christmas provides a significant opportunity to attract visitors from the greater Perth region, and beyond, into the City to not just experience the sights and sounds of the festive season but to also offer patronage to the city's retailers and hospitality interests.

In order to ensure the City receives best value and the most effective responses to Christmas themed tenders it is prudent for the advertising of such goods and services to be undertaken as soon as possible in any given calendar year. In accordance with the *Local Government Act 1995* Section 5.43 – Limitations on delegations to the CEO and the City of Perth Delegated Authority Register 2017/18, the Administration now seeks Council approval to advertise the following tenders prior to the financialisation of the 2018/19 Operational and Capital Budgets.

- Architectural Decorative Projections – Christmas 2018-2020 (Operational Budget);
- Lease of Christmas Trees (Operational Budget); and
- Design, Refurbishment and Supply of Christmas Decorations (Capital Budget).

Future considerations in respect to activation sites, light trail streets and locations, and the decorations to be installed to provide the Christmas displays will be provided to Council at a later date.

Agenda Item 13.28 **Adoption of Sustainability Policy**

Recommendation:

That Council:

1. ***ADOPTS the Sustainability Policy as detailed in Attachment 13.28A; and***

2. ***NOTES the Sustainability Program Development and implementation timeline as detailed in Attachment 13.28B.***

FILE REFERENCE:	P1035344
REPORTING UNIT:	Sustainability Unit
RESPONSIBLE DIRECTORATE:	Planning and Development
DATE:	23 April 2018
ATTACHMENT/S:	Attachment 13.28A - City of Perth Sustainability Policy Attachment 13.28B - Sustainability Program Development and Implementation Timeline Attachment 13.28C - Summarised Sustainability Policy - one page

Council Role:

☐	Advocacy	*When the Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.*
☒	Executive	*The substantial direction setting and oversight role of the Council e.g. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.*
☐	Legislative	*Includes adopting local laws, town planning schemes and policies*
☐	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 (e.g. 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 1.3 (3) of the *Local Government Act 1995* was updated in 2004 to state: "In carrying out its functions a local

government is to use its best endeavours to meet the needs of current and future generations through an integration of environmental protection, social advancement and economic prosperity."

The *City of Perth Act 2016* contains several specific objects [in particular (f); (g); (h); (i) and (j)], which include recognition of the influential social, economic, cultural, environmental and civic role that the City of Perth plays as the Capital of Western Australia; and its role in representing the local government sector and the State of Western Australia at both a national and international level in a sustainable manner.

Integrated Planning and Reporting Framework Implications	**Strategic Community Plan** Goal 3 A city connected to its natural beauty Goal 4 A future focussed and resilient city.

Purpose and Background:

Executive Summary

The City currently lags almost all Australian Capital Cities (and many Western Australian local governments) in commitment to aspirational sustainability targets and in profiling sustainability as a cornerstone of its business practice. Most Australian Capital Cities have either a Sustainability Policy, Framework or Strategy in place, and have been driving towards clearly articulated sustainability targets for several years. The City of Perth's comparative delay in uptake and commitment presents a significant reputational risk. The program outlined herein aims to position the City as a future leader in this space.

The Sustainability Unit was formed in November 2016 to support the City of Perth to work towards leadership in sustainability. As a strategic priority, it was tasked in late 2017 with the development of a high level, overarching sustainability policy for the organisation in time to inform the development of four new City Strategies, and the plans, policies and procedures that eventuate from this process. The Sustainability Policy will sit within the City's Integrated Planning Framework.

The policy was drafted following two stakeholder consultation workshops in December 2017, in collaboration with City staff and Managers. The Executive Leadership Group (ELG) approved the draft Policy in March 2018, which is now presented to Council for adoption.

As outlined in the attached Sustainability Policy Statement, the purpose of the Sustainability Policy is to:

Demonstrate leadership for our community in guiding the City of Perth towards a sustainable future and outline a set of sustainability commitments which inform the City's decision-making and operational processes, policy and practice. These commitments apply to Elected Members, Executive and all employees of the City.

This policy represents the critical first step for the City in achieving agreement on its strategic direction for sustainability. Following adoption of the policy, subsequent steps will involve the

development of stretch targets for achieving sustainability leadership, and identification of a comprehensive program of costed and prioritised projects to meet them. It is anticipated that this 'Sustainability Program Implementation Plan' will be presented to Council in late 2019 for adoption, following substantial research, planning and development groundwork led by the Sustainability Unit.

Current Practice / Rationale

The City currently has in place an *Environment Policy (OCP 8.0)*, and in 2016 adopted an *Environment Strategy*, which encompassed several (environmental) objectives and targets. These targets however were largely based around achievement of 'just beyond' business as usual objectives, were not sector leading (as they pulled on internal evidence rather than best practice benchmarks), and did not encompass the full spectrum of triple bottom line sustainability principles. It is intended that this Strategy will be superseded by the Sustainability Policy and the Sustainability Program Implementation Plan to ensure that the City becomes a leader in sustainability, not just environmental management.

A range of community and organisational priorities influenced the development of the policy. The Strategic Community Plan (SCP), at Goal 4, specifically states that the City of Perth will become a city '*committed to sustainable principles that promote social, economic and environmental resilience for current and future generations'* and will have a *'focus on equity, social inclusion, economic prosperity and environmental integrity that builds the city's resilience levels*'. The Sustainability Policy encompasses all eight SCP goals as sustainability as a concept is focussed on the integration of social, economic and environmental principles to ensure future-proof integrated planning and responsible governance.

The Corporate Business Plan reflects the SCP, stating that '*the team at the City of Perth are committed to delivering quality outcomes for our community in a sustainable and effective way*'. It makes specific references to the policy under Goal 3 and Goal 4, and states that the City will develop the City of Perth Sustainability Policy to position the City as a leader in sustainable practices including - water, air quality, energy and green technologies, amongst other inclusions. Several management Key Performance Indicators drive the achievement of these objectives.

Aside from the direct relevance of the *Local Government Act 1995* and *City of Perth Act 2016* as outlined above there is also a broad suite of existing (Commonwealth and State) legislation which informs local government sustainability practice.

Acts regulating environmental protection and biodiversity, greenhouse gas reporting, water management and allocation, carbon rights, noise and public health, waste avoidance and resource recovery and town planning and development, amongst others, impact on the work the City does, and are taken into account in the policy's sustainability commitments, as are current commitments to national and international sustainability reporting frameworks.

Consultation

The policy has integrated significant consultation including Share to Shape, Environment Strategy consultation and Smart Cities consultation, and has considered broad desktop research and literature on current best practice in local government sustainability.

The policy solicited the engagement of over 100 staff and stakeholders, to develop the policy commitments and ensure buy-in and support for its adoption and implementation. Two

workshops were held in November/December 2017 using deliberative methods to consider and come to consensus on the City's preferred approach to sustainability.

Significant additional individual consultation with all Managers and key senior staff was undertaken post the development of the policy draft, to ensure that the commitments made are both appropriately aspirational and achievable.

ELG endorsed the policy on 14 March 2018, prior to submission to Council for adoption.

Details:

Scope of Policy

The Sustainability Policy was developed as a set of guiding commitments that the City and Council will uphold. It outlines the key concepts of sustainability as the City will apply them, and reflects the values the City has adopted, and the Goals of the Strategic Community Plan. The Policy will apply to the Executive Leadership Group and Elected Members in decision-making and all staff in operations, processes, projects and program delivery; and will seek to guide sustainable practices across the organisation and all sectors of the community.

As shown in Step 1 of Attachment 1, the Sustainability Policy is just the first step in a long-term strategic program of work to position the City as a leader in sustainability and deliver key sustainability outcomes (e.g. reduced energy use and increased public health and wellbeing).

Exclusions

Taking advice from stakeholders, specific actions and targets against the policy commitments have been deliberately excluded from the policy, as these are considered operational and better embedded in strategies, business unit plans, operational policies and procedures across the City, as applicable and achievable. A comprehensive program of costed and prioritised projects to meet these targets, and to support the Sustainability Policy commitments, will be outlined in a Sustainability Program Implementation Plan; anticipated to be presented to Council for adoption in late 2019 (refer to Attachment 1).

Deliverables

The key deliverable is a sector leading, integrated Sustainability Policy for the City of Perth that has been developed collaboratively and is supported by a strong evidence base. The one-page summary version is intended for framing and display/distribution throughout Council facilities, following Council adoption, to help embed a culture of sustainability.

Evaluation and outcomes reports have also been generated post the stakeholder engagement process and communicated to staff via the City's Intranet page, and directly to external stakeholders as appropriate. A draft sustainability communication and engagement plan is currently in development, including a proposed policy launch event.

Implementation Process

The Sustainability Unit will facilitate the City's alignment with the policy commitments through a comprehensive sustainability program, including:

- development and delivery of a sustainability communication and engagement plan;
- establishment of a Sustainability Program Leadership Group (comprised of at least one representative from each Directorate);
- development and delivery of a sustainability learning and development plan, including E-learning module(s);
- ongoing consultation with business units to determine how their current program of works advances the policy commitments; and what future actions or initiatives are being planned that might provide opportunities to achieve and demonstrate sustainable outcomes;
- operational policy and process review, gap analysis and baseline data collation;
- project prioritisation and business case support;
- evaluation and procurement tool development;
- identification of fully costed stretch targets and prioritised actions/projects;
- development and delivery of a Sustainability Program Implementation Plan, with a staged delivery of prioritised actions/projects to meet targets (to be pre-approved by Council);
- development of sound business cases for individual projects within the approved program by the relevant business unit for submission through the City's budget approval process; and
- embedding agreed deliverables into relevant business unit plans and the Council's 10-year financial plan, asset management plan and other strategic documents, as appropriate.

A high-level overview of the estimated timeline for program delivery is outlined in Attachment 13.28B.

Objectives

The policy is designed to guide the City towards best practice; addressing existing and potential issues for economically, socially and environmentally responsible resource use, capitalising on whole-of-life cost reduction opportunities and addressing sustainability risk management. It is also designed to ensure that key City Strategies embed strong and consistent sustainability commitments.

The Sustainability Unit's internal stakeholders come from across the City of Perth. Currently there are a range of different levels of understanding, engagement and implementation of sustainability principles across the organisation, and there is no clear cohesion around how, why or what is applied. It is the Unit's intention to use the policy to create a shared language, engagement process and understanding around sustainability across the organisation.

Risk Management

There are a range of risk management and liability issues that a strong sustainability policy can help to mitigate.

- Reputational Risk – risk of being perceived as a laggard Council that is not currently using resources responsibly;
- Legal Liability / Compliance Risks - Specific risks including climate change risks, social risks, depletion of resources, energy security, development impacts, statutory and civil actions and disclosure of environmental and social liabilities. Ground water abstraction licenses; state planning policies; waste management and recycling

legislation and the Local Government Act are under review. Emission reporting schemes can change with political parties;

- Supply Chain Costs - Poor sustainable procurement leading to cost inefficiencies or higher whole-of-life cost / lower value-for-money projects; and
- Internal Capacity / Capability Risk – risks associated with poor organisational culture leading to high human resource costs for the organisation.

National Best Practice

There are many notable local and national examples that demonstrate the value of applying measured sustainability policies and strategies at local government level. There is also a large volume of best practice examples internationally, which the City is currently researching further to guide target setting and project prioritisation.

City of Melbourne

- administers building (environmental) upgrade agreements;
- replaced more than 16,000 street lights with LEDs;
- is a certified carbon-neutral organisation and has committed to fossil fuel divestment; and
- employs over 40 people to deliver sustainability across the organisation.

City of Sydney

- has developed an Energy Master Plan to save more than $600m, double energy productivity and reduce carbon emissions by two million tonnes a year by 2030;
- saves $800,000+ per year in energy costs through LED upgrades;
- saves ~ $1.1m a year in electricity costs through upgrades to Council-owned buildings;
- became Australia's first carbon-neutral Council in 2011;
- aims to reduce the greenhouse gas emissions of the local government area by 70% by 2030; and
- employs over 39+ people to deliver sustainability across the organisation.

City of Adelaide

- allocates 1% of total rates to its Climate Change Action Initiatives Fund annually;
- working to achieve carbon neutrality by 2020; and
- employs 16+ people to deliver organisation-wide sustainability (excluding environmental staff).

Brisbane City Council

- uses 100% renewable energy (from solar, wind and waste sources); and
- will become carbon neutral by 2031.

City of Fremantle

- has a One Planet Sustainability Strategy;
- allocates 1% of rates to sustainability initiatives;
- has a 100% renewable target (and plan) by 2030; and
- became Australia's second carbon neutral Council in 2012.

Opportunities

For the City of Perth, there are a range of high return on investment opportunities that have potential to bridge the current gap between ourselves and leading capital cities and

significantly reduce operational and capital costs. There are also a range of innovative financing options open to the City to facilitate projects that achieve energy and emissions reductions which can operationalise capital costs so that savings can be realised immediately.

Further investigations are underway to identify specific options, costings and payback periods to support the objectives of the Sustainability Policy (e.g. the development of a strategic energy management plan). Once completed, fully-costed targets and projects will be compiled into a comprehensive Sustainability Program Implementation Plan, for submission to Council for adoption. Some potential projects and their benefits are outlined below.

Energy Efficiency and Renewables

- Major photovoltaic projects for City carparks could have a payback period of only 4 - 5 years;
- Converting street and City facility lighting to LEDs, could potentially reduce energy use and emissions by up to 75%, with payback periods of 4 - 6 years; and
- Reduction of fuel use via the purchase of efficient vehicles for the staff pool, car sharing opportunities, cycling and walking initiatives and a staff travel planning process could yield significant cost and health benefits.

Water Conservation

- Initiatives including storm water reuse, eco-zoning, facilities audits and upgrades could reduce water consumption costs; and
- Water management and alternative water sourcing could ensure long-term water supply and green infrastructure and biodiversity health through proactive preparation for anticipated reductions to groundwater abstraction license limits (potentially by 10-25% within 10 years).

Behaviour Change

- Well-executed and visible behaviour change programs could reduce energy costs by up to 15%; and
- Organisations that embed a sustainability culture have lower turnover and higher staff morale and productivity, reducing staff costs by upwards of 30%.

Waste Management

- Best practice waste planning can significantly increase source separation and recycling rates and reduce gate fees, fuel costs and greenhouse gas emissions.

Sustainable Procurement

- Best practice supply chain management could reduce the impacts of purchases through the City, ensure that the City is consistently getting value-for-money in its contracts, and capture the whole-of-life / maintenance and disposal costs of assets.

Financial Implications:

The figures below relate directly to expenses for the development (workshop facilitation and catering), printing, framing and communication/marketing of the policy document itself over the 2017/2018 and 2018/2019 financial years.

The Sustainability Program Implementation Plan, with budgets and business cases, will come to Council for adoption, with anticipated costings, by the end of 2019.

ACCOUNT NO:	86850 000
BUDGET ITEM:	Sustainability Policy / Organisational Change Initiatives
BUDGETED AMOUNT:	$6,500 (2017/18) and $10,000 (2018/19)
AMOUNT SPENT TO DATE:	$1,700 (workshop catering and facilitation)
PROPOSED COST:	$16,500 (total for 2017/18 and 2018/19)
BALANCE REMAINING:	$14,800 (to end 2018/19 financial year)
ANNUAL MAINTENANCE:	N/A
EST. WHOLE OF LIFE COST:	N/A

All figures quoted in this report are exclusive of GST.

Comments:

Adoption of the Sustainability Policy (Attachment 13.28A) is the first step towards providing clear direction on how City strategies, policies, projects and procedures can align with international best practice sustainability commitments and demonstrate Capital City leadership.

This policy represents the start of a process of continual improvement for the City of Perth, designed to maximise opportunities for mutually beneficial outcomes and efficiencies across all Directorates.

It will also provide the City with a policy mandate; encouraging decision-making based on informed, future-proof, sustainable commitments and analysis of sustainability-related risks, challenges, strengths, weaknesses, opportunities and threats.

The flowchart in Attachment 13.28B details a proposed timeline for rolling out the Sustainability Policy and Sustainability Program Implementation Plan approval process, and the proposed next steps into the future.

CP[#] Sustainability Policy

POLICY OBJECTIVE

The City of Perth recognises its responsibility to implement sustainability measures across the organisation and to work with its community towards an environmentally, socially and economically sustainable future and to sustainably achieve the objectives of the Strategic Community Plan and Corporate Business Plan.

This policy statement has been developed to demonstrate leadership for our community in guiding the City of Perth towards a sustainable future, and outline a set of sustainability commitments which inform the City's decision-making and operational processes, policy and practice. These commitments apply to Elected Members, Executive and all employees of the City.

POLICY STATEMENT

Nurturing the City of tomorrow, today.

The City of Perth aspires to local leadership in sustainability in the next five years; national leadership within ten, and global leadership within twenty. The City aspires to go beyond best practice and look towards becoming a sustaining organisation for our community.

The City will apply the following nine commitments to decision-making processes across its strategic and operational functions.

The City will:

1. **TAKE A LEADERSHIP APPROACH TO SUSTAINABILITY AND STRIVE FOR CONTINUAL IMPROVEMENT.**

   Rapid changes in sustainability technology and practice require a high degree of agility and continual learning.

   The City will stay abreast of global trends and model best practice, creativity and innovation in policy and practice.

   The City will lead by example and will educate and empower our employees and community to take a shared leadership approach to sustainability challenges and opportunities.

2. TAKE INTO ACCOUNT THE FULL COSTS AND BENEFITS OF LOCAL GOVERNMENT ASSETS, INFRASTRUCTURE, SERVICES AND OPERATIONS.

The cumulative impact of local government procurement, operations, consumption and waste management can be significant.

Economic, social and environmental issues are interdependent, and we will evaluate them as such in our planning and procurement processes.

Planning processes guide the urban and built form and have major implications for the sustainability of the city. The City will address the impact of these processes through the channels it can influence, such as the City Planning Strategy and Scheme, design guidelines, policy and approvals.

The City will ensure that the assets, infrastructure and services we buy, build, maintain and deliver for our community represent value for money and will account for their economic, environmental and social impacts, over the full term of their life.

3. PROTECT PUBLIC HEALTH AND INTERGENERATIONAL EQUITY.

The City has a responsibility to both current and future generations in the City of Perth, and for our impacts to communities beyond our boundaries. The City will act in their best collective interests.

The City will undertake urban development that meets the needs of the present without compromising future generations' ability to meet their own needs.

The City will take a long term, future-proofing view of our role in the local, regional and global community and strive to protect dignity, equity, health and happiness for current and future communities.

4. VALUE AND PROTECT ENVIRONMENTAL INTEGRITY.

The City's unique and internationally recognised biodiversity and ecological systems have intrinsic worth beyond their value as community amenity or economic resource.

The natural environment plays an essential role in the cultural, spiritual, mental and physical health of our employees and community.

The City will conserve and enhance our natural environment through environmental stewardship and responsible natural resource management.

5. VALUE DIVERSITY AND INCLUSION.

An inclusive, diverse society and workforce is an important component of sustainability.

The City will ensure that all people, including those who are most vulnerable or marginalised, are afforded meaningful opportunities to benefit from and contribute to making the City of Perth a great place to live, work and visit.

6. VALUE AND PROTECT CULTURE.

A shared sense of meaning and purpose, or culture, is central to sustainability and wellbeing.

Culture is the understanding and expression of our values and aspirations, and the means by which we make these tangible in our communities.

The City will proactively deliver policy, actions and events that support our community to express and engage with its unique and diverse culture.

7. SUPPORT ECONOMIC SUSTAINABILITY.

The City will support the development of healthy, thriving and sustainable local, regional and national economies.

Recognising our place in both the local and global economy, the City will work with our supply chains to ensure our cumulative economic impact is more sustainable.

The City will support and nurture innovation and entrepreneurship to provide new opportunities for sustainable economic development in the City.

8. ACKNOWLEDGE AND MITIGATE SUSTAINABILITY RISK.

Not directly addressing sustainability considerations in decision-making, project planning and practice will present risks to the City and / or to future communities.

The City will integrate sustainability risk management into decision-making, assessing potential legal, compliance, financial, productivity, and reputational risks against social, environmental and economic objectives.

The City will act in the best interests of current and future communities to prevent threats of serious or permanent harm to the environment or society, taking account of best practice and available evidence to reduce risk to the City and the community.

9. PRIORITISE PARTNERSHIPS AND COLLABORATION.

The City cannot be sustainable in isolation from the places and people around it. Sustainability issues are usually complex and multifaceted.

The City will collaborate and partner with key stakeholders including: Local, State and Federal governments; research institutions; non-government organisations; and industry and advocacy bodies and the business community, to achieve shared sustainability objectives.

The City will take a knowledge-brokering and capacity-building approach, and will facilitate positive relationships with the community to create shared understanding and foster collective responsibility and action.

Document Control Box							
Document Responsibilities:							
Custodian:		**Custodian Unit:**					
Decision Maker:							
Compliance Requirements:							
Legislation:	The Local Government Act 1995, Section 1.3 (3); The City of Perth Act 2016, Objects including (f); (g); (h); (i) and (j). Other legislation as required.						
Industry:							
Organisational:	Strategic Community Plan, Goals 3 and 4. Corporate Business Plan, Objectives including 3.05; 3.07; 4.04 and 8.05. All City of Perth Policies, Plans and Strategies.						
Document Management:							
Risk Rating:		**Review Frequency**:	1 year	**Next Due:**	April 2019	**TRIM Ref:**	**75522/04**

Version #	**Decision Reference:**	**Synopsis:**
1.	ELG	
2.	ELG	
3.		

SUSTAINABILITY PROGRAM DEVELOPMENT AND IMPLEMENTATION TIMELINE

STEP 1 : POLICY DEVELOPMENT

- **SUSTAINABILITY UNIT ESTABLISHED** — November 2016
- **MANAGER SUSTAINABILITY UNIT APPOINTED** — October 2017
- **SUSTAINABILITY POLICY STAKEHOLDER WORKSHOPS** — December 2017
- **SUSTAINABILITY POLICY APPROVED BY ELG** — March 2018
- **SUSTAINABILITY POLICY TO COUNCIL FOR ENDORSEMENT** — April 2018

WE ARE HERE

STEP 2 : RESEARCH AND PLANNING

- **SUSTAINABILITY PROGRAM LEADERSHIP GROUP ESTABLISHED** — June 2018
- **COSTED ACTION PLANS, PROJECTS AND TARGETS FINALISED & QUICK WINS IMPLEMENTED** — August 2019

STEP 3 : PROGRAM APPROVAL

- **SUSTAINABILITY PROGRAM IMPLEMENTATION PLAN TO COUNCIL FOR ENDORSEMENT** — October 2019
- **BUSINESS CASES SUBMITTED FOR PRIORITISED ACTIONS** — December 2019

STEP 4 : IMPLEMENTATION OF PROGRAM

- **IMPLEMENTATION: YEAR 1 - 5 PROJECTS** — 2020 - 2025
- **STATE LEADER**
- **IMPLEMENTATION: YEAR 6 - 10 PROJECTS** — 2025 - 2030
- **NATIONAL LEADER**
- **IMPLEMENTATION: YEAR 11 - 20 PROJECTS** — 2030 - 2040
- **GLOBAL LEADER**

City of Perth

Sustainability Policy

Sustainability Vision

Nurturing the City of tomorrow, today.

The City of Perth aspires to becoming a **local leader** in sustainability in the next five years; a **national leader** within ten, and a **global leader** within twenty. We aspire to go beyond best practice and look towards becoming a sustaining organisation for our community.

Policy Commitments

The City of Perth is committed to becoming a leader in sustainability.

The City of Perth will apply nine commitments to decision-making processes across its strategic and operational functions.

- TAKE A LEADERSHIP APPROACH TO SUSTAINABILITY AND STRIVE FOR CONTINUAL IMPROVEMENT
- VALUE DIVERSITY AND INCLUSION
- TAKE INTO ACCOUNT THE FULL COSTS AND BENEFITS OF LOCAL GOVERNMENT ASSETS, INFRASTRUCTURE, SERVICES AND OPERATIONS
- PROTECT PUBLIC HEALTH AND INTERGENERATIONAL EQUITY
- SUPPORT ECONOMIC SUSTAINABILITY
- PRIORITISE PARTNERSHIPS AND COLLABORATION
- VALUE AND PROTECT ENVIRONMENTAL INTEGRITY
- ACKNOWLEDGE AND MITIGATE SUSTAINABILITY RISK
- VALUE AND PROTECT CULTURE

Agenda Item 13.29 **Nomination of Commissioners for the Library Board of Western Australia, Tamala Park Regional Council and The Whole of Royal Perth Hospital Campus Steering Committee**

Recommendation:

That Council:

1. ***NOMINATES up to two Commissioners for the consideration of the Minister for Culture and the Arts to appoint one member to the Library Board of Western Australia;***

2. ***APPOINTS one Commissioner as a deputy to the Tamala Park Regional Council;***

3. ***APPOINTS one Commissioner to The Whole of Royal Perth Hospital Campus Steering Committee; and***

4. ***APPOINTS the Director Planning and Development as the deputy member to The Whole of Royal Perth Hospital Campus Steering Committee.***

FILE REFERENCE:	P1032066 and P1033213
REPORTING UNIT:	Governance
RESPONSIBLE DIRECTORATE:	Office of the Chief Executive
DATE:	5 April 2018
ATTACHMENT/S:	Attachment 13.29A – Terms of Reference – The Whole of Royal Perth Hospital Campus Steering Committee

Council Role:

☒	Advocacy	*When the Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.*
☐	Executive	*The substantial direction setting and oversight role of the Council e.g. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.*
☐	Legislative	*Includes adopting local laws, town planning schemes and policies*
☐	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	Clause 4.13, *City of Perth Standing Orders Local Law 2009*
Integrated Planning and Reporting Framework Implications	**Strategic Community Plan** Goal 8 - A city that delivers for its community
Policy Policy No and Name:	10.2 – Delegates on Boards, Authorities and Committees

Purpose and Background:

At the Special Council Meeting held **15 March 2018**, Council nominated Commissioner McMath for the consideration of the Minister for Culture and the Arts (Minister) for appointment to the Library Board of Western Australia (LBWA). Commissioner McMath has since advised that she in unable to attend the majority of the 2018 LBWA Board Meetings due to prior commitments.

Council also nominated Commissioner Lumsden as the deputy member to the Tamala Park Regional Council. Commissioner Lumsden has since advised that he will be unable to participate in a number of the meetings.

In addition, the City has become aware of the need to appoint a Commissioner to The Whole of Royal Perth Hospital Campus Steering Committee (Committee).

Details:

Library Board of Western Australia

The LBWA is a statutory body established under the *Library Broad of Western Australia Act 1951* (the Act). Section 15 of the Act states:

(1) It shall be the duty of the Board to —

(Aa) control and manage The State Reference Library; and

(a) assist participating bodies in any scheme; and

(b) advise the Minister and participating bodies on matters of general policy relating to any scheme; and

(c) register as registered public libraries such libraries as are approved by the Board and as are controlled by participating bodies; and

(d) inspect or cause to be inspected libraries and library services, the controlling bodies of which apply for allocations in the distribution of any grant of money made available by Parliament to assist registered public libraries and registered public library services and to recommend to the Minister the allocation of any such grant as between respective applicants; and

(e) carry out such other functions in connection with registered public libraries as the Governor from time to time directs.

Board meetings occur on the first Thursday of every other month at 9.15am, at the State Library, and last for approximately two to three hours. The next meeting is scheduled for Thursday, 3 May 2018. Nominees should have the capacity to contribute to the Board at the strategic level and across a range of areas including financial, risk management, policy and governance matters, as well as areas of professional knowledge and interest. Nominees are required to provide curriculum vitae for the consideration of the Minister for Culture and the Arts. Board Members are entitled to travel and out of pocket expenses in accordance with Section 15 of the Act.

Tamala Park Regional Council

The purpose of the Tamala Park Regional Council (TPRC) is to undertake the rezoning, subdivision, development, marketing and sale of the Tamala Park land. In 1981, the TPRC members Councils (Cities of Perth, Cambridge, Joondalup, Stirling, Vincent and Wanneroo and Town of Victoria Park) acquired land at Tamala Park for landfill and urban development.

The objectives of the TPRC are:

- to develop and improve the value of the land;
- to maximise, within prudent risk parameters, the financial return to the participants;
- to balance economic, social and environmental issues; and
- to produce a quality development demonstrating the best urban design and development practice.

The TPRC meets every two months at 6pm. The meeting venue is rotated between the owner local governments.

The Whole of Royal Perth Hospital Campus Steering Committee

The Committee was established by the Chief Executive Officer of the East Metropolitan Heath Service:

- *To develop short term (1 year), medium term (1-5 years) and long term (5 years) onwards plans for the future use of the entire RPH campus; and*
- *To consolidate the estate to ensure the effective clinical use of RPH whilst maintaining maximal efficiency.*

The Committee meets on the fourth Monday of every month, at 2.00pm at Royal Perth Hospital, and last for approximately one hour. A meeting recess is observed in December.

The Committee Terms of Reference (Attachment 13.29A) state that membership should consist of a 'City of Perth Council Representative'. The Committee organiser has confirmed that membership can comprise of a City of Perth staff member. It is recommended that the Director Planning and Development be appointed as a deputy Committee member to ensure the City is represented at all Committee meetings.

Financial Implications:

There are no direct financial implications related to this report.

Comments:

It is recommended Council appoint one Commissioner to the Committee and nominates up to two Commissioners to the LBWA to ensure the City is represented on ensure the future representation of the City.

THE WHOLE OF ROYAL PERTH HOSPITAL CAMPUS STEERING COMMITTEE

TERMS OF REFERENCE

The Committee shall be known as The Whole of Royal Perth Hospital (RPH) Campus Steering Committee.

1. Establishment & Purpose

The Whole of RPH Campus Steering Committee was established by the Chief Executive of the East Metropolitan Health Service (EMHS) on 4 August 2016.

- To develop short term (1year), medium term (1- 5 years) and long term (5 years onwards) plans for the future use of the entire RPH campus; and
- To consolidate the estate to ensure the effective clinical use of RPH whilst maintaining maximal efficiency.

2. Accountability

The Whole of RPH Campus Steering Committee is accountable to the Board of EMHS through the Chief Executive, EMHS.

3. Functions and Responsibilities

The functions and responsibilities of the Whole of RPH Campus Steering Committee are to:

Short Term (1 year)

- Review all previously commissioned internal and external reviews, business cases, risk mitigation reports
- Determine the 'core' site for the future RPH.
- Determine the appropriate allocation of clinical and non-clinical areas across the campus
- Develop principles and guidance for the consolidation of services within the clinical areas
- Rationalise all the 'no cost/low cost to move' services on to the core site.
- Develop the strategy for moving all non RPH/ EMHS services from the out buildings in order to prepare for disposal of the land/facilities and advise all external tenants.
- Ensure all planning for the site is done in concert with the clinical services planning for RPH.

Medium Term (1 – 5 years)

- Seek Government endorsement and funding to consolidate all the patient services and essential non patient services from the outer sites to the core RPH e.g. The outpatient clinics to be moved from Goderich Street into the main hospital site.
- Continue the development of the Business Case for funding the long term future use of RPH as the tertiary facility servicing the health needs of the inner city, the eastern corridor of the metropolitan area and the communities of the remote northern regions of Western Australia.

Long Term (5 years onwards)

- Commence the re-development of RPH to ensure it provides the contemporary model of hospital care in order to meet the needs of its catchment population into the future.

At all stages:

- Ensure the impact on patient safety and quality of care is considered in all decision making.
- Ensure the impact on staff and organisational safety is considered in all decision making.
- Ensure good communication with staff is in place.

Scope:

The Whole of RPH campus is the North and South blocks of the hospital itself, the East of the site (Victoria Avenue to Hill Street and Wellington Street to Goderich Street, including the old Dental Hospital, Jewell House, Marginata Flats, WASON and other outbuildings) and the West of the site being the buildings in Victoria Square, Colonial, Kirkman and Ainslie Houses in Murray Street and all the outbuildings on Wellington Street to Pier Street to the South and to the North through to the railway line including the multi storey car park. (See attached site map).

4. Relationship with Other Committees

The Committee will have a direct relationship with the RPH 'Excel and Thrive' Committee (which has oversight), the RPH Finance Recovery (Deficit Elimination) Committee, the RPH Service Commissioning Committee and the RPBG Accommodation Committee.

5. Sub-Committees and Working Parties

- Sub-Committees and working parties are formed as required.
- The Steering Committee may, for special purposes, co-opt the attendance of other persons; however, they will not have voting rights.
- Working parties can opt to have a purpose/aim only documented in minutes and do not require Terms of Reference.

6. Membership

	Position
1.	Chief Executive EMHS (Chair)
2.	Executive Director, Royal Perth Bentley Group (RPBG)
3.	Executive Director, Corporate Services & Finance, EMHS
4.	Assistant Director General, Purchasing & System Performance, Department of Health
5.	City of Perth Council representative
6.	Minister for Health's Office representative
7.	Chief Executive, WA Country Health Service
8.	Department of Treasury representative
9.	Department of Planning representative

7. Conflict of Interest

A member of the Committee, who has duties or interests in conflict with their duties or interests on the Committee, whether direct, indirect, financial, material or otherwise, must withdraw or declare a possible conflict of interest to the Chairperson in accordance with the Department of Health Operational Directive OD0264/10 Managing Conflict of Interest Policy and Guidelines.

The member shall withdraw from the Committee for the duration of the deliberation in question, prior to any discussions or decisions on the matter being taken unless the Committee determines the perceived conflict is unlikely.

Where the Chairperson has excused a person from the Committee for that matter it may co-opt an alternative person to sit on the Committee for the purpose and duration of the period during which such a matter is under consideration.

8. Co-option

The Committee can co-opt other persons in an advisory capacity. The Committee Chairperson will ensure invited persons are aware of their responsibilities and obligations with regards to confidentiality including the EMHS Public Private Comment Policy (EMHS 85).

9. Substitution

Committee members may nominate a proxy to attend in their absence. This requires the Chairperson's approval. A proxy will have full voting and decision making rights.

10. OPERATING PROCEDURES

10.1. Chair

The Chairperson is the Chief Executive of EMHS. The Chairperson may nominate a delegate to chair the meeting if required.

10.2. Committee Secretariat

The Secretariat is to be provided by the Manager Business Operations, Corporate Services and Finance, EMHS.

The Secretary shall be the authorised channel of communication of decisions of the Committee.

The Secretary, following approval by the Chairperson, shall:

- Issue and prepare the agendas, minutes, action statements, meeting schedules and documents required for the meeting at least three (3) working days prior to a meeting
- Distribute draft minutes within 10 working days of a meeting
- Book venues and informs membership of location
- Keep the master copy (electronic and hard copy) files of:
    - Agendas and documents circulated with them
    - Minutes (signed and dated) and action sheets
    - Correspondence/documents tabled at meetings
- Ensure EMHS Committee guideline templates are sourced and utilised
- Ensure draft Committee Minutes and action list is sent to the Chairperson after every meeting.

The master file shall remain the property of EMHS and must be preserved in accordance with the State Records Act 2000.

10.3. Quorum

A quorum consists of the Chairperson (or delegate) plus 50% of the Committee or proxy members.

If a member of the Committee or their delegate does not attend for more than (3) three consecutive meetings, the Chairperson shall notify the person in writing of intent to replace.

10.4. Meeting Frequency

The Committee will meet on a monthly basis.

10.5. Special Meetings

The Chairperson may convene a special meeting on their own initiative or at the request of one (1) of the other members. Members must, if possible, receive at least 24 hours' notice of the meeting.

10.6. Apologies

If a member is to be absent then an apology should be given either through the Committee's Minutes Secretary or the Chairperson.

10.7. Voting

Each member of the Committee has the right to vote. Co-opted members or any other person in attendance may not vote.

10.8. Conduct of Meeting

The decision of the Chairperson is final in all matters of procedure and order.

10.9. Executive Governance Meeting Summary Report

This report is to be completed after each meeting as a brief summary (dot points) of the conclusions from the meeting to the executive governing group that Committee reports to. (Attach along with the minutes and action statements).

A copy of the endorsed (signed by Chair) minutes is to be provided to the EMHS Area Executive Group (AEG) secretariat after every meeting for the information/noting of the AEG members (as part of the agenda of the AEG meeting).

10.10. Escalation of High Risk Items or any issue considered appropriate

The Chairperson is to escalate issues of concern or of note to the Chair of the Board.

10.11. Destruction of Documentation

http://intranet.health.wa.gov.au/Records/documents/Records_Management_Procedures.pdf

Destruction of documentation is determined by the EMHS Information & Records Management Policy (EMHS 77).

11. Reports and Committee Outcomes Evaluation

11.1. Annual Report

An annual report of the Committee's activities to be received by 30 June by the Governing Body of the Committee.

11.2. Evaluation of Committee Performance and TORs

An annual Committee member satisfaction survey and Committee KPI report is to be completed by 31 July of each year.

Any revised Terms of Reference must be forwarded via electronic means to the Executive Office of EMHS for filing centrally by 30 June each year.

An annual evaluation of the Committee minutes and outcomes will be conducted.

12. Monies/Accounts

Not applicable.

13. Dissolution of Committee

The Committee may be dissolved, as and when necessary, by a resolution of the relevant authority or at the discretion of the Chief Executive, EMHS.

14. Endorsement of these Terms of Reference is required.

14.1. Endorsed by:

Ms Liz MacLeod
CHIEF EXECUTIVE
EAST METROPOLITAN HEALTH SERVICE

Date: 09.03.17

15. Additional References

N/A

Agenda Item 13.30 **Waiving of Legal Professional Privilege to enable the provision of information to an Inquiry Panel established under the *Local Government Act 1995***

Recommendation:

That Council, APPROVES BY ABSOLUTE MAJORITY, the Chief Executive Officer be granted Delegated Authority to the waiving of legal professional privilege, where necessary, to enable the provision of any relevant information to an Inquiry Panel established under the Local Government Act 1995.

FILE REFERENCE:	P1035569
REPORTING UNIT:	Governance
RESPONSIBLE DIRECTORATE:	Office of the Chief Executive
DATE:	27 March 2018
ATTACHMENT/S:	Attachment 13.30A – Letter to the Department of Local Government, Sport and Cultural Industries

Council Role:

☐	Advocacy	*When the Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.*
☒	Executive	*The substantial direction setting and oversight role of the Council e.g. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.*
☐	Legislative	*Includes adopting local laws, town planning schemes and policies*
☐	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 8.16 of the *Local Government Act 1995*
Integrated Planning and Reporting Framework Implications	**Strategic Community Plan** Goal 7 An open and engaged City

Purpose and Background:

On 2 March 2018, the Minister for Local Government, the Hon David Templeman MLA, announced the suspension of the City of Perth (City) Council and his intention to establish an Inquiry Panel under the *Local Government Act 1995* to investigate the City.

In response to this announcement, the City promised to work closely with the appointed Commissioners to restore confidence in the City's ability to provide good governance and quality services to ratepayers, stakeholders and the community.

The Chief Executive Officer wrote to the Director General of the Department of Local Government, Sport and Cultural Industries on 26 March 2018 advising that the City would provide its full support and assistance to the Inquiry Panel – Attachment 13.30A.

To ensure that this commitment is fulfilled, it is appropriate to provide all relevant information to the Inquiry Panel including documents protected through legal professional privilege.

Details:

Legal professional privilege applies to confidential communications between a lawyer and client, brought into existence for the dominant purpose of obtaining legal advice, or for use in actual or contemplated legal proceedings.

The City has sought advice from a number of legal service providers, regarding various matters that are likely to be of interest to the Inquiry Panel.

To ensure that a full and thorough investigation is undertaken it is recommended that legal professional privilege be waived, where necessary, to ensure that all relevant information is provided to the Inquiry Panel.

Financial Implications:

Costs associated with the Panel Inquiry are to be borne by the City.

Comments:

The waiving of legal professional privilege, where appropriate, is in keeping with the commitment to provide full support and assistance to the Inquiry Panel.

By Council granting the Chief Executive Officer Delegated Authority to the waiving of legal professional privilege, where necessary, will enable the provision of any relevant information to an Inquiry Panel in a timely manner.

City of **Perth**

26 March 2018

Mr Duncan Ord
Director General
Department of Local Government, Sport and Cultural Industries
GPO Box 8349
Perth Business Centre WA 6849

Dear Mr Ord,

Inquiry Panel

I refer to the announcement by the Hon David Templeman MLA, Minister for Local Government, to establish an inquiry panel (Inquiry) to investigate the City of Perth (City).

I write to advise that the City will provide its full support and assistance to the Inquiry.

As part of this commitment the City offers office space at its Council House premises for Inquiry members and staff. Further, the City also offers the use of Council Chambers for Inquiry hearings.

Yours sincerely

Martin Mileham
Chief Executive Officer

Council House, 27 St Georges Terrace, Perth
GPO Box C120, Perth Western Australia 6839
P 9461 3333 | perth.wa.gov.au | ABN 83 780 118 828

Enquiries to: Mark Ridgwell
Governance (9461 3263)
Email: mark.ridgwell@cityofperth.wa.gov.au
Our Ref: 72956/18

COP SA5AY041001908 27/3/'18 12:35 PM

Agenda Item 13.31 **Request for Reimbursement of Legal Expenses – Panel Inquiry**

Recommendation:

That Council:

1. ***REFUSES** the applications by Councillor Lexi Barton, Councillor Jemma Green and Councillor James Limnios for independent legal representation;*

2. ***APPROVES** support for legal representation for City of Perth Elected Members and Employees as detailed in Council Policy '10.16 – Legal Representations for Elected Members and Employees' as it applies under clause 5.4 (Utilisation of Insurance Policy); and*

3. ***AUTHORISES BY AN ABSOLUTE MAJORITY** decision the Chief Executive Officer (or Director Corporate Services in the instance of a request from the Chief Executive Officer) Delegated Authority to determine applications for Legal Representation as they relate to the Panel Inquiry.*

FILE REFERENCE:	P1011904
REPORTING UNIT:	Governance
RESPONSIBLE DIRECTORATE:	Office of the Chief Executive
DATE:	28 March 2018
ATTACHMENT/S:	Attachment 13.31A – Council Policy 10.16 - Legal Representation for Members and Employees Confidential Attachment 13.31B – Application for Legal Representation – Councillor Barton, Councillor Green and Councillor Limnios Confidential Attachment 13.31C – Application for Legal Representation to Insurer – Councillor Hasluck *Confidential attachments distributed to Commissioners under separate cover*

Council Role:

☐	Advocacy	*When the Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.*
☒	Executive	*The substantial direction setting and oversight role of the Council e.g. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.*
☐	Legislative	*Includes adopting local laws, town planning schemes and policies*

☐	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 9.56 of the *Local Government Act 1995* Department of Local Government Operational Guidelines Number 14 - Legal Representation for Council Members and Employees
Integrated Planning and Reporting Framework Implications	**Strategic Community Plan** Goal 7 – An open and engaged city
Policy Policy No and Name:	10.16 – Legal Representation for Members and Employees

Purpose and Background:

On 2 March 2018, the Minister for Local Government, the Hon David Templeman MLA, announced his intention to establish an Inquiry Panel (Panel) under the *Local Government Act 1995* to investigate the City of Perth.

On the 1 March 2018, a request was received by Councillor Jemma Green for legal representation by Bennett & Co in accordance with Council Policy 10.16.

On the 6 March 2018, a request was received by Councillor James Limnios for legal representation by Hale Legal in accordance with Council Policy 10.16.

On the 8 March 2018, a request was received by Councillor Lexi Barton for legal representation by Cornerstone Legal in accordance with Council Policy 10.16.

This report seeks confirmation on the approach to suspended Elected Member and employee requests for legal representation as it relates to the upcoming Panel Inquiry.

Details:

Section 9.56 of the *Local Government Act 1995* (the Act) provides protection from actions of tort for anything a council member or employee has, in good faith, done in the performance or purported performance of a function under the Act or under any other written law.

Section 3.1 of the Act provides that the general function of a local government is to provide for the good government of persons in its district.

Section 6.7(2) of the Act provides that money held in the municipal fund may be applied towards the performance of the functions and the exercise of the powers conferred on the local government by the Act or any other written law. Under these provisions, a council can expend funds to provide legal representation for council members and employees, as long as it believes that the expenditure falls within the scope of the local government's function.

In accordance with Department of Local Government Operational Guidelines Number 14 - Legal Representation for Council Members and Employees, the City of Perth has established a Council Policy (Refer to Attachment 13.31A) to determine the criteria for eligibility and handling of claims to assist with Legal Representation.

City of Perth Policy 10.16 - Legal Representation for Members and Employees establishes a number of criteria in order for a person to be eligible for reimbursement for legal expenses. The criteria and assessment are detailed below:

Criteria	Assessment
The legal representation costs must relate to a matter that arises from the performance, by the member or employee, of his or her functions as a member or employee.	The scope of the Panel Inquiry will be in respect to the conduct and capacity of Elected Members and employees of the City of Perth.
The legal representation cost must be in respect of legal proceedings that have been, or may be, commenced.	The policy defines as "legal proceedings" may be civil, criminal or investigative (including an inquiry under any written law). *The Inquiry Panel will have equivalent powers of a Royal Commission and are initiated under the Local Government Act 1995.*
In performing his or her function, to which the legal representation relates, the member or employee in the Chief Executive Officer's, or where the employee is the Chief Executive Officer, the Council's opinion must have acted in good faith, and conduct under the City's Code of Conduct, *Local Government (Rules of Conduct) Regulations 2007* or other written law	The Panel Inquiry has not commenced, therefore it will be necessary for Elected Members and employees to make application through the City. Subject to Council's resolution, the current applications received by Elected Members will be processed by the Chief Executive Officer.
The legal representation costs do not relate to a matter or dispute in respect of a Local Government Election process.	Not Applicable

Having satisfied the above criteria each application is required to be accompanied by a signed declaration by the relevant member or employee that he or she:

"3.2

(a) has read, and understands, the terms of this Policy;

(b) has acted in good faith, and has not acted unlawfully or in a way that constitutes improper conduct in relation to the matter to which the application relates;

(c) acknowledges that any approval of legal representation costs is conditional on the repayment provisions of clauses 5.7 and 7 and any other conditions to which the approval is subject; and

(d) undertakes to repay to the City any legal representation costs in accordance with the provisions of clauses 5.7 and 7, as may be required by the City and the terms of this Policy.

The Council, in respect of an application for payment of legal representation costs, may:–

"5.1

(a) refuse the application;

(b) grant payment; or

(c) grant payment subject to conditions."

It is important to note that the individual approval of legal expenses as they relate to the Panel Inquiry will become both expensive and cumbersome for such a matter and will prove costly for ratepayers of the City of Perth.

The City of Perth has a Management Liability Policy that can provide coverage for Elected Members and employees through the City of Perth's insurer (Chubb Insurance Australia Ltd).

Chubb have been notified of circumstances that might give rise to a claim however as no Elected Member or employees have been requested or required to attend an Inquiry by an investigating body at the time of writing this report, the Management Liability policy has not been triggered as yet.

If and when the Management Liability policy is triggered and an Elected Member and/or employee has been required or requested in writing by the investigating body to attend and cooperate with the investigation, this will activate the Legal Representation Expenses cover, in which case a once of payment of $5,000 deductible/excess will apply to for all suspended Elected Members and/or employees payable by the City of Perth. Chubb will pay for legal representation expenses for the Elected Member and/or employees if they have consented to this prior to the attendance of the Inquiry.

The following are some examples of what is not considered to be legal representation expenses by the insurer:

- Work done before the Insured Person is formally required to attend and cooperate with the Investigation;
- Advice about the Investigation generally;
- Advice about claims by/against an Insured Person;
- Advice about reputational protection matters (with the exception of the limited cover available under extension 2.3.28); and
- Advice/work done relating to making an insurance claim under the Policy.

The advancement of Legal Representation Expenses will always be subject to the terms and conditions of the Management Liability policy.

Under the Policy, Chubb has the right to defend Claims and Investigations and the Elected Member and/or Officer has the right to effectively associate with Chubb. Among other things, this means that Chubb have the right to (1) appoint a panel law firm to represent a Elected Member and/or Officer, (2) transfer the Elected Member and/or employee's current representation from a non-panel law firm to a panel law firm, (3) conduct the matter generally in association with the Elected Member and/or employee.

Under the Policy, the Elected Member and/or employee must not do anything that could prejudice Chubb. Something that may prejudice Chubb includes an Elected Member and/or employee not cooperating with Chubb exercising their right and duty to defend under the Policy by appointing a panel law firm to represent the councillor and/or officer. In this circumstance, Chubb are entitled to reduce their liability by an amount that fairly represents the extent to which their interests have been prejudiced as a result. This means that the Elected Member and/or employee risks not being reimbursed for all of the Legal Representation Expenses incurred.

The Elected Member and/or employee must obtain Chubb's prior written consent before they incur any Legal Representation Expenses. Where an Elected Member and/or employee has not sought Chubb's prior written consent, Chubb will review the Legal Representation Expenses for reasonableness. When considering the reasonableness of costs incurred, among other things, Chubb will apply their panel hourly rates.

The City of Perth Primary Insurer Local Government Insurance Services (LGIS) states;

"Chubb has a number of qualified, seasoned and experienced panel law firms available to assist councillors and/or officers that are required to attend and cooperate with the Investigation. The benefits of using panel law firms include that they are cost effective, which allows a councillor and/or officer to preserve more of their policy limit and deductible, they provide superior customer service while also achieving optimal results for the City, councillor and officer and they are experienced in the venue and experts in government inquiries. Due to Chubb's panel firms' wealth of experience in all aspects of litigation and in various industries, they are able to get up to speed on a case with minimal cost. "

Representatives from the City of Perth Insurer and City of Perth Administration have agreed to meet on a regular basis to ensure that this matter is effectively project managed and matters raised actioned expeditiously.

It is to be noted that Blackwall Legal acting on behalf of Councillor Steve Hasluck has written directly to Chubb seeking access to the financial contributions by way of the Management Liability Policy (refer to Confidential Attachment 13.31C). In this instance, the City of Perth cannot process the claim as no application was made directly to the City of Perth, however should Council pass a resolution granting the CEO Delegated Authority to approve Legal Representations for Elected Members and Employees' as it applies under clause 5.4 (Utilisation of Insurance Policy) then Councillor Hasluck's application will be processed.

The above approach has been successfully applied in previous Panel Inquiries such as the City of Canning. After payment of the excess, the City would not be involved in respect of any communications or decision making in relation to the legal representation of an individual Elected Member or employee, or the funding of that representation; and in particular, the City

of Canning ensured that all communications to and from an Elected Member would be directly to the insurer (or LGIS).

Financial Implications:

The City of Perth has an appropriate Management Liability Insurance Policy which limits financial exposure to $5,000.

If the City of Perth were to manage Elected Member and employee claim's individually, the costs would be far greater, estimates could vary from $10,000 to $50,000 per individual.

Comments:

It is recommended that the Chief Executive Officer (or Director Corporate Services in the instance of a request from the Chief Executive Officer) be granted Delegated Authority to determine applications for Legal Representation as they relate to the Panel Inquiry, noting approval is limited to cover the Chubb Insurance Excess ($5,000).

CP10.16 Legal Representation for Members and Employees

POLICY OBJECTIVE

The objective of this policy is to provide a framework and guidelines to assist the Council in determining when the City should provide financial assistance to members and employees for legal representation.

POLICY STATEMENT

Under the *Local Government Act 1995*, the City of Perth is empowered to protect the interests of individual members and employees (including past members and former employees) where they become involved in civil legal proceedings because of their official functions. In these situations the City may assist the individual in meeting reasonable expenses and any liabilities incurred in relation to those proceedings.

In this policy:-

"approved solicitor" is to be:-

a) An Australian legal practitioner under the *Legal Profession Act 2008*; and

b) approved in writing by the Chief Executive Officer;

"member or employee" means a current or former, Elected Member, a commissioner, a member of a Committee of Council or an employee of the City;

"legal proceedings" may be civil, criminal or investigative (including an inquiry under any written law);

"legal representation" is the provision of legal services, to or on behalf of a member or employee, by an approved solicitor that are in respect of:-

a) a matter or matters arising from the performance of the functions of the member or employee; and

b) legal proceedings involving the member or employee that have been, or may be, commenced;

"legal representation costs" are the costs, including fees and disbursements, properly incurred in providing legal representation;

"legal services" includes advice, representation or documentation that is provided by an approved solicitor;

"payment" by the City of legal representation costs may be either by:-

a) a direct payment to the approved solicitor (or the relevant firm); or

b) a reimbursement to the member or employee.

1. FINANCIAL ASSISTANCE CRITERIA

1.1 The City may provide financial assistance for legal representation of a member or employee based on the following criteria:-

(a) the legal representation costs must relate to a matter that arises from the performance, by the member or employee, of his or her functions as a member or employee;

(b) the legal representation cost must be in respect of legal proceedings that have been, or may be, commenced;

(c) in performing his or her function, to which the legal representation relates, the member or employee, in the opinion of the Chief Executive Officer (or where the employee is the Chief Executive Officer, in the opinion of the Council) must have acted reasonably, in good faith, and consistently with the City's Code of Conduct, *Local Government (Rules of Conduct) Regulations 2007* (in the case of an Elected Member) and other written laws; and

(d) the legal representation costs do not relate to a matter or dispute in respect of a local government election.

2. EXAMPLES OF LEGAL PROCEEDINGS

2.1 If the criteria in clause 1 are satisfied, the Council may approve the payment of legal representation costs:-

(a) where proceedings are brought against a member or employee in connection with his or her functions – for example, an action for defamation or negligence arising out of a decision made or action taken by the member or employee;

(b) where proceedings are commenced by a member or employee to enable them to carry out their local government functions - for example, where a member or employee seeks a restraining order against a person using threatening behaviour to the member or employee; or

(c) for involvement in a statutory or other inquiry that requires information to be given, or to which information is given, by a member or employee in connection with his or her functions.

2.2 The City will not make payment for legal representation costs to a member or employee for a defamation or negligence action, instituted by the member or employee.

3. Application For Payment

3.1 A member or employee who seeks payment under this policy:-

(a) must make an application in writing, to the CEO (unless the CEO is the applicant, in which case the application is to be submitted to the Director Corporate Services) with the following details:-

(i) the matter for which legal representation is sought;

(ii) how that matter relates to the functions of the member or employee making the application;

(iii) the solicitor (or firm) who is to be asked to provide legal representation;

(iv) the nature of legal representation to be sought (such as advice, representation in court, preparation of a document etc);

(v) the estimated cost (if known) of the legal representation; and

(vi) why it is in the interests of the City for payment to be made; and

(b) so far as possible, to make the application in paragraph (a) before seeking the legal representation to which the application relates.

3.2 The application must be accompanied by a signed declaration by the relevant member or employee that he or she:-

(a) has read, and understands, the terms of this Policy;

(b) has acted reasonably and in good faith, and has not acted unlawfully or in a way that constitutes improper conduct in relation to the matter to which the application relates;

(c) acknowledges that any approval of legal representation costs is conditional on the repayment provisions of clauses 5.7 and 7 and any other conditions to which the approval is subject; and

(d) undertakes to repay to the City any legal representation costs in accordance with the provisions of clauses 5.7 and 7, as may be required by the City and the terms of this Policy.

3.3 Once an application is received in accordance with this Policy a report is to be prepared by the CEO (or, where the CEO is the applicant, the Director Corporate Services) containing details of the application, an assessment of the request, an estimate of costs and a recommendation for consideration by the Council.

4. Legal Representation Costs – Limit

4.1 Unless otherwise determined by the Council, payment of legal representation costs in respect of a single application is not to exceed $10,000.

4.2 A member or employee may make one or more additional applications to the Council in respect of the same matter.

5. Council's Powers

5.1 The Council, in respect of an application for payment of legal representation costs, may:–

(a) refuse the application;

(b) approve payment; or

(c) approve payment subject to conditions.

5.2 Conditions under clause 5.1 may include, but are not limited to:-

(a) a financial limit; and

(b) a requirement to enter into a security deed in accordance with clause 5.3.

5.3 A member or employee in respect of whom payment of legal representation that exceed or may exceed $5,000 has been approved must execute a security deed, prepared by the City, which sets out the terms and conditions on which the assistance is offered, including any repayment requirements under clauses 5.7 and 7.

5.4 In assessing an application, the Council may have regard to any insurance benefits that may be available to the applicant or to the City under the City's member or employee insurance policy (or its equivalent).

5.5 The Council may, cancel or vary an approval, or any conditions of approval, for the payment of legal representation costs.

5.6 The Council may determine that a member or employee in respect of whom payment of legal representation costs has been approved has, in respect of the matter for which legal representation costs were approved:–

(a) not acted reasonably or in good faith; or

(b) given false or misleading information in respect of the application.

5.7 Where the Council makes a determination under clause 5.6 or where a court, tribunal, inquiry or other body finds that a member or employee has acted unlawfully or in a way that constitutes misconduct:-

(a) no further payments of legal representation costs are to be made; and

(b) the legal representation costs paid by the City must be repaid by the member or employee in accordance with clause 7.

5.8 Where the Council resolves to cancel or vary an approval under clause 5.5, but no determination has been made under clause 5.6: -

(a) the member or employee is to be notified as soon as possible of the decision; and

(b) subject to clauses 5.7 and 7, the member or employee is not required to bear the cost of or to refund, any legal representation costs incurred prior to notification as long as those costs were incurred in accordance with the prior approval.

5.9 Nothing in clause 5.8 prevents a later determination being made under clause 5.6 that requires repayment under clause 5.7 or clause 7.

6. Chief Executive Officer's Powers

6.1 Where a delay in the approval of an application would be detrimental to the applicant, the CEO, subject to clause 6.2, may exercise, on behalf of the Council, any of the powers of the Council under clause 5.1 and 5.2, below $5,000 in respect of each application.

6.2 For the purposes of clause 6.1, an application from the CEO is to be dealt with by the Director Corporate Services.

6.3 An application approved by the CEO under clause 6.1, or by the Director Corporate Services under clause 6.2 is to be submitted to the next Ordinary Meeting of the Council which may exercise any of its powers under this Policy, including its powers under clause 5.5.

7. Repayment of Legal Representation Costs

7.1 A member or employee whose legal representation costs have been paid by the City must repay the City:-

(a) all or part of those costs – in accordance with any determination by the Council under clause 5.6; or

(b) as much of those costs as are available to be paid by way of set-off – where the member or employee receives, or is entitled to receive, money paid by way of costs, damages, or settlement, in respect of the matter for which the City paid the legal representation costs.

7.2 The City may take action in a court of competent jurisdiction to recover any money due to it under this Policy.

Document Control Box							
Document Responsibilities:							
Custodian:	Manager Governance		**Custodian Unit:**	Governance			
Decision Maker:	Council						
Compliance Requirements:							
Legislation:	Sections 3.1 and 6.7(2) of the *Local Government Act 1995*						
Industry:							
Organisational:	Security deed (TRIM 228961/16)						
Document Management:							
Risk Rating:	Low	**Review Frequency**:	Biennial	**Next Due:**	2018	**TRIM Ref:**	**75522/04**
Version #	**Decision Reference:**	**Synopsis:**					
1.	OCM 15/07/08 (727/08)	Original					
2.	OCM 01/02/11(33/11)	Amended.					
3.	OCM 13/12/16 (199/16)	Amended					

CONFIDENTIAL ATTACHMENT 13.31B AND 13.31C
ITEM 13.31 – REQUEST FOR REIMBURSEMENT OF LEGAL EXPENSES – PANEL INQUIRY

FOR THE ORDINARY COUNCIL MEETING

24 APRIL 2018

DISTRIBUTED TO COMISSIONERS UNDER SEPARATE COVER

Agenda Item 13.32 **Request for Reimbursement of Legal Expenses – Councillor James Limnios**

Recommendation:

That Council APPROVES the request dated 30 January 2018 by Councillor James Limnios for reimbursement of legal expenses incurred in his capacity as an Elected Member of the City of Perth payment subject to:

1. ***Payment being limited to $10,000 (including GST) as detailed in Council Policy '10.16 – Legal Representations for Elected Members and Employees' as the Legal Representation Costs Limit; and***

2. ***Councillor James Limnios entering a security deed in accordance with Clause 5.3 of Council Policy '10.16 – Legal Representations for Elected Members and Employees'.***

FILE REFERENCE:	P1011904
REPORTING UNIT:	Governance
RESPONSIBLE DIRECTORATE:	Office of the Chief Executive
DATE:	28 March 2018
ATTACHMENT/S:	Attachment 13.32A - Corruption and Crime Commission Report into Allegations of Serious Misconduct by Councillors of the City of Perth between 21 and 24 October 2017 Attachment 13.32B - Council Policy 10.16 - Legal Representation for Members and Employees Confidential Attachment 13.32C – Application for Legal Expenses request including Cost Breakdown Attachment 13.32D - Declaration of compliance to Council Policy by Councillor James Limnios *Confidential attachments distributed to Commissioners under separate cover*

Council Role:

☐	Advocacy	*When the Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.*
☒	Executive	*The substantial direction setting and oversight role of the Council e.g. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.*
☐	Legislative	*Includes adopting local laws, town planning schemes and policies*

☐ 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 9.56 of the *Local Government Act 1995* Department of Local Government Operational Guidelines Number 14 - Legal Representation for Council Members and Employees
Integrated Planning and Reporting Framework Implications	**Strategic Community Plan** Goal 7 – An open and engaged city
Policy Policy No and Name:	10.16 – Legal Representation for Members and Employees

Purpose and Background:

On 30 January 2018, a request was received by Councillor James Limnios for reimbursement of legal expenses in accordance with Council Policy 10.16.

The matter related to an allegation made by fellow Councillor Reece Harley that in discussions with Councillor Limnios, he was offered a financial inducement to not contest the Deputy Lord Mayoral position.

A detailed public report on the matter was published by the Corruption and Crime Commission (CCCC) and is included as Attachment 13.32A "Report into Allegations of Serious Misconduct by Councillors of the City of Perth between 21 and 24 October 2017."

The CCC formed no opinion on the allegation of serious misconduct against Councillor Limnios.

Councillor Limnios engaged Hale Legal to assist with the Corruption and Crime Commission (CCC) investigation into his conduct as an elected official of the City of Perth, and provided advice and assistance in complying with his obligations as a councillor to address and report potential breaches of the *Local Government Act 1995* (Act) and Code of Conduct.

Details:

Section 9.56 of the Act provides protection from actions of tort for anything a council member or employee has, in good faith, done in the performance or purported performance of a function under the Act or under any other written law.

Section 3.1 of the Act provides that the general function of a local government is to provide for the good government of persons in its district.

Section 6.7(2) provides that money held in the municipal fund may be applied towards the performance of the functions and the exercise of the powers conferred on the local government by the Act or any other written law. Under these provisions, a council can expend funds to provide legal representation for council members and employees, as long as it believes that the expenditure falls within the scope of the local government's function.

In accordance with 'Department of Local Government Operational Guidelines Number 14 - Legal Representation for Council Members and Employees', the City of Perth has established a Council Policy (Refer to Attachment 13.32B) to determine the criteria for eligibility and handling of claims to assist with Legal Representation.

Councillor Limnios has submitted an application for legal expenses which is detailed in Confidential Attachment 13.32C including a cost breakdown.

City of Perth Policy 10.16 - Legal Representation for Members and Employees establishes a number of criteria in order for a person to be eligible for reimbursement for legal expenses. The criteria and assessment are detailed below:

Criteria	Assessment
The legal representation costs must relate to a matter that arises from the performance, by the member or employee, of his or her functions as a member or employee.	The scope of the hearing called upon information from Councillor Limnios in his capacity as a Councillor of the City of Perth.
The legal representation cost must be in respect of legal proceedings that have been, or may be, commenced.	The policy defines as; "legal proceedings" may be civil, criminal or investigative (including an inquiry under any written law). Councillor Limnios was requested to attend the hearing under the powers of the *Corruption, Crime and Misconduct Act 2003.*
In performing his or her function, to which the legal representation relates, the member or employee in the Chief Executive Officer's, or where the employee is the Chief Executive Officer, the Council's opinion must have acted in good faith, and conduct under the City's Code of Conduct, Local Government (Rules of Conduct) Regulations 2007 or other written law	The CCC Commission formed no opinion on the allegation of serious misconduct against Councillor Limnios.
The legal representation costs do not relate to a matter or dispute in respect of a Local Government Election process.	External legal advice confirmed that this is not a 'local government election' within the meaning, and for the purposes, of the criterion in clause 1.1(d) of CP10.16.

Having satisfied the above criteria the application is required to be accompanied by a signed declaration by the relevant member or employee that he or she:

"3.2

(a) has read, and understands, the terms of this Policy;

(b) has acted in good faith, and has not acted unlawfully or in a way that constitutes improper conduct in relation to the matter to which the application relates;

(c) acknowledges that any approval of legal representation costs is conditional on the repayment provisions of clauses 5.7 and 7 and any other conditions to which the approval is subject; and

(d) undertakes to repay to the City any legal representation costs in accordance with the provisions of clauses 5.7 and 7, as may be required by the City and the terms of this Policy.

Councillor Limnios has supplied a declaration which is detailed in Attachment 13.32D.

The Council, in respect of an application for payment of legal representation costs, may:

"5.1

(a) refuse the application;

(b) grant payment; or

(c) grant payment subject to conditions."

In this instance the amount being sought exceeds the stated threshold set within Council Policy of $10,000, noting that this amount is a limit set by Council Policy and can be varied by a determination of Council.

The Administration's position is that the costs associated with CCC hearing are appropriate, however the overall costs are excessive and include matters which were outside the scope of the CCC investigation.

Financial Implications:

The amount being claimed is above the $5,000 excess for professional indemnity insurance held with LGIS and will be explored for appropriateness of a claim by the City of Perth.

Should this be unsuccessful sufficient funds are allocated in the City of Perth Governance Legal Expenses Account to accommodate this request.

The total amount sought to be reimbursed by this claim is $17,688 (Including GST).

Comments:

It is recommended that the application be approved up to a limit of $10,000 and be subject to the satisfactory execution of a security deed in accordance with Clause 5.3 of Council Policy '10.16 – Legal Representations for Elected Members and Employees'.

WESTERN AUSTRALIA

CCC | Corruption and Crime Commission

Report into Allegations of Serious Misconduct by Councillors of the City of Perth between 21 and 24 October 2017

18 December 2017

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CORRUPTION AND CRIME COMMISSION

Mr Nigel Pratt
Clerk of the Legislative Council
Parliament House
Harvest Terrace
PERTH WA 6000

Ms Kirsten Robinson
Clerk of the Legislative Assembly
Parliament House
Harvest Terrace
PERTH WA 6000

Dear Mr Pratt
Dear Ms Robinson

As neither House of Parliament is presently sitting, in accordance with the *Corruption, Crime and Misconduct Act 2003* (CCM Act) s 84, the Commission hereby transmits to you a copy of its Report into Allegations of Serious Misconduct by Councillors of the City of Perth between 21 and 24 October 2017.

The Commission notes that under the CCM Act s 93, a copy of a report transmitted to a Clerk of a House is to be regarded as having been laid before that House.

Yours sincerely

John McKechnie, QC
Commissioner

18 December 2017

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INTRODUCTION

[1] On Saturday 21 October 2017, elections were held for four council positions on the City of Perth. Councillors (Cllrs) Steven Hasluck and Alexis (Lexi) Barton were elected to council for the first time. Cllrs Dimitrios (James) Limnios and Reece Harley were re-elected. They joined Cllrs Janet Davidson, Jimmy (Jim) Adamos, Lily Chen and Jemma Green.

[2] Cllr Limnios had been elected Deputy Lord Mayor in 2015.

[3] The position of Lord Mayor remains, but at the time of the election, Cllr Lisa Scaffidi had stood aside pending a decision on an appeal against suspension from holding office.

[4] It was known by all that on Tuesday 24 October 2017, a Special Council Meeting would be held immediately following the swearing-in of recently elected councillors.

[5] The purpose of the meeting was twofold: to elect a Deputy Lord Mayor; and to allocate council positions on committees.

[6] Councillors receive an attendance fee or allowance of $31,364 per annum. The Deputy Lord Mayor receives an additional allowance of $33,977.25, equivalent to 25% of the Lord Mayor's annual allowance.

[7] A City of Perth councillor is required to serve on at least one of the five standing committees of council:

- Finance and Administration;
- Planning;
- Marketing, Sponsorship and International Engagement;
- Audit and Risk; and
- Works and Urban Development.

[8] In addition to those committees, there are a number of statutory bodies, regional local governments, city convened working groups and external organisations which require City of Perth representation.

[9] Some pay the nominated councillor modest attendance fees, though two, Tamala Park Regional Council and Mindarie Regional Council, pay significant attendance fees of $10,455 and $10,300 respectively per annum, plus entitlement to minor reimbursements.

[10] A deputy council member for each of the Regional Councils receives an attendance fee of $236 (Tamala Park) and $140 (Mindarie) per meeting attended in place of the nominated councillor.

[11] The Special Council Meeting opened at 6.11 pm on 24 October 2017 and was attended by all councillors. An attempt to elect a Deputy Lord Mayor by secret ballot produced a deadlock of four votes each for Cllrs Limnios and Harley. Council adjourned to meet privately. The discussions took some time.

[12] At 9.09 pm, Council reconvened. Cllr Green was nominated unopposed for the position of Deputy Lord Mayor. The CEO duly declared Cllr Green Deputy Lord Mayor for a term expiring on 19 October 2019. The appointment is uncontroversial and no allegation has been made about it. Council then filled the various committee positions.

Background to the allegations

[13] Before the 21 October 2017 election, it was widely believed that Cllrs Limnios and Harley would offer themselves as candidates for Deputy Lord Mayor.

[14] On Sunday 22 October 2017, Cllr Harley contacted each councillor to advise them that he would stand for election as Deputy Lord Mayor and to ask if they had any preference to serve on any particular committee. He met with, or spoke by phone or text to every councillor before the Special Council Meeting.

[15] He met with Cllr Limnios at the Dome café in Northbridge on Sunday at around 5.30 pm.

[16] On 27 October and 7 November 2017, the CEO of the City of Perth, Mr Martin Mileham, notified the Commission of allegations of serious misconduct by Cllrs Harley and Limnios.

[17] The allegations arose from events between the announcement of the results of the election late on Saturday evening, 21 October 2017, and the Special Council Meeting of Tuesday evening, 24 October 2017.

[18] An allegation is based on reasonable suspicion.[1] The making of an allegation does not imply that there is substance to it. Reporting an allegation of serious misconduct is a statutory duty imposed on the CEO.

[1] *CCM Act 2003* s 28(2).

Allegation by Councillor Harley in respect of Councillor Limnios

[19] An allegation was made by Cllr Harley that in discussions with Cllr Limnios, he was offered a financial inducement to not contest the Deputy Lord Mayoral position by either Cllr Limnios splitting the Lord Mayoral allowance ($33,977.25 per annum) with Cllr Harley, or by Cllr Limnios putting him on a consultancy.

[20] It is common ground that Cllr Harley met Cllr Limnios at about 5.30 pm at the Dome café in Northbridge on Sunday 22 October 2017, and that they sat together in a booth.

[21] It is also common ground that Cllr Harley had a list of committees and names which he showed to Cllr Limnios. It is common ground that they discussed their claims to be Deputy Lord Mayor.

[22] Cllr Harley gave evidence that during the course of the conversation, Cllr Limnios said "Look mate if it's about the money, I'm happy to split the deputy allowance with you or put you on a consultancy". Cllr Harley gave evidence that his immediate response was "Look James I don't think it's appropriate to talk about financial transactions", and Cllr Limnios said "No, no, no, that's not what I meant".[2]

[23] Cllr Limnios gave unequivocal sworn evidence; there was no such conversation and no such offer made by him.

[24] There is no direct evidence other than that of the two participants.

[25] Cllr Adamos recollected that just before the Special Council Meeting, Cllr Harley said to him "… James has just offered me $50,000 and a job, you know, for me to pull out of the race".[3]

[26] Cllr Barton acknowledged she could not remember the conversation very well because of the circumstances she was in. Her recollection is that in the course of a conversation about Cllr Davidson, Cllr Harley told her Cllr Limnios had offered him a job:

> *… I think through Councillor Limnios's father's company; so I don't know how he would have done that, but - - -*
>
> *…*
>
> *He said it was essentially, not really a job, it was just a way of getting cash to him, kind of thing. Those weren't his exact words, but that was - the gist of the conversation …*[4]

[2] R J Harley transcript, private examination, 13 November 2017, p 42.
[3] J Adamos transcript, private examination, 21 November 2017, p 21.
[4] A L F Barton transcript, private examination, 20 November 2017, p 11.

[27] Cllr Green's recollection was that on the night of the Special Council Meeting, Cllr Harley told her that Cllr Limnios had tried to bribe him not to run for Deputy Lord Mayor, and that he was going to or had told the CEO.[5]

[28] Cllr Harley's evidence was that he told Cllr Barton and Cllr Adamos that he had been offered money by Cllr Limnios.[6]

[29] A person who promises, offers or suggests a reward for, or on account of, or to induce, electoral conduct or a promise of electoral conduct is guilty of the offence of bribery.[7]

[30] The Commission has taken into account the evidence of Cllrs Adamos and Barton. Cllr Harley's evidence that a bribe was offered is credible. Cllr Limnios' denial that a bribe was offered is also credible. In the absence of a verified recording of their conversation, the Commission is unable to determine which account is correct.

[31] In considering the evidence, the Commission applies a standard of proof on the balance of probabilities recognising the seriousness of an allegation made, the inherent unlikelihood of an occurrence of a given description, and the gravity of the consequences flowing from an opinion of serious misconduct.[8]

[32] Having regard to those considerations, the Commission does not form any opinion of serious misconduct in respect of Cllr Limnios.

Allegations by Councillor Limnios in respect of Councillor Harley

[33] An allegation was made by Cllr Limnios that Cllr Harley co-ordinated the allocation of elected member appointments to certain paid external committee positions, in return for supporting Cllr Harley's candidacy for the Deputy Lord Mayoral position.

[34] The Commission examined on oath every councillor of the City of Perth. Leaving Cllr Limnios to one side for the moment, every councillor gave evidence that Cllr Harley did not offer them any committee position, paid or otherwise, in return for their vote for him as Deputy Lord Mayor. Every councillor gave evidence that they were not induced by any other councillor to vote in a particular way in return for any proffered favour.

[5] J M Green transcript, private examination, 20 November 2017, p 14.
[6] R J Harley transcript, private examination, 13 November 2017, p 52.
[7] *Criminal Code* s 96.
[8] *Re Day* [2017] HCA 2; (2017) 91 ALJR 262 [14 - 16]; *Neat Holdings Pty Ltd v Karajan Holdings Pty Ltd* [1992] HCA 66, (1992) 67 ALJR 170; *Briginshaw v Briginshaw* (1938) 60 CLR 336, 362.

[35] Cllr Limnios made a second allegation arising from the Dome café meeting. In his letter of complaint to the CEO, he stated 'Councillor Harley confirmed that if I did not pursue my nomination for Deputy Lord Mayor, Councillor Harley would not run as Lord Mayor and would ensure I was nominated to the committees that I desired'. In his evidence, Cllr Limnios did not repeat this allegation:

> *I can only say what he's told me, he told me to withdraw my nomination for deputy lord mayor and he would support me in whatever I wanted to, and not only that, he wouldn't run against me for lord mayor, and I said to him, "I'm not interested in what you have to offer or what you have to say," and I was thinking to myself, who the hell are you? You know, he was trying to shake me down, that's what he was doing. He could sniff, he could sniff an opportunity and he was trying to jump at it.*[9]

[36] Cllr Harley denied that this conversation occurred. Even if it did occur, the offer of support cannot amount to an offer of a bribe. It cannot amount to serious misconduct. It is part of the democratic process.

[37] It is unlikely that Cllr Harley offered Cllr Limnios any inducement. He did not do so to any other councillor. The substantial probabilities are that no inducement of the kind alleged by Cllr Limnios was offered. Cllr Harley gave evidence that during the course of the meeting at the Dome café, he said that for financial and other reasons, he would not run for Lord Mayor if a vacancy arose.

[38] On a number of occasions during his evidence, Cllr Limnios allowed speculation and conjecture to distort the actual facts. For example:

> *… he wouldn't run against me for lord mayor, and I said to him, "I'm not interested in what you have to offer or what you have to say," and I was thinking to myself, who the hell are you? You know, he was trying to shake me down, that's that he was doing. He could sniff, he could sniff an opportunity and he was trying to jump at it.*[10]
>
> *… He – did he say, "I have promised"? I can't recall exactly the specifics. That was fresher in my mind at that time. It could've been my assumption, "I'll give her" and I've called – I've read it as "promised" but "I'll give her that role".*
>
> *Or "back her" which is the expression you used earlier. Would you agree there's a difference between backing someone and promising them a position?---Yes, sir.*
>
> *How did you understand Councillor Harley could possibly give you what you want?*
>
> *---I understood that he couldn't but he was – in my view, he was taking leadership over this process and was basically trying to tell me, "Listen, back off. I've got this – I'm going to take this role but let's do it in a nice way."*

[9] D A Limnios transcript, private examination, 29 November 2017, p 15.
[10] Ibid.

When you say he was taking leadership, do you think perhaps he was showing leadership - - -?---No.

- - - in instigating this conversation with the councillors?---No, he was – he was trying to stand over me. He was trying to dominate me. He was trying to tell me, "You don't have the numbers. I've got Janet locked away – I've got Janet locked in behind me."

When you say you understood that he couldn't do this, did you say that to him, that he couldn't ensure that you had a certain position?---That's right, because it's determined by council.

…

Did you say it to him on the night?---Yeah, I've told him. I said, "It's all determined by council." I said, "I don't know what you're talking about, you know. We can't, you can't, nobody can. It's all on the night what's going to happen."[11]

Where's the evidence or indication that deals were being done?---Okay. This is a direct response to me saying, "Mate, I don't do any of these deals," and him thinking, thinking, thinking, thinking - - -[12]

[39] To his credit and towards the end of his evidence, Cllr Limnios conceded that he may have misinterpreted the facts.

Do you think that that sort of stress and anxiety might lead you on occasion to distort otherwise normal conversations or matters?---Sir, there's no – there's no doubt that with - under pressure and anxiety and stuff like that that you might not intentionally distort but - - -

No, not intentionally?--- - - - misinterpret something or you may feel that something else was meant but that something else was said, yes, sir.[13]

[40] Cllr Harley did try to co-ordinate the appointment process. He says he did this to fill a leadership void. He was also open about his intention to offer himself for election to Deputy Lord Mayor. Some councillors found his approach helpful; others less so, but all swore that he did not offer them any committee position in return for their vote.

[41] The Commission has formed an opinion that there is no evidence to support the allegations of serious misconduct by Cllr Harley.

[42] Cllr Limnios also alleged that Cllr Harley 'has been spreading false and harmful allegations against me, in an attempt to sway the votes of councillors leading up to the Deputy Lord Mayor election'.[14]

[11] D A Limnios transcript, private examination, 29 November 2017, pp 17-19.
[12] D A Limnios transcript, private examination, 29 November 2017, p 22.
[13] D A Limnios transcript, private examination, 29 November 2017, p 44.
[14] Letter from Councillor Limnios to Mr Martin Mileham, CEO, City of Perth, 30 October 2017.

[43] The Commission has serious doubt that this allegation, if proved, could amount to serious misconduct.[15] However, assuming favourably to Cllr Limnios that the allegation could amount to serious misconduct, the evidence does not support such an opinion.

[44] The allegation referred to by Cllr Limnios is the allegation made by Cllr Harley and reported to the CEO, who notified the Commission. Cllr Harley also told Cllrs Adamos and Barton of the Dome café conversation before the Special Council Meeting.

[45] Because the evidence as to whether Cllr Limnios offered Cllr Harley a bribe is in equipoise, the Commission cannot determine if the statements by Cllr Harley are false. It does not have jurisdiction to determine defences under the *Defamation Act 2005* s 30.

[46] The Commission therefore forms no opinion of serious misconduct in respect of Cllr Harley in relation to this allegation.

Why the Commission investigated and is reporting

[47] The City of Perth is the capital city of Western Australia.[16] The Council comprises the Lord Mayor and eight councillors. Council is responsible for a budget of nearly $200m per annum.[17]

[48] The notifications received by the Commission concerned two of these councillors, one of whom had previously held the office of Deputy Lord Mayor.[18]

[49] The allegation that Cllr Harley had tried to bribe councillors with committee positions received extensive media coverage during the week in which the Special Council Meeting was held. The coverage alleged Cllr Davidson, a long time councillor and former Deputy Lord Mayor, may be implicated.

[50] Since the Commission's report on the City of Perth Lord Mayor on 5 October 2015, controversy and allegations have from time to time swirled around the council. The coverage before the Special Council Meeting fuelled further controversy.

[51] While the Commission will generally report when it has formed an opinion of serious misconduct, there are times when the public interest

[15] CCM Act s 4(a)-(c).
[16] *City of Perth Act 2016*.
[17] $197,217.302: www.perth.wa.gov.au/annual-budget-2017-2018.
[18] The Commission is to have regard to the seniority of any public officer to whom the allegation relates and the nature of the serious misconduct: CCM Act s 34(2)(a).

is served in knowing that the Commission has thoroughly investigated an allegation, or allegations, and either formed no opinion of serious misconduct or concluded there is no evidence of serious misconduct.

[52] This is such a case.

CHAPTER ONE

The jurisdiction of the Commission and the investigation

[53] The Commission has jurisdiction in respect of public officers including City of Perth councillors.[19]

[54] The term of a councillor elected in an ordinary election (which this was), concludes on the third Saturday in October in the fourth year after the year in which the term began, and begins on the day after the ordinary elections. On Sunday 22 October 2017, both Cllrs Limnios and Harley became public officers.[20]

[55] The Commission assessed the two notifications received from the CEO and decided to conduct an investigation into possible serious misconduct by Cllr Limnios and Cllr Harley.

[56] The Commission gathered documentation and other relevant materials including emails, text messages, Facebook pages and council documents. The Commission took evidence in private examination from every councillor:

- Reece James Harley (13 November 2017)
- Steven Jeffrey Hasluck (20 November 2017)
- Jemma Marie Green (20 November 2017)
- Alexis Louise Foster Barton (20 November 2017)
- Jimmy Adamos (21 November 2017)
- Lily Chen (21 November 2017)
- Janet Elizabeth Davidson (21 November 2017)
- Dimitrios Athanasios Limnios (29 November 2017)

[57] The events the subject of each notification occurred between late evening on Saturday 21 October 2017, and the conclusion of the Special Council Meeting on 24 October 2017.

[58] Although the Commission took evidence about matters outside this time period, this report concentrates on the events leading up to the Special Council Meeting.

[19] CCM Act s 3; *Criminal Code* s 1.
[20] *Local Government Act 1995* s 2.28.

CHAPTER TWO

The Special Council Meeting - 24 October 2017

[59] The main purposes of the Special Council Meeting were to elect a Deputy Lord Mayor and to appoint councillors to standing committees and other bodies and committees. All councillors were present.[21]

[60] The minutes record that after the reading of the prayer at 6.11 pm, the CEO declared the meeting open. The CEO announced that nominations for Deputy Lord Mayor were about to close and that nominations had been received from Cllr Harley and Cllr Limnios.

[61] After the close of nominations, a secret ballot was conducted. Following the count of votes, the returning officer declared that Cllr Harley and Cllr Limnios received an equal number of votes. It was agreed the meeting be closed with votes to be cast a second time at a Special Council Meeting to be held later in the evening of 24 October 2017.

[62] The minutes record that at 7.56 pm the CEO declared the meeting open. The CEO asked council whether more time was required to consider nominations for the office of Deputy Lord Mayor. Council requested the meeting be adjourned for one hour. The CEO announced that the meeting would be adjourned to allow elected members to consider nominations for the office of Deputy Lord Mayor. At 7.58 pm, the CEO declared the meeting adjourned.

[63] Councillors gave consistent evidence about the adjourned discussions. Over the next three hours, every councillor was considered for the position of Deputy Lord Mayor in turn, except for the newly elected Cllrs Barton and Hasluck. At times, discussions in smaller groups took place. At one point, Cllr Green was approached to allow her name to go forward. She discussed the matter with her husband and declined. Discussions continued. It has been described as "cathartic". Eventually, Cllr Green was approached again and this time, she did not demur.

[64] The minutes record that at 9.09 pm, the CEO declared the meeting open and announced that in accordance with the *Local Government Act 1995*, nominations for the office of Deputy Lord Mayor were about to close. Cllr Harley nominated Cllr Green for the office of Deputy Lord Mayor. Cllr Green accepted the nomination. The CEO called for further nominations. No nominations were received. The CEO declared the nominations for the office of Deputy Lord Mayor closed. There being

[21] Except the Lord Mayor who had stood aside.

only one nomination, the CEO declared Cllr Green Deputy Lord Mayor for a term expiring on 19 October 2019. Cllr Green took the Declaration of Office.

[65] At 9.10 pm (the minutes say 10.10 pm), the CEO left the chair and Deputy Lord Mayor, Cllr Green, assumed the chair. There was no other substantive business of council other than items 8.2 to 8.5, dealing with appointments to various committees, regional councils, statutory bodies, working groups and external organisations. Council proceeded with those items of business and, where there was more than one nomination, elected by show of hands councillors to the various bodies. The council minutes record the meeting as closing at 9.44 pm.

[66] Every councillor gave evidence to the Commission that they were offered no inducements or incentives to vote for a particular person, nor did they hear any inducements or incentives being offered to any other person.

[67] The Commission's conclusion is that the council approached its task in appointing a Deputy Lord Mayor conscientiously, mindful that the first vote had not produced a Deputy Lord Mayor. Council was keen not to draw names out of a hat and approached the task with diligence, considering all options.

[68] Cllr Green was elected by consensus. Her election was fair and untainted.

CHAPTER THREE

Allegations by Councillor Limnios that Councillor Harley tried to bribe councillors with offers of committee positions

Relevant conversations - Saturday 21 October 2017

[69] Counting of votes following the election for four council positions on the City of Perth continued at Council House well into the night. It was some hours before a final result was known. During this time, there were many conversations between candidates and other people. Cllr Harley gave evidence that during the election night, Cllr Barton and Cllr Limnios had a discussion with Cllr Harley to the effect that Cllr Barton had been previously working as a solicitor, she had a baby, she was on maternity leave and that the law firm had said they did not want a councillor working for them. She had been elected and they were going to finish her employment. Cllr Harley gave evidence "On the Saturday night James said to me that Lexi wanted to be on both of those paid [Regional Council] positions".[22]

[70] In her evidence, Cllr Barton confirmed that as of her swearing-in, she had to resign her position as a solicitor as a result of becoming a councillor. Cllr Limnios is a close friend of Cllr Barton's husband, Charles Hopkins and of her father-in-law, Chas Hopkins. She said that she had campaigned with Cllr Limnios months before the election. During that time, she mentioned she was interested in the Tamala Park Regional Council as it was a good council for someone who is a new councillor. She understood the issues to be simpler and she had been advised that Mindarie had more complex issues to be addressed. In her evidence, she said:

> *I think I briefly mentioned to [Cllr Limnios] that I was interested in a number of committees and - Tamala Park as well just in passing. … It most likely was either on election day or after election day and before the swearing-in.*[23]

[71] She did not recall a discussion with Cllr Limnios and Cllr Harley together.

[72] Cllr Limnios has no recollection of such a discussion.

Relevant conversations - Sunday 22 October 2017

[73] Commencing early Sunday, Cllr Harley set about contacting all councillors to get an indication about the committees that would

[22] R J Harley transcript, private examination, 13 November 2017, p 28.
[23] A L F Barton transcript, private examination, 20 November 2017, p 5.

interest them. He explained a leadership void exists at the moment at the City of Perth with the Lord Mayor stood down from duty. Traditionally, the Lord Mayor has taken a leading role after an election in communicating with councillors about boards and committees. He described his experience on joining the council in 2013, which he said he did not really enjoy. He said he wanted to take a different approach after the election and seek preferences from people regarding the committees and boards they were interested in. He wanted to be very open and transparent with that process, as compared to his own previous experience:

> *Generally, the mayor would take the lead in kind of working everything out. There wasn't a mayor and I wanted to demonstrate that I had a different approach to things; … I texted everyone or called everyone … to try and arrange a time to either catch up or speak over the phone about what they were interested in for boards and committees.*
>
> *… there was a leadership void … Which I was hoping to fill as nominating myself for the deputy mayor, and therefore acting mayor. I thought, if you wanted to be the acting mayor, you better step up and show a bit of leadership in this situation.*[24]

[74] He said that there was no deliberate order to his meetings and the arrangements were made subject to people's availability.

Evidence of councillors

Councillor Steven Jeffrey Hasluck

[75] Cllr Hasluck had campaigned with Cllr Harley before the meeting of 24 October 2017. He was given a document prepared by the City of Perth which listed the special committees and boards. It was given to him to read in preparation for the Special Council Meeting.[25] On Sunday 22 October 2017, Cllr Harley contacted Cllr Hasluck by text message and they met at Cllr Hasluck's house at about 1.30 pm:

> *I found the meeting quite useful because being a new councillor, reading through the documentation of the board positions available was one thing, but having them actually explained to you, the actual time taken involved, etc. I had a lot of questions and Councillor Harley was available for that but he did reach out to me.*[26]

[76] The meeting lasted for about half an hour. Cllr Hasluck said they went through the positions and discussed what time they were likely to take up as he is a small business owner, and wanted to make sure that the

[24] R J Harley transcript, private examination, 13 November 2017, p 18.
[25] S J Hasluck transcript, private examination, 20 November 2017, p 3.
[26] S J Hasluck transcript, private examination, 20 November 2017, p 5.

board positions were not too time intensive given his day to day activities.

[77] Cllr Hasluck was emphatic:

> *… [Cllr Harley] made it very clear that it was entirely up to me what I wanted to put my hand up for and was not a matter of someone else deciding for me. It was my prerogative. He was simply acting, I believe, in a friendly capacity to give me some guidance in terms of what he genuinely believed was right for me because he has already experienced some of those things.*[27]

[78] Cllr Harley did not indicate to Cllr Hasluck that particular positions were earmarked for other councillors.

[79] For the Deputy Lord Mayoral position, Cllr Hasluck knew before the election that Cllr Harley would nominate. "Did he offer you anything at that time in return for supporting him? No not at all. Did he offer you anything after that time to support him in that position? No not at all."[28]

[80] Cllr Hasluck emphasised that nobody offered him anything. He was contacted by Cllr Limnios on 24 October 2017, and visited him at his office on the tenth floor of Council House to talk about the Deputy Lord Mayoral position. "Did Councillor Limnios offer you anything to change your mind? Absolutely not no. Did he try to change your mind? No he told me he respected my decision."[29] It was a quick meeting, five minutes.

[81] Cllr Hasluck, along with every other councillor, received an email from Cllr Harley on 23 October 2017 titled 'Council Committees / Boards'. In the email Cllr Harley wrote 'I wanted to provide you with a sumary of people's indicated preferences regarding Boards and Committes'.[30] Referring to his earlier conversation with Cllr Harley, Cllr Hasluck acknowledged "Preferences. Yes, definitely preferences is a correct term. Yes, I would suggest preferences was probably the perfect term for the conversation".[31]

Councillor Jemma Marie Green

[82] Cllr Green was first elected in October 2015. She gave evidence of her relationship with Cllr Harley:

> *When I decided to run I reached out to the councillors to have an introductory chat with them and [Cllr Harley] responded and so I'd had, I don't know, maybe*

[27] S J Hasluck transcript, private examination, 20 November 2017, p 7.
[28] S J Hasluck transcript, private examination, 20 November 2017, p 11.
[29] S J Hasluck transcript, private examination, 20 November 2017, p 12.
[30] Email from Councillor Harley to all councillors, 23 October 2017.
[31] S J Hasluck transcript, private examination, 20 November 2017, p 14.

two or three meetings with him prior, maybe four or five probably, before being elected on council. The other councillors hadn't been willing to engage with me or meet with me.

So you had reached out to all of them and Councillor Harley was the only one who'd responded?---Yeah, and subsequent to my being elected I contacted them and asked for an introductory coffee and some of them till just a few weeks ago I hadn't actually had an introductory coffee with them at all. Some of them met me but told me that they were instructed by the lord mayor not to meet with me and not to talk with me. So it was not a very – it was a pretty hostile situation I would say. So Councillor Harley was the only person really on council that was willing to engage with me.[32]

[83] Cllr Green knew that both Cllrs Limnios and Harley intended to nominate for Deputy Lord Mayor and they were calling around to canvass for support following the election on 21 October 2017:

… I got a text message from James asking me for his support and I went back to him virtually instantly that night and said that I would be supporting Reece in his run for the deputy lord mayor, because from the get-go since I've been on council, he had been very respectful of me and actually been very supportive of me …[33]

[84] Notwithstanding, Cllr Limnios still tried to persuade Cllr Green by text message.

[85] Cllr Green was definite that Cllr Harley did not ask her to vote for him because she was going to vote for him anyway. "Did Councillor Harley offer you anything to support him in the deputy lord mayor's position? No."[34]

[86] Cllr Harley called on Sunday and told Cllr Green:

… he was going to do a ring around and see what committees people might be interested to be on and what committees would I be interested to be on and I said that I was interested to be on the finance and admin and planning committee and he asked me if I wanted to stay on the Heritage Perth board and I said no, I didn't…[35]

[87] In the course of their conversation, Cllr Green gave evidence that Cllr Harley said:

Lexi had just lost her job as a lawyer. Because she was on council they said that they weren't – they weren't going to continue her employment and so she'd lost her job and she's got a baby and James was asking if Lexi could have one of the paid committees, one of the two $10,000 committees and I said to Reece, "Yeah,

[32] J M Green transcript, private examination, 20 November 2017, pp 6-7.
[33] J M Green transcript, private examination, 20 November 2017, p 11.
[34] J M Green transcript, private examination, 20 November 2017, p 27.
[35] J M Green transcript, private examination, 20 November 2017, p 27.

absolutely; she's just had a baby and she hasn't got a job, I'm totally fine with giving her a paid committee."[36]

[88] Cllr Green was asked about the paid committee positions and what Cllr Harley said:

Reece said he went to Jim Adamos and asked him, would he be willing to forego a paid committee so Lexi could have it, and Jim had said yes, and then his wife had basically got really angry about this, and Jim basically came back and said his wife's gotten angry, she wants him to have a paid committee, and then Reece said, I think it was with Janet, "Could you" - Reece said, "Jim, could you and Janet discuss between you who will get the paid committee?"

… Reece said, "Look, they can sort it out between them as to who will get the, maybe second paid committee."

…

Did you get the impression that Councillor Harley was trying to get certain people in certain positions?---No. … I got the impression he was trying to organise something, rather than try to orchestrate an outcome.

In particular in relation to those paid positions, did you get the feeling or impression that Councillor Harley had a view about who should have what?---No, I did not. No, I felt like he was quite agnostic, he didn't really care.[37]

[89] Cllr Green recounted a conversation with Cllr Davidson on the night of the Special Council Meeting:

Janet, … came into my office for a chat and talked with me, and she for 20 minutes, … and then later Reece popped into the office – this was before the council meeting on the Tuesday night when the decision around the deputy lord mayor was decided, and – she came into my office, and subsequently I met with Reece in his office, and then Janet popped in towards the end, and in that conversation Reece brought up the fact that James was suggesting that Reece had tried to bribe or buy votes for the deputy lord mayor in exchange for paid committees, and actually it had been going on in the media that day and the day previous, so stuff had been leaked to the media, like that email that Reece had written, and Janet said James had been calling her up, trying to find out whether Reece had been offering her an inducement in exchange for her vote as deputy lord mayor, and Janet said, you know, it's absolutely false, it's just not true whatsoever. And I said to her James was, because he had called me and suggested to me that Reece had tried to bribe Janet, and Janet just categorically said to me that was just not true at all.[38]

[90] Cllr Davidson did not seek Cllr Green's support in relation to any position.

[91] Cllr Green was asked:

[36] J M Green transcript, private examination, 20 November 2017, p 28.
[37] J M Green transcript, private examination, 20 November 2017, p 29.
[38] J M Green transcript, private examination, 20 November 2017, p 30.

Were you promised or given anything by Councillor Harley or anybody else to vote for him?---No.

You didn't feel pressured or induced at all to do that?---No.

So were you promised or given any inducements by Mr Limnios to vote for him?---No, I was not.

Are you aware of any other councillor being offered or given anything, financial or otherwise, to vote for either Councillor Limnios or Councillor Harley?---No.[39]

[92] During the discussions in the adjournment, Cllr Green did not observe anybody being offered anything to nominate for the position of Deputy Lord Mayor.

Councillor Jimmy Adamos

[93] Cllr Adamos was first elected in October 2011 and his present term expires in October 2019. He gave evidence that Cllr Harley tried to contact him by text during Sunday, but they did not connect until Sunday night by telephone. Cllr Harley asked what boards and positions Cllr Adamos wanted, to which Cllr Adamos responded that he did not care, "I just want the status quo … I'm just happy to be on what I'm on or I'm happy to have none".[40]

[94] Cllr Adamos was asked:

With the new council or several new councillors, did you see anything wrong in somebody asking people what they would like to do?---I don't think I saw anything wrong in that. I just – I just – I just thought, "Why is this happening today? Like the election was only last night, why he's ringing? Who kind of gave him the authority to do it? Really why are we doing all this?" but I just - you know, I was - I don't know why. I didn't ask him. I just thought, "What's - why is this happening?" I mean, I was quite shocked because - you know, like people – Judy McEvoy – you know, I got on well with her at council and she didn't get re-elected, so I was kind of still reeling from that and then he starts calling me and saying, "What committees do you want?" I just found that odd.[41]

[95] Subsequently, Cllr Adamos sent a text message to Cllr Harley:

… the text messages said something to the effect of, you know, "On second thoughts, I would like to keep" – I think in the text message I said I'd like to keep Tamala Park, but I actually was referring to Mindarie Regional Council, I'd like to keep that, and I think I said Janet has been on it for a long time, it's unfair, and comments like that. Also, like, in my mind I was thinking, well, we were in the middle of a tender process for Mindarie Regional Council about a waste energy

[39] J M Green transcript, private examination, 20 November 2017, p 35.
[40] J Adamos transcript, private examination, 21 November 2017, p 5.
[41] J Adamos transcript, private examination, 21 November 2017, p 7.

tender, and we'd developed relationships and we were going through the process, so I just wanted to maintain that.[42]

[96] Cllr Adamos was asked directly:

Did he say, "If you do that, then there would be something for that"?---I don't remember him saying if – I don't remember him saying, "If you do this," – he didn't say to me, I suppose you're asking the question, "If you support me for DLM you will get these roles." He didn't say that.[43]

[97] Cllr Adamos was asked "By the time of the Special Council Meeting were there any agreements in place that you're aware of about any of those committee or board positions? No, never".[44]

[98] Cllr Adamos gave evidence that people were ringing him to support Cllr Limnios for Deputy Lord Mayor:

What was your response to them?---I just said, "Look, I don't know." I said, "Look, I don't know" – I said, "I still" – I said, "I'm" – I said, "I'm disappointed I'm not going to put up my hand for DLM but I know I haven't got the numbers." So I said, "Look, I have to vote for someone," and I said, "I still haven't decided," and I said, "I don't think I want to vote for Reece and I don't think I'm going to vote for James," you know, because on that Monday – the Monday was after that sort of Tweet and understanding more the stuff that was going on, and I just kind of had a gutful with it. All this stuff was going on in the background and strange - people I haven't spoken to for like two years are ringing me up and saying, "Who are you going to vote for for DLM?" and I'd go, "Why are you ringing me? Has James asked you to ring me or" – yeah, "Who's asked you to ring me?" "No, no, no. I just wanted to ring you and just talk to you about your vote," and all that and I thought, "Why are you ringing me?"

Has that happened before?---Never. I've never had anyone ring me and say, like a third party endorsement, you know, you should vote for James because, you know, although he's done this, he's done this, he's still, you know, better than him and better than that, and so - - -

How many calls did you get?---I think I got three.[45]

[99] Cllr Adamos was asked "… had you been offered anything, any inducement, by either party in respect of the DLM role? No; no".[46]

Councillor Lily Chen

[100] Cllr Chen was elected to the City of Perth in 2011 and her current term expires in October 2019.

[42] J Adamos transcript, private examination, 21 November 2017, p 8.
[43] J Adamos transcript, private examination, 21 November 2017, p 10.
[44] J Adamos transcript, private examination, 21 November 2017, p 16.
[45] J Adamos transcript, private examination, 21 November 2017, p 19.
[46] J Adamos transcript, private examination, 21 November 2017, p 23.

[101] She gave evidence that she met with Cllr Harley in Subiaco at a coffee shop. Cllr Chen thought that Cllr Harley:

> *… probably he wanted to achieve a consensus with everyone and tell everyone, "This committee, we already got three and Lily Chen wants to be the chair because she has been the chair for many years." Probably she would say – he would say to someone, to other – to other councillors similar things.*
>
> *Is that how it has happened before? Is that how it normally works?---In the past, yes.*[47]

[102] Cllr Chen did not see anything wrong with Cllr Harley's approach.

[103] At the meeting, Cllr Harley told Cllr Chen that Cllr Barton had lost her job and wanted a paid position. Cllr Chen did not have a problem with that:

> *Did Councillor Harley ask you to support [Cllr Barton or Cllr Davidson] for those positions?---He didn't ask me, he just told me.*
>
> *He told you what?---He told me Councillor Barton wants this position, paid position, and Councillor Davidson, that's it.*
>
> *All right, so he was just telling you what they had told him?---Yeah.*
>
> *He wasn't telling you that they were going to get them?---No.*[48]

[104] The email subsequently sent by Cllr Harley did not cause Cllr Chen any concerns.

[105] Cllr Chen gave evidence that Cllr Harley in his discussions with her did not offer her anything to try to convince Cllr Chen to support him.

[106] Cllr Chen concluded her evidence by offering this assessment of Cllr Limnios and Cllr Harley, "… both of them very good and very good, very good young people and then they are keen and willing to do good things for the City. The only problem is between them, yeah".[49]

Councillor Janet Davidson

[107] Cllr Davidson is a very long serving councillor. She has previously served as Deputy Lord Mayor.

[108] Cllr Davidson met with Cllr Harley at his request at Council House on Sunday afternoon. Cllr Harley said he wanted to streamline the process for the Tuesday meeting in relation to the committees.

[109] Cllr Davidson went through the list of committees and boards and marked the paper of those committees she was on, and comfortable

[47] L Chen transcript, private examination, 21 November 2017, p 5.
[48] L Chen transcript, private examination, 21 November 2017, pp 7-8.
[49] L Chen transcript, private examination, 21 November 2017, p 21.

staying on. She underlined those committees. She did not understand that Cllr Harley could influence the vote, "… he's only one of nine".[50]

[110] He mentioned that Cllr Barton wanted to have two paid positions. "Did Councillor Harley make any suggestion to you about the way you two should deal with that particular position, given you both wanted it? No."[51]

[111] Cllr Davidson said she and Cllr Limnios arranged to meet at 11.00 am on Monday morning. She may have been mistaken and the meeting occurred on Tuesday. They met on level 10 in a small lounge at the end of the councillors' dining room. Cllr Limnios was seeking her support for Deputy Lord Mayor:

> *I had seen Councillor Limnios on the Monday morning and he did say to me that all this stuff, you know, about votes and promises, is sort of CCC stuff and I stopped him in his tracks and said, "Well, it's not CCC stuff for me because I have not accepted any gifts or promised anything."*
>
> *…*
>
> *"Statutorily, I only need – I only need to be on one internal committee."*[52]

[112] The meeting ended because Cllr Harley came in and Cllr Limnios said "I've been ambushed". Cllr Davidson said "Well, no intention of ambush,"[53] by which time he was going through the door. She had arranged to meet Cllr Harley at 12.00 pm.

[113] The process adopted by Cllr Harley was a little unusual but it did not concern Cllr Davidson:

> *… because I took it in good faith. We've tried to be as consensus as we can, as collegiate as we possibly can, you know, since the election; that we've tried to, you know, focus ourselves on the dealings of the council and not necessarily on the personalities.*[54]

[114] Cllr Davidson said nobody else approached her for discussions on committees, and neither Cllr Harley, Cllr Limnios nor anybody else offered anything in return for her support.

[115] There were no agreements as to committee positions.

[50] J E Davidson transcript, private examination, 21 November 2017, p 5.
[51] J E Davidson transcript, private examination, 21 November 2017, p 6.
[52] J E Davidson transcript, private examination, 21 November 2017, p 7.
[53] J E Davidson transcript, private examination, 21 November 2017, p 9.
[54] J E Davidson transcript, private examination, 21 November 2017, p 13.

Councillor Alexis Louise Foster Barton

[116] Cllr Barton was elected on 21 October 2017. As a result of her swearing-in, she had to resign her employment at a law firm.

[117] She had discussed being interested in the Tamala Park Regional Council with Cllr Limnios on occasion during the election campaign.

[118] Following the election, Cllr Harley approached her "… about trying to determine who was interested in what, being on which committees and boards and things like that".[55]

[119] She met Cllr Harley:

> *… in West Perth and he had a list together of all of the committees – he had previously contacted me as well on the telephone asking what I was interested in. He said that he was trying to get a feel as to what committees and boards everyone was – and I feel like I have to give a bit of a history, because of the turbulent media interest in council prior to this, we initially wanted the swearing in and that needing to go very smoothly, and we wanted a unanimous vote of deputy lord mayor, because we wanted things to – you know, it's a new council, we wanted to put forward a new face, and so it was as if he was just sort of getting a feel as to what committees and boards people were interested in.*[56]

[120] Cllr Barton asked a few questions about some of the committees and boards she was not too sure about, as to the amount of involvement required and indicated which ones she would be interested in. She found it was a useful meeting:

> *Did Councillor Harley encourage you in relation to any particular positions, to go for any particular positions?*
>
> *---Not that I recall, no.*
>
> *Did he discourage you in relation to any positions?---No, he – as I said, he said, you know, that there are a couple of boards that are not – are less desirable than others, but that, you know, they need a member, and so we'll see. Some of us would need to be on those boards.*[57]

[121] Cllr Harley told Cllr Barton that Cllrs Adamos and Davidson were also interested in Tamala Park and Mindarie and said "… something about they would need to discuss between the two of them what ones they were interested in, and figure it out".[58]

[55] A L F Barton transcript, private examination, 20 November 2017, p 5.
[56] A L F Barton transcript, private examination, 20 November 2017, pp 5-6.
[57] A L F Barton transcript, private examination, 20 November 2017, pp 7-8.
[58] A L F Barton transcript, private examination, 20 November 2017, p 8.

[122] At the end of the meeting, Cllr Barton knew that she was going to nominate for the Tamala Park Regional Council. Cllr Harley did not say anything that gave an indication of what the result would be.

[123] Cllr Harley said that he was going to nominate for Deputy Lord Mayor but this did not come as a surprise. Cllr Barton told him that she believed Cllr Limnios was the best candidate to continue to be Deputy Lord Mayor, and that she was voting for him. Cllr Harley did not try to change her mind, or offer her anything to change her mind.

[124] Cllr Limnios had never offered anything for her support either. She told Cllr Limnios she had run through the committees and boards with Cllr Harley, and he did not suggest that that was inappropriate.

[125] In relation to the discussions during the adjournment, Cllr Barton did not witness any offers being made to people to nominate or not nominate for the Deputy Lord Mayor or any discussion along those lines.

[126] In relation to the email sent by Cllr Harley, Cllr Barton noted that some of the preferences he had alluded to, were incorrect in the email. That was her only concern:

> *Did you feel it was an email that was attempting to influence anybody?---Yes and no. I mean, I think, really, it was more because he wanted everyone to understand where everyone's interests lie. That was my sort of feeling behind that email; it just could be construed differently.*[59]

The Harley email

[127] At 12.57 pm on Monday 23 October 2017, Cllr Harley sent an email to all councillors:

> ---------- Forwarded message ----------
>
> From: **Reece Harley** Date: Mon, Oct 23, 2017 at 12:57 PM
>
> Subject: Council Committees / Boards
>
> Hi everyone,
>
> As you know i've met or spoken with all of you either yesterday or today and I wanted to provide you with a sumary of people's indicated preferences regarding Boards and Committes. I know this level of openess is unusual but I am hoping that at Tuesday's meeting we can approve all positions with a consensus vote to demonstrate to the community that we can all get along and work together professionally and appropriately in the bests interests of the City.
>
> The following is a rough summary. The more experienced among us have a

[59] A L F Barton transcript, private examination, 20 November 2017, pp 17-18.

responsibility and a duty I believe to pick up some of the other committees that no-one has expressed an interest in yet, so please consider taking one each so that we're not left without candidates.

The Tamala Park / Mindarie regional Council Boards are still up in the air though have received expressions of interest from Lexi, Janet & Jim.

Standing Council Committees

- Marketing: Lily, Lexi, Jim
- Works: Reece, ?, ?
- Finance & Admin: Janet, Reece, Jemma
- Planning: Steve, ?, ?
- Audit & Risk: Jemma, ?, ?
- CEO Perf Review: All Crs

Statutory Appointments

- Local Emergency Management Ctee: 1 + Deputy
- Central Perth Land Ctee: 3 EMs
- Perth Theatre Trust: Jim & Janet (current Crs remain given uncertainty of Org in coming months)
- Central Perth Planning Cte: ?
- Library Board WA: Lexi?
- LDAP: 1 alternate member to replace Judy
- EPCSG: 1 member
- Heirisson Island Sculpture Park: 1 member
- Heritage Perth: Reece + ?
- Local Chambers: 2 members
- Metro regional Road Group: 1 member
- OHP Board: Reece
- PCB Board: Lily / Jim?
- PPAF: Steve / Lexi?
- Swan Bells Inc: 1 member
- Taxi Council WA: 1 member
- WALGA Central Zone: Janet + ? + ?
- Study Perth: Lily, others?
- Liquor Accord: ?

Please have a think about these, in particular if you can write back to me letting me know if you're prepared to pick up one of the open positions listed above that would be a great help to allow things to proceed smoothly on Tuesday.

Many thanks,

Reece[60]

[128] The third paragraph is illuminating. It hardly suggests a deal for the paid Regional Council positions.

[129] The email was sent to all councillors, including those Cllr Harley knew would not support him. While this email was met with different levels of appreciation by councillors, no one in their evidence, except Cllr Limnios, suggested there was anything sinister about it.

[130] In evidence, Cllr Limnios accepted that the email on its face was innocuous and offered no evidence to support a theory that a deal was done between Cllrs Harley and Davidson:

> *If every councillor were to say nobody offered us anything for our vote or for his vote, or anything, would that change your mind?---Yes, sir. I would say, well, that's fair enough; I mean, if the majority perceives that it was nothing more than what was written there.*
>
> *Not perceives but, for argument's sake, if every councillor were to come in here and say, "He came, he spoke, he made his pitch for lord mayor, he asked us what we want, he didn't offer us anything," that would, wouldn't it, if that happened, would give support to his memo being an unexceptional memo?---I agree with you, sir.*[61]

Conclusions on the evidence

[131] The three day period between Sunday and Tuesday evening became increasingly febrile as the rival candidates, Cllrs Limnios and Harley, sought support for their nomination for Deputy Lord Mayor.

[132] Others were also interested in nominating for Deputy Lord Mayor, including Cllr Davidson.

[133] As part of its investigation, the Commission obtained access to numerous private text messages between councillors.

[134] There is no sufficient reason to disclose those private messages other than to comment that it seems clear most councillors had resolved their voting intentions before the meeting, and that neither Cllrs Limnios nor Harley could count on majority support.

[135] Their voting intentions were not influenced by an offer of a position on a particular committee or board.

[60] Email from Councillor Harley to all councillors, 23 October 2017.
[61] D A Limnios transcript, private examination, 29 November 2017, pp 45-46.

[136] The absence of the Lord Mayor meant there was no tie-breaking role.

[137] Cllr Harley asked each councillor for their support even though he knew that some were unlikely to give it.

[138] Cllr Barton was closely allied with Cllr Limnios through friendship between her husband, her father-in-law and Cllr Limnios.

[139] Cllr Adamos recalls being contacted by three people urging him to vote for Cllr Limnios and not to vote for Cllr Harley. He was annoyed by the calls.

[140] Cllr Harley spoke with every councillor about committee positions. Some councillors were broadly aligned with him. Cllr Hasluck for example, had campaigned with Cllr Harley. Some councillors were aligned with Cllr Limnios. Cllr Barton for example, campaigned with Cllr Limnios.

[141] Every councillor gave evidence that they were not offered any inducement to vote for Cllr Harley or Cllr Limnios.

[142] Cllr Harley explained his intention in discussing committees and boards with councillors was to make the process more open than he had experienced in the past under Lord Mayor Scaffidi, a sentiment echoed by Cllr Green. Cllr Harley said he was doing it to fill a leadership void. He also advised the councillors of his intention to run for Deputy Lord Mayor and sought their support. No councillor said that he offered them any position on any committee or board, whether for reward or otherwise.

[143] Some councillors thought he was trying to show that he was acting as a leader. Cllr Adamos seemed upset that Cllr Harley was acting in this manner.

[144] What seems clear during the discussions leading to the Special Council Meeting on Tuesday, was that Cllr Harley did not have the numbers to deliver any committee positions and that he and other councillors recognised that fact. He was only one of eight votes.

CHAPTER FOUR

Media publicity affecting the election

The Carmody tweets

[145] At some time on Monday 23 October 2017, someone told Ms Rebecca Carmody of the ABC about the meeting between Cllr Davidson and Cllr Harley, and supplied the media with a copy of the email Cllr Harley had sent. It was suggested that a deal was being made or had been made between Cllr Davidson and Cllr Harley, so that she would vote for him in return for one of the paid council positions.

[146] The provision of this information to the media was mischievous. On the evidence available to the Commission, including the sworn evidence of all councillors, there is no basis for the assertions of a deal.

[147] On Monday evening at 6.22 pm, Ms Carmody tweeted the following:

> *Alleged deal cut between Harley & Davidson on 9th floor of Council House. Davidson promised 3 board positions 2/2*

[148] Ms Carmody subsequently tweeted:

> *COP Update … Scaffidi backers furious after hearing Cr Janet Davidson has flipped and will support Harley for Deputy 1/2*

[149] While the motive of whoever told Ms Carmody the information that formed the second tweet (assuming someone did) was obviously to damage Cllr Harley or Cllr Davidson, the logic is absurd.

[150] The contents of the tweets are interesting. While the first refers to an 'alleged deal', the second reports as fact, 'Davidson has flipped'.

[151] The content of these tweets were relied on in part by Cllr Limnios in his complaint to the CEO about Cllr Harley.

[152] Cllr Limnios had publicly split from Ms Scaffidi months before, calling for her resignation. In October 2017, he could not be described as a 'Scaffidi backer'. Cllr Harley had stood against the Lord Mayor in the previous election and had publicly criticised her.

[153] Cllr Adamos who might be so described, had mentioned to no one his own aspirations to be Deputy Lord Mayor. Cllr Chen, who would like to have been nominated, decided instead to back Cllr Limnios.

[154] Cllr Green was known to be independent. Cllrs Barton and Hasluck were new, but already aligned with either Cllr Limnios or Cllr Harley.

[155] In short, neither Cllr Limnios nor Cllr Harley would have been regarded as attractive to any so-called 'Scaffidi backers'.

[156] Cllr Davidson's vote might have made a difference to one of the candidates, but no difference to any 'Scaffidi backers'. If there were 'Scaffidi backers', which is open to doubt, neither Cllr Limnios nor Cllr Harley would have been acceptable to them as candidates for Deputy Lord Mayor.

[157] There is no evidence to suggest that Cllr Harley's meeting with Cllr Davidson on the ninth floor was in any way exceptional. He had said to councillors on Sunday by phone or text that he wished to meet with all of them to ascertain their preferences for committees and boards. He met or spoke with each of them, including Cllr Davidson, at places convenient to them.

[158] He met Cllr Chen in a coffee shop in Subiaco, and Cllr Limnios at a coffee shop in Northbridge. He met Cllr Hasluck at his home.

[159] Cllr Harley met Cllr Barton at the Tribe Hotel in West Perth. He met with Cllr Davidson at Council House on the ninth floor on Sunday. She had gone in to do some work on level 10.[62] He spoke with Cllrs Adamos and Green by phone and text.

[160] The selection of the ninth floor of Council House was no more sinister than any other place.

[161] It would be odd for 'conspirators' to choose a place to meet, where they might be observed, and even odder, to document the 'agreement' in an open email which did not even reflect the alleged 'agreement'.

[162] Somebody maliciously gave Ms Carmody information which was false.

[163] Cllr Limnios has given sworn evidence that he did not do so.

[164] The Carmody tweets and subsequent media may have damaged both Cllr Davidson's and Cllr Harley's reputations.

[165] The Commission's investigation has found no factual basis to support a 'deal' between Cllr Harley and Cllr Davidson, or any evidence of impropriety on the part of any councillor in relation to the Special Council Meeting.

[62] J E Davidson transcript, private examination, 21 November 2017, p 5.

CHAPTER FIVE

Reporting allegations to the Chief Executive Officer

Councillor Harley

[166] Cllr Harley says he reported his allegations briefly to the CEO on Tuesday, and made a formal report the following day. Mr Ridgwell, Manager Governance, was present at the second meeting and made a confidential file note.

> *Cr Harley stated he was meeting with each Councillor and Councillor Elect to show leadership and collaboration for the upcoming Special Council Meeting.*
>
> *A discussion took place in which Cr Harley advised that he was looking to nominate for the Deputy Lord Mayor position but did not seek at this point in time to stand for Lord Mayor should it become available in the short term due to the financial costs of having undertaken three electoral campaigns in recent years costing in the order of $40,000.*
>
> *Cr Harley advised that both the physical and financial toll of the campaigns meant that with a young family he could not see himself running for Lord Mayor.*
>
> *Cr James Limnios advised his intention to run for Deputy Lord Mayor as well as stating;*
>
> ***"Look if it is about money then I would be happy to split the Deputy Lord Mayoral Allowance or put you on a consultancy"***
>
> *Cr Harley states that he saif to Cr Limnios "It is not appropriate to discuss financial transactions about this." Cr Harley rejected the offer.*
>
> *Cr Limnios stated it was his expectation that this would go on for only another 100 days so let him carry on in the role and then he would support Cr Harley in his election to the Deputy Lord Mayor role (once Cr Limnios is elected to the position of Lord Mayor).*
>
> *Cr Harley advised he expressed discomfort with this conversation and declined the offer and moved onto other matters.*[63]

Councillor Limnios

[167] Cllr Limnios gave evidence that he did not say the words imputed to him and did not offer Cllr Harley any inducement.

[168] Cllr Limnios was advised of the substance of Cllr Harley's allegation at the council dinner following the Special Council Meeting on 24 October

[63] Mr Mark Ridgwell, Manager Governance, City of Perth, Confidential File Note, 25 October 2017.

2017. He was seated at a table with, among others, Cllr Chen who told him what Cllr Adamos had recounted to her.

[169] Two days later on 26 October 2017, he advised the CEO in brief of his allegations against Cllr Harley, and subsequently lodged a formal complaint in a letter which contained a series of annexures.

[170] The letter outlined the allegations investigated by the Commission and annexed supporting material:

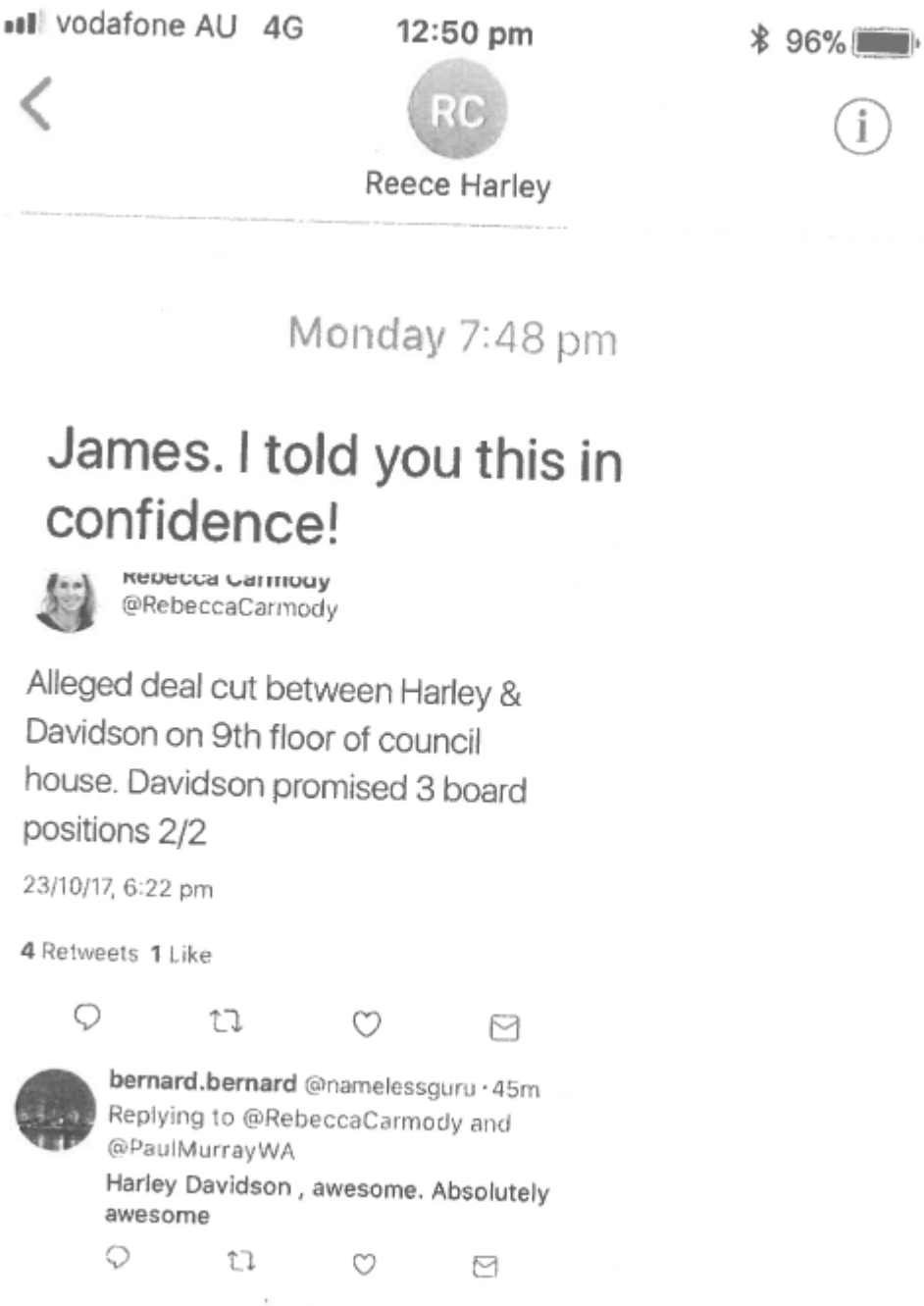
> ***Inducements to other Councillors***
>
> *As set out above, Cr. Harley informed me that he had secured Cr. Davidson's support in return for her appointment to certain paid committee positions. The document he showed me indicated that he had held similar discussions with other Councillors and had made similar offers to them.*
>
> *Recent reports in local media, including Oliver Peterson on 6PR, tweets from Rebecca Carmody of the ABC, and the article by Hannah Barry on the WA Today website, also support this position. The email which has been circulated by Cr Harley to all Councillors (23 October at 12:57pm) indicates that Cr Harley may have been attempting to induce Councillors prior to the Special Council Meeting about committee allocations. After this email leaked to the press (which did not come from me) Cr Harley sent me a text message telling me "James. I told you this in confidence!" at 7:48pm along with a screen shot of a tweet from Rebecca Carmody reading "Alledged deal cut between Harley & Davidson on 9th floor of council house. Davidson promised 3 board positions 2/2", tweeted by her at 6:22pm earlier that evening. This confirms my understanding of his deal with Cr Davidson and suggested to me that he knew that it was improper for him to engage in this behaviour.*
>
> *It appears that Cr. Harley offered not only me an inducement to support his run for Deputy Lord Mayor, but likely approached other Councillors with similar overtures.*[64]

[171] There were a number of annexures to the letter but only one is significant for this report.

[172] The Commission notes that Cllr Limnios supported his allegation by reference to media reports, the Carmody tweets and the Harley email, now acknowledged as innocuous on its face.

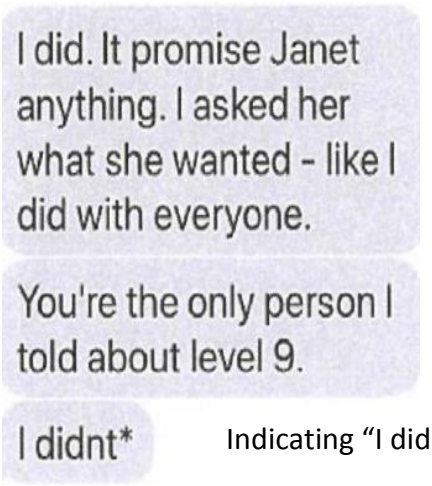
[173] Reliance on the contents of the tweets was misplaced.

[64] Letter from Councillor Limnios to Mr Martin Mileham, CEO, City of Perth, 30 October 2017.



[174] By itself, the text from Cllr Harley stating 'James, I told you this in confidence!' followed by the Carmody tweet, as annexed by Cllr Limnios in his letter of complaint to the CEO, would appear to give some support to the allegation of a deal with Cllr Davidson.

[175] However, that text was immediately followed by three more from Cllr Harley:



Indicating "I did. It" should read as "I didn't".

[176] The texts were sent to Cllr Limnios and to Cllr Green.

[177] This third text sent by Cllr Harley gives the complete picture.

[178] It explains what was confidential 'You're the only person I told about level 9'.

[179] The fact that it was copied to another person, Cllr Green, also reduces the inference that Cllr Harley was admitting to Cllr Limnios that he had made a deal with Cllr Davidson.

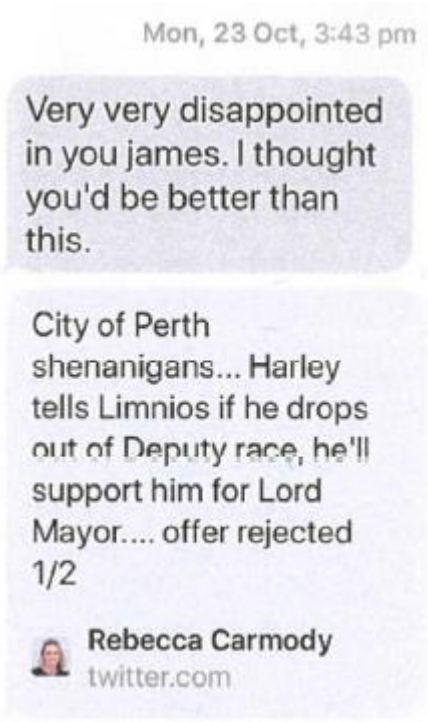
[180] No one has suggested that Cllr Green has been, or would be, complicit in such an arrangement.

[181] The day before he was to give evidence, the Commission requested that Cllr Limnios voluntarily give the Commission copies of all relevant text messages by him and to him. Cllr Limnios disclosed all text messages from Cllr Harley as part of a bundle (the Commission already had a copy of the messages).

[182] He had the copy of the second, third and fourth texts when he reported his allegations but chose not to include them. Cllr Limnios had no satisfactory explanation for their exclusion from the material supplied to the CEO.

[183] Texts and their twitter attachments demonstrate it is likely that Cllr Limnios or someone in a position to know his actions and intentions had communicated with Ms Carmody, at least in respect of some matters.

[184] For example, on 23 October 2017 at 3.43 pm, Cllr Harley texted Cllr Limnios with a twitter attachment:



[185] On Monday 22 October:

[186] They provide another illustration of the febrile nature of the race for Deputy Lord Mayor, and the potential for actions of others to be misconstrued leading to wrong assumptions.

Conclusion

[187] There is no evidence to support Cllr Limnios' allegations against Cllr Harley. His letter to the CEO was selective and misleading.

[188] Had he spoken with other councillors, and based on their sworn evidence to the Commission, each would have told him they were not offered any inducement to vote for Cllr Harley as Deputy Lord Mayor.

[189] Cllr Harley did not offer them a committee position to buy their vote. Cllr Davidson would have told him the same thing.

[190] Cllr Limnios read into the Harley email something sinister that bears no relationship to the actual words and to the recollections of individual councillors as to what Cllr Harley had said he was doing by contacting them.

[191] There is no evidence to support the allegations of serious misconduct against Cllr Harley.

[192] The Commission forms no opinion on the allegation of serious misconduct against Cllr Limnios.

CP10.16 Legal Representation for Members and Employees

POLICY OBJECTIVE

The objective of this policy is to provide a framework and guidelines to assist the Council in determining when the City should provide financial assistance to members and employees for legal representation.

POLICY STATEMENT

Under the *Local Government Act 1995*, the City of Perth is empowered to protect the interests of individual members and employees (including past members and former employees) where they become involved in civil legal proceedings because of their official functions. In these situations the City may assist the individual in meeting reasonable expenses and any liabilities incurred in relation to those proceedings.

In this policy:-

"approved solicitor" is to be:-

a) An Australian legal practitioner under the *Legal Profession Act 2008*; and

b) approved in writing by the Chief Executive Officer;

"member or employee" means a current or former, Elected Member, a commissioner, a member of a Committee of Council or an employee of the City;

"legal proceedings" may be civil, criminal or investigative (including an inquiry under any written law);

"legal representation" is the provision of legal services, to or on behalf of a member or employee, by an approved solicitor that are in respect of:-

a) a matter or matters arising from the performance of the functions of the member or employee; and

b) legal proceedings involving the member or employee that have been, or may be, commenced;

"legal representation costs" are the costs, including fees and disbursements, properly incurred in providing legal representation;

"legal services" includes advice, representation or documentation that is provided by an approved solicitor;

"payment" by the City of legal representation costs may be either by:-

a) a direct payment to the approved solicitor (or the relevant firm); or

b) a reimbursement to the member or employee.

1. FINANCIAL ASSISTANCE CRITERIA

1.1 The City may provide financial assistance for legal representation of a member or employee based on the following criteria:-

(a) the legal representation costs must relate to a matter that arises from the performance, by the member or employee, of his or her functions as a member or employee;

(b) the legal representation cost must be in respect of legal proceedings that have been, or may be, commenced;

(c) in performing his or her function, to which the legal representation relates, the member or employee, in the opinion of the Chief Executive Officer (or where the employee is the Chief Executive Officer, in the opinion of the Council) must have acted reasonably, in good faith, and consistently with the City's Code of Conduct, *Local Government (Rules of Conduct) Regulations 2007* (in the case of an Elected Member) and other written laws; and

(d) the legal representation costs do not relate to a matter or dispute in respect of a local government election.

2. EXAMPLES OF LEGAL PROCEEDINGS

2.1 If the criteria in clause 1 are satisfied, the Council may approve the payment of legal representation costs:-

(a) where proceedings are brought against a member or employee in connection with his or her functions – for example, an action for defamation or negligence arising out of a decision made or action taken by the member or employee;

(b) where proceedings are commenced by a member or employee to enable them to carry out their local government functions - for example, where a member or employee seeks a restraining order against a person using threatening behaviour to the member or employee; or

(c) for involvement in a statutory or other inquiry that requires information to be given, or to which information is given, by a member or employee in connection with his or her functions.

2.2 The City will not make payment for legal representation costs to a member or employee for a defamation or negligence action, instituted by the member or employee.

3. Application For Payment

3.1 A member or employee who seeks payment under this policy:-

(a) must make an application in writing, to the CEO (unless the CEO is the applicant, in which case the application is to be submitted to the Director Corporate Services) with the following details:-

(i) the matter for which legal representation is sought;

(ii) how that matter relates to the functions of the member or employee making the application;

(iii) the solicitor (or firm) who is to be asked to provide legal representation;

(iv) the nature of legal representation to be sought (such as advice, representation in court, preparation of a document etc);

(v) the estimated cost (if known) of the legal representation; and

(vi) why it is in the interests of the City for payment to be made; and

(b) so far as possible, to make the application in paragraph (a) before seeking the legal representation to which the application relates.

3.2 The application must be accompanied by a signed declaration by the relevant member or employee that he or she:-

(a) has read, and understands, the terms of this Policy;

(b) has acted reasonably and in good faith, and has not acted unlawfully or in a way that constitutes improper conduct in relation to the matter to which the application relates;

(c) acknowledges that any approval of legal representation costs is conditional on the repayment provisions of clauses 5.7 and 7 and any other conditions to which the approval is subject; and

(d) undertakes to repay to the City any legal representation costs in accordance with the provisions of clauses 5.7 and 7, as may be required by the City and the terms of this Policy.

3.3 Once an application is received in accordance with this Policy a report is to be prepared by the CEO (or, where the CEO is the applicant, the Director Corporate Services) containing details of the application, an assessment of the request, an estimate of costs and a recommendation for consideration by the Council.

4. Legal Representation Costs – Limit

4.1 Unless otherwise determined by the Council, payment of legal representation costs in respect of a single application is not to exceed $10,000.

4.2 A member or employee may make one or more additional applications to the Council in respect of the same matter.

5. Council's Powers

5.1 The Council, in respect of an application for payment of legal representation costs, may:–

(a) refuse the application;

(b) approve payment; or

(c) approve payment subject to conditions.

5.2 Conditions under clause 5.1 may include, but are not limited to:-

(a) a financial limit; and

(b) a requirement to enter into a security deed in accordance with clause 5.3.

5.3 A member or employee in respect of whom payment of legal representation that exceed or may exceed $5,000 has been approved must execute a security deed, prepared by the City, which sets out the terms and conditions on which the assistance is offered, including any repayment requirements under clauses 5.7 and 7.

5.4 In assessing an application, the Council may have regard to any insurance benefits that may be available to the applicant or to the City under the City's member or employee insurance policy (or its equivalent).

5.5 The Council may, cancel or vary an approval, or any conditions of approval, for the payment of legal representation costs.

5.6 The Council may determine that a member or employee in respect of whom payment of legal representation costs has been approved has, in respect of the matter for which legal representation costs were approved:–

(a) not acted reasonably or in good faith; or

(b) given false or misleading information in respect of the application.

5.7 Where the Council makes a determination under clause 5.6 or where a court, tribunal, inquiry or other body finds that a member or employee has acted unlawfully or in a way that constitutes misconduct:-

(a) no further payments of legal representation costs are to be made; and

(b) the legal representation costs paid by the City must be repaid by the member or employee in accordance with clause 7.

5.8 Where the Council resolves to cancel or vary an approval under clause 5.5, but no determination has been made under clause 5.6: -

(a) the member or employee is to be notified as soon as possible of the decision; and

(b) subject to clauses 5.7 and 7, the member or employee is not required to bear the cost of or to refund, any legal representation costs incurred prior to notification as long as those costs were incurred in accordance with the prior approval.

5.9 Nothing in clause 5.8 prevents a later determination being made under clause 5.6 that requires repayment under clause 5.7 or clause 7.

6. Chief Executive Officer's Powers

6.1 Where a delay in the approval of an application would be detrimental to the applicant, the CEO, subject to clause 6.2, may exercise, on behalf of the Council, any of the powers of the Council under clause 5.1 and 5.2, below $5,000 in respect of each application.

6.2 For the purposes of clause 6.1, an application from the CEO is to be dealt with by the Director Corporate Services.

6.3 An application approved by the CEO under clause 6.1, or by the Director Corporate Services under clause 6.2 is to be submitted to the next Ordinary Meeting of the Council which may exercise any of its powers under this Policy, including its powers under clause 5.5.

7. Repayment of Legal Representation Costs

7.1 A member or employee whose legal representation costs have been paid by the City must repay the City:-

(a) all or part of those costs – in accordance with any determination by the Council under clause 5.6; or

(b) as much of those costs as are available to be paid by way of set-off – where the member or employee receives, or is entitled to receive, money paid by way of costs, damages, or settlement, in respect of the matter for which the City paid the legal representation costs.

7.2 The City may take action in a court of competent jurisdiction to recover any money due to it under this Policy.

Document Control Box							
Document Responsibilities:							
Custodian:	Manager Governance		**Custodian Unit:**	Governance			
Decision Maker:	Council						
Compliance Requirements:							
Legislation:	Sections 3.1 and 6.7(2) of the *Local Government Act 1995*						
Industry:							
Organisational:	Security deed (TRIM 228961/16)						
Document Management:							
Risk Rating:	Low	**Review Frequency**:	Biennial	**Next Due:**	2018	**TRIM Ref:**	**75522/04**
Version #	**Decision Reference:**	**Synopsis:**					
1.	OCM 15/07/08 (727/08)	Original					
2.	OCM 01/02/11(33/11)	Amended.					
3.	OCM 13/12/16 (199/16)	Amended					

CONFIDENTIAL ATTACHMENT 13.32C
ITEM 13.32 – REQUEST FOR REIMBURSEMENT OF LEGAL EXPENSES – COUNCILLOR JAMES LIMNIOS

FOR THE ORDINARY COUNCIL MEETING

24 APRIL 2018

DISTRIBUTED TO COMMISSIONERS UNDER SEPARATE COVER

DECLARATION

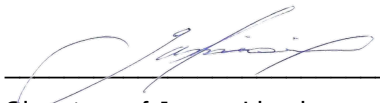
I, Dimitrios Athanasios (James) Limnios hereby sincerely declare that I have:

1. read and understood the terms of *City of Perth Policy* CP 10.16 Legal Representation for Members;

2. at all times acted reasonably and in good faith and not acted unlawfully or in any way that constitutes improper conduct in relation to the matter to which this application relates;

3. acknowledge that any approval of legal representation cost is conditional upon the repayment provisions in clauses 5.7 and 7 and any other conditions to which the approval is subject; and

4. undertake to repay to the City any legal representation costs in accordance with the provisions in clauses 5.7 and 7 as may be required by the City on the terms of this policy.



Signature of James Limnios

07/03/2018

Date

Report to the Ordinary Council Meeting

Agenda Item 13.33 **Request for Reimbursement of Legal Expenses – Councillor Jemma Green**

Recommendation:

That Council REFUSES the application dated 17 February 2018 by Councillor Jemma Green for reimbursement of legal expenses.

FILE REFERENCE:	P1011904
REPORTING UNIT:	Governance
RESPONSIBLE DIRECTORATE:	Office of the Chief Executive
DATE:	28 March 2018
ATTACHMENT/S:	Attachment 13.33A - Council Policy 10.16 - Legal Representation for Members and Employees Confidential Attachment 13.33B – Application for Legal Expenses request Confidential Attachment 13.33C - Report to the CEO concerning 'Project Percy' *Confidential attachments distributed to Commissioners under separate cover*

Council Role:

☐	Advocacy	*When the Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.*
☒	Executive	*The substantial direction setting and oversight role of the Council e.g. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.*
☐	Legislative	*Includes adopting local laws, town planning schemes and policies*
☐	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 9.56 of the *Local Government Act 1995* Department of Local Government Operational Guidelines Number 14 - Legal Representation for Council Members and Employees

Integrated Planning and Reporting Framework Implications	**Strategic Community Plan** Goal 7 – An open and engaged city

Policy

Policy No and Name:	10.16 – Legal Representation for Members and Employees

Purpose and Background:

On 17 February 2018, a request was received from Councillor Jemma Green for reimbursement of legal expenses in accordance with Council Policy 10.16.

The matter related to an internal review launched in respect to the Herbert Freehills Smith report codenamed "Project Percy". The City's primary focus was on lessons for the future that can be taken from the way that this matter had been handled, noting that this 'desktop review' would be sufficient to identify the issues (and the lessons). The objective was to ensure the City's attention and resources might then be more usefully devoted to ensuring that the lessons are implemented, including appropriate training and support, where required.

It was during this review that Councillor Green instructed Bennett & Co, a law firm, to act for her. On behalf of Councillor Green, Bennett & Co wrote to the City of Perth's appointed reviewer (Neil Douglas) questioning aspects of the review. Responses were provided to Bennett & Co which resulted in increased costs to the City in respect to this matter.

Details:

Section 9.56 of the *Local Government Act 1995* (the Act) provides protection from actions of tort for anything a council member or employee has, in good faith, done in the performance or purported performance of a function under the Act or under any other written law.

Section 3.1 of the Act provides that the general function of a local government is to provide for the good government of persons in its district.

Section 6.7(2) provides that money held in the municipal fund may be applied towards the performance of the functions and the exercise of the powers conferred on the local government by the Act or any other written law. Under these provisions, a council can expend funds to provide legal representation for council members and employees, as long as it believes that the expenditure falls within the scope of the local government's function.

In accordance with Department of Local Government Operational Guidelines Number 14 - Legal Representation for Council Members and Employees, the City of Perth has established a Council Policy (Refer to Attachment 13.33A) to determine the criteria for eligibility and handling of claims to assist with Legal Representation.

Councillor Green has submitted an application for legal expenses which is detailed in Confidential Attachment 13.33B.

City of Perth Policy 10.16 - Legal Representation for Members and Employees establishes a number of criteria in order for a person to be eligible for reimbursement for legal expenses. The criteria and assessment are detailed below;

Criteria	Assessment
The legal representation costs must relate to a matter that arises from the performance, by the member or employee, of his or her functions as a member or employee.	This matter relates to Councillor Green's conduct as an Elected Member.
The legal representation cost must be in respect of legal proceedings that have been, or may be, commenced.	The policy defines as; "legal proceedings" may be civil, criminal or investigative (including an inquiry under any written law). The review into the conduct of 'Project Percy' did not include any legal proceedings but rather to advise Council on what had occurred.
In performing his or her function, to which the legal representation relates, the member or employee in the Chief Executive Officer's, or where the employee is the Chief Executive Officer, the Council's opinion must have acted in good faith, and conduct under the City's Code of Conduct, Local Government (Rules of Conduct) Regulations 2007 or other written law	As the matter does not relate to legal proceedings (above) this criteria has not been assessed.
The legal representation costs do not relate to a matter or dispute in respect of a Local Government Election process.	As the matter does not relate to legal proceedings (above) this criteria has not been assessed.

The Council, in respect of an application for payment of legal representation costs, may:

"5.1

(a) refuse the application;

(b) grant payment; or

(c) grant payment subject to conditions."

The administration's position is that there was no justification for legal representation for an internal review. Had the findings of the review lead to proceedings by an External Agency then this could have then been considered appropriate, but this was not being considered at the time.

Financial Implications:

The total amount sought to be reimbursed by this claim is $10,000 (including GST).

Comments:

It is recommended that the application be refused as it does not meet the criteria of Council Policy '10.16 – Legal Representations for Elected Members and Employees'.

This matter may be included in the Panel Inquiry Terms of Reference and should such proceedings commence then Councillor Green may seek legal representation as outlined in a separate report that is being considered by Council.

CP10.16 Legal Representation for Members and Employees

POLICY OBJECTIVE

The objective of this policy is to provide a framework and guidelines to assist the Council in determining when the City should provide financial assistance to members and employees for legal representation.

POLICY STATEMENT

Under the *Local Government Act 1995*, the City of Perth is empowered to protect the interests of individual members and employees (including past members and former employees) where they become involved in civil legal proceedings because of their official functions. In these situations the City may assist the individual in meeting reasonable expenses and any liabilities incurred in relation to those proceedings.

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a) An Australian legal practitioner under the *Legal Profession Act 2008*; and

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"member or employee" means a current or former, Elected Member, a commissioner, a member of a Committee of Council or an employee of the City;

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"legal representation" is the provision of legal services, to or on behalf of a member or employee, by an approved solicitor that are in respect of:-

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(d) the legal representation costs do not relate to a matter or dispute in respect of a local government election.

2. EXAMPLES OF LEGAL PROCEEDINGS

2.1 If the criteria in clause 1 are satisfied, the Council may approve the payment of legal representation costs:-

(a) where proceedings are brought against a member or employee in connection with his or her functions – for example, an action for defamation or negligence arising out of a decision made or action taken by the member or employee;

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(c) for involvement in a statutory or other inquiry that requires information to be given, or to which information is given, by a member or employee in connection with his or her functions.

2.2 The City will not make payment for legal representation costs to a member or employee for a defamation or negligence action, instituted by the member or employee.

3. Application For Payment

3.1 A member or employee who seeks payment under this policy:-

(a) must make an application in writing, to the CEO (unless the CEO is the applicant, in which case the application is to be submitted to the Director Corporate Services) with the following details:-

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(ii) how that matter relates to the functions of the member or employee making the application;

(iii) the solicitor (or firm) who is to be asked to provide legal representation;

(iv) the nature of legal representation to be sought (such as advice, representation in court, preparation of a document etc);

(v) the estimated cost (if known) of the legal representation; and

(vi) why it is in the interests of the City for payment to be made; and

(b) so far as possible, to make the application in paragraph (a) before seeking the legal representation to which the application relates.

3.2 The application must be accompanied by a signed declaration by the relevant member or employee that he or she:-

(a) has read, and understands, the terms of this Policy;

(b) has acted reasonably and in good faith, and has not acted unlawfully or in a way that constitutes improper conduct in relation to the matter to which the application relates;

(c) acknowledges that any approval of legal representation costs is conditional on the repayment provisions of clauses 5.7 and 7 and any other conditions to which the approval is subject; and

(d) undertakes to repay to the City any legal representation costs in accordance with the provisions of clauses 5.7 and 7, as may be required by the City and the terms of this Policy.

3.3 Once an application is received in accordance with this Policy a report is to be prepared by the CEO (or, where the CEO is the applicant, the Director Corporate Services) containing details of the application, an assessment of the request, an estimate of costs and a recommendation for consideration by the Council.

4. Legal Representation Costs – Limit

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(a) refuse the application;

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(c) approve payment subject to conditions.

5.2 Conditions under clause 5.1 may include, but are not limited to:-

(a) a financial limit; and

(b) a requirement to enter into a security deed in accordance with clause 5.3.

5.3 A member or employee in respect of whom payment of legal representation that exceed or may exceed $5,000 has been approved must execute a security deed, prepared by the City, which sets out the terms and conditions on which the assistance is offered, including any repayment requirements under clauses 5.7 and 7.

5.4 In assessing an application, the Council may have regard to any insurance benefits that may be available to the applicant or to the City under the City's member or employee insurance policy (or its equivalent).

5.5 The Council may, cancel or vary an approval, or any conditions of approval, for the payment of legal representation costs.

5.6 The Council may determine that a member or employee in respect of whom payment of legal representation costs has been approved has, in respect of the matter for which legal representation costs were approved:–

(a) not acted reasonably or in good faith; or

(b) given false or misleading information in respect of the application.

5.7 Where the Council makes a determination under clause 5.6 or where a court, tribunal, inquiry or other body finds that a member or employee has acted unlawfully or in a way that constitutes misconduct:-

(a) no further payments of legal representation costs are to be made; and

(b) the legal representation costs paid by the City must be repaid by the member or employee in accordance with clause 7.

5.8 Where the Council resolves to cancel or vary an approval under clause 5.5, but no determination has been made under clause 5.6: -

(a) the member or employee is to be notified as soon as possible of the decision; and

(b) subject to clauses 5.7 and 7, the member or employee is not required to bear the cost of or to refund, any legal representation costs incurred prior to notification as long as those costs were incurred in accordance with the prior approval.

5.9 Nothing in clause 5.8 prevents a later determination being made under clause 5.6 that requires repayment under clause 5.7 or clause 7.

6. Chief Executive Officer's Powers

6.1 Where a delay in the approval of an application would be detrimental to the applicant, the CEO, subject to clause 6.2, may exercise, on behalf of the Council, any of the powers of the Council under clause 5.1 and 5.2, below $5,000 in respect of each application.

6.2 For the purposes of clause 6.1, an application from the CEO is to be dealt with by the Director Corporate Services.

6.3 An application approved by the CEO under clause 6.1, or by the Director Corporate Services under clause 6.2 is to be submitted to the next Ordinary Meeting of the Council which may exercise any of its powers under this Policy, including its powers under clause 5.5.

7. Repayment of Legal Representation Costs

7.1 A member or employee whose legal representation costs have been paid by the City must repay the City:-

(a) all or part of those costs – in accordance with any determination by the Council under clause 5.6; or

(b) as much of those costs as are available to be paid by way of set-off – where the member or employee receives, or is entitled to receive, money paid by way of costs, damages, or settlement, in respect of the matter for which the City paid the legal representation costs.

7.2 The City may take action in a court of competent jurisdiction to recover any money due to it under this Policy.

Document Control Box							
Document Responsibilities:							
Custodian:	Manager Governance		**Custodian Unit:**	Governance			
Decision Maker:	Council						
Compliance Requirements:							
Legislation:	Sections 3.1 and 6.7(2) of the *Local Government Act 1995*						
Industry:							
Organisational:	Security deed (TRIM 228961/16)						
Document Management:							
Risk Rating:	Low	**Review Frequency**:	Biennial	**Next Due:**	2018	**TRIM Ref:**	**75522/04**
Version #	**Decision Reference:**	**Synopsis:**					
1.	OCM 15/07/08 (727/08)	Original					
2.	OCM 01/02/11(33/11)	Amended.					
3.	OCM 13/12/16 (199/16)	Amended					

CONFIDENTIAL ATTACHMENT 13.33B AND 13.33C
ITEM 13.33 – REQUEST FOR REIMBURSEMENT OF LEGAL EXPENSES – COUNCILLOR JEMMA GREEN

FOR THE ORDINARY COUNCIL MEETING

24 APRIL 2018

DISTRIBUTED TO COMMISSIONERS UNDER SEPARATE COVER

Agenda Item 13.34 **Consideration of Council Policy 10.5 - Council Member Allowance and Meeting Attendance Fees**

Recommendation:

That Council;

1. ***NOTES** the mandatory requirement to pay the Lord Mayoral Allowance and **DETERMINES** the allowance to be set at the minimum amount of $60,900 per annum;*

2. ***DETERMINES** that No Deputy Lord Mayoral Allowance is to be paid;*

3. ***DETERMINES** that Attendance Fees will be paid on attendance (s 5.98 of the Local Government Act 1995) rather than an Annual Fee for Attendance (s5.99 of the Local Government Act 1995);*

4. ***REVOKE** existing Council Policy 10.5 – Council Member Allowance and Meeting Attendance Fees as detailed in Attachment 13.34A; and*

5. ***ADOPTS BY AN ABSOLUTE MAJORITY** revised Council Policy 10.5 – Council Member Allowance and Meeting Attendance Fees as detailed in Attachment 13.34B, with effect from 25 April 2018.*

FILE REFERENCE:	P1007299
REPORTING UNIT:	Governance
RESPONSIBLE DIRECTORATE:	Office of the Chief Executive
DATE:	2 April 2018
ATTACHMENT/S:	Attachment 13.34A - Council Policy 10.5 – Council Member Allowance and Meeting Attendance Fees Attachment 13.34B – Revised Council Policy 10.5 – Council Member Allowance and Meeting Attendance Fees

Council Role:

☐	Advocacy	*When the Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.*
☐	Executive	*The substantial direction setting and oversight role of the Council e.g. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.*
☒	Legislative	*Includes adopting local laws, town planning schemes and policies.*

☐	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 (e.g. 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	Sections 5.98, 5.99, and 5.102AA of the *Local Government Act 1995.* Section 7B of the *Salaries and Allowances Act 1975.* Regulation 30 of the *Local Government (Administration) Regulations 1996*.
Integrated Planning and Reporting Framework Implications	**Strategic Community Plan** Goal 7 An open and engaged city Goal 8 A city that delivers for its community 8.1 City's financial resources are managed prudently and respond to challenging economic conditions.
Policy Policy No and Name:	10.5 - Council Member Allowance and Meeting Attendance Fees

Purpose and Background:

On 2 March 2018 the Minister for Local Government, the Hon David Templeman MLA, announced his intention to establish an Inquiry Panel (Panel) under the *Local Government Act 1995* to investigate the City of Perth (City).

As a result of the Panel Inquiry all Elected Members were suspended from holding office. Given the precedence of past Inquiries into Local Governments this process can take up to two years to complete and has led to the dismissal of Council and fresh elections being called.

Consideration needs to be given as to the appropriateness of paying Council Member Allowances and Sitting Fees whilst not being able to perform the functions of an Elected Member.

Details:

This report is broken down into two segments – Elected Member Attendance Fees and the second component being the Annual Allowance for Lord Mayor and Deputy Lord Mayor.

Elected Member Attendance Fees

The *Local Government Act 1995* provides two options for local governments to compensate members of Council for their attendance at Council, Committees, and meetings of a kind prescribed by regulation 30 of the *Local Government (Administration) Regulations 1996*.

The fees may either be paid:

1. For actual attendance in accordance with section 5.98 of the *Local Government Act 1995*; or
2. As an annual fee in lieu of fees paid for attendance in accordance with section 5.99.

Any fee, whether an annual fee or a per-meeting fee, must be either at the amount determined by the Salaries and Allowances Tribunal (Tribunal), or, if a range is determined by the Tribunal, the amount determined by Council within that range

Following the introduction of the *Local Government Act 1995,* at its Ordinary Council Meeting held on **9 July 1996***,* Council determined to pay an annual fee in lieu of an attendance fee in accordance with section 5.99 of the Act. The officer report then noted that an annual fee is easier to administer than a per-meeting fee as a reason for adopting the fee in lieu.

The determination of Council is reflected in the current Council Policy 10.5 (Attachment 13.34A).

Per-meeting fees

As of the Tribunal's most recent determination on 10 April 2018, it has set a range of fees for per-meeting attendance fee for the purposes of section 5.98 of the Act.

The following range applies per-meeting for meeting attendance for band one local governments such as the City of Perth:

Meeting type:	**Position:**	**Minimum**	**Maximum**
Council meetings	**For a council member who holds the office of mayor or president**	$609	$1,177
Council meetings	**For a council member other than the mayor or president**	$609	$785
Committees and other meetings of a prescribed kind	**All council members (including the mayor or president)**	$305	$392

The following are meetings prescribed in regulation 30(3A) of the *Local Government (Administration) Regulations 1996*:

a. meeting of a WALGA Zone, where the council member is representing a local government as a delegate elected or appointed by the local government;

b. meeting of a Regional Road Group established by Main Roads Western Australia, where the council member is representing a local government as a delegate elected or appointed by the local government;

c. council meeting of a regional local government where the council member is the deputy of a member of the regional local government and is attending in the place of the member of the regional local government;

d. meeting other than a council or committee meeting where the council member is attending at the request of a Minister of the Crown who is attending the meeting; and

e. meeting other than a council meeting or committee meeting where the council member is representing a local government as a delegate elected or appointed by the local government.

Annual Attendance Fees in Lieu of Meeting Attendance Fees

As of the Tribunal's most recent determination on 10 April 2018, it has set a range of fees for annual attendance fees in lieu of meeting attendance fees for the purposes of section 5.99 of the Act.

The following range applies to annual attendance fee for band one local governments such as the City of Perth:

Position:	**Minimum**	**Maximum**
For a council member who holds the office of mayor or president	$24,360	$47,046
For a council member other than the mayor or president	$24,360	$31,364

In the current circumstances, where Council is suspended, a per-meeting fee would result in no attendance fees being made to Elected Members.

It is noted that Cr Steve Hasluck voluntarily relinquished attendance fees during the period of suspension of Council with effect from suspension of Council on 6 March 2018.

Annual Allowance for Lord Mayor and Deputy Lord Mayor

In addition to sitting fees an allowance is also provided to the Lord Mayor and Deputy Lord Mayor in fulfilling the duties required of their office.

The Salaries and Allowances Tribunal has determined that *"the Perth City Council is to set the amount of the annual local government allowance to which the Lord Mayor is entitled within the range of $60,900 to $135,909."* Council Policy 10.5 has determined this amount to be the maximum amount prescribed ($135,909 per annum).

Council only has discretion to set an amount within this range, and therefore does not have powers to withhold payment of the Lord Mayoral Allowance.

Unlike the Lord Mayoral allowance, the Council does have the discretion to pay (or not to pay) the Deputy Lord Mayor an annual allowance. If the Allowance is to be paid then the determination of the Salaries and Allowances Tribunal is that the amount needs to be set at 25% of the Lord Mayoral Allowance. Existing Council Policy 10.5 established that the Deputy Lord Mayoral Allowance is to be paid ($33,977 per annum).

Financial Implications:

The City of Perth currently spends $467,844 per annum on Elected Member attendance fees and allowances. Should it be determined to that Council adopt the revised Council Policy (Refer to Attachment 13.34B) the operational savings will assist in offsetting the costs of the Panel Inquiry.

Comments:

The allowances and attendance fees as detailed in the *Local Government Act 1995* detail that Elected Members are to be compensated for the performance of their role. Given that all Elected Members have been suspended at this time they are incapable of performing the functions and representation requirements required of the role.

The Governor of Western Australia has appointed three Commissioners to perform the roles and responsibilities of the Council during the period of suspension of Elected Members. The Commissioners will be remunerated (by the City of Perth) for undertaking these responsibilities during the period of suspension (or dismissal) of Council.

CP10.5 Council Member Allowance and Meeting Attendance Fees

POLICY OBJECTIVE

To set the Council Member Allowance and Meeting Attendance Fees for the City of Perth in accordance with Sections 5.98 and 5.98A of the *Local Government Act 1995*.

POLICY STATEMENT

1. LORD MAYORAL ALLOWANCE

1.1 The Lord Mayoral Allowance is payable in addition to the entitlement to Council Member Meeting Attendance Fees.

1.2 The Allowance is determined to be at the maximum level set within the appointed band allocation of the City of Perth as set out by the Salaries and Allowances Tribunal from time to time.

1.3 The Deputy Lord Mayoral Allowance is set at 25% of the Lord Mayoral Allowance.

2 COUNCIL MEMBER MEETING ATTENDANCE FEE

The Council Member Meeting Attendance Fee is determined to be at the maximum level within the appointed band allocation of the City of Perth as set out by the Salaries and Allowances Tribunal from time to time.

3 PAYMENT ARRANGEMENTS

Payment of Council Member Allowances and Meeting Attendance Fees are to be:

a. made quarterly in arrears.

b. calculated on a pro-rata basis in those years where a Council Member's term of office expires for election or a Council Member retires before their term of office expires.

Document Control Box

Document Responsibilities:							
Custodian:	Manager Executive Support			**Custodian Unit:**	Chief Executive Officer		
Decision Maker:	Council						
Compliance Requirements:							
Legislation:	Sections 5.98 and 5.98A 5.99 of the *Local Government Act 1995* Regulation 30 of the *Local Government (Administration) Regulations 1996*						
Industry:	Department of Local Government – Operational Guideline No.15 - Meeting Fees, Allowances and Expenses for Elected Members						
Organisational:	Nil.						
Document Management:							
Risk Rating:	Low	**Review Frequency**:	Triennial	**Next Due:**	2017	**TRIM Ref:**	**75522/04**

Version #	Decision Reference:	Synopsis:
1.	OCM 09/07/96	Previously Policy No: CS45, CS20)
2.	OCM 28/04/98 (353/98)	
3.	OCM 25/05/99 (335/99)	
4.	OCM 01/10/05	Local Government Act Amendments
5.	OCM 25/10/05 (767/05)	
6.	OCM 05/08/09 (103308/09)	
7.	OCM 25/06/13 (321/13)	Policy revoked and replaced to reflect SAT determination
8.	OCM 15/07/14 (308/14)	Policy revoked and replaced to remove specific $values and align with future SAT determinations
9.	OCM 30/04/15 (161/15)	Custodian position title amended due to organisational restructure

CP10.5 Council Member Allowance and Meeting Attendance Fees

POLICY OBJECTIVE

To set the Council Member Allowance and Meeting Attendance Fees for the City of Perth in accordance with Sections 5.98 and 5.98A of the *Local Government Act 1995* (Act).

POLICY STATEMENT

1. LORD MAYORAL ALLOWANCE

1.1 The Lord Mayoral Allowance is payable in addition to the entitlement to Council Member Meeting Attendance Fees.

1.2 The Allowance is determined to be at the ~~maximum~~ minimum level set within the appointed band allocation of the City of Perth as set out by the Salaries and Allowances Tribunal from time to time.

1.3 No~~The~~ Deputy Lord Mayoral Allowance ~~is set at 25% of the Lord Mayoral Allowance~~is to be paid.

2 COUNCIL MEMBER MEETING ATTENDANCE FEE

The Council Member Meeting Attendance Fee is determined to be per meeting and at the ~~maximum~~ minimum level within the appointed band allocation of the City of Perth as set out by the Salaries and Allowances Tribunal from time to time.

(1) Pursuant to section 5.98(1)(a) of the LG Act, a council member who attends a council meeting is entitled to be paid the set fee of $609 for council meeting attendance fees.

(2) Pursuant to section 5.98(1)(a) and (2A)(a) of the LG Act, a council member who attends a committee meeting or (at the request of the local government) a meeting of a type prescribed in regulation 30(3A) of the LG Regulations is entitled to be paid the set fee of $305 for attending committee meetings.

3 PAYMENT ARRANGEMENTS

Payment of Council Member Allowances and Meeting Attendance Fees are to be~~:~~

~~a. made quarterly in arrears.~~

~~b. calculated on a pro-rata basis in those years where a Council Member's term of office expires for election or a Council Member retires before their term of office expires.~~

made quarterly in arrears.

Document Control Box							
Document Responsibilities:							
Custodian:	Manager Governance			**Custodian Unit:**	Officer of the Chief Executive Officer		
Decision Maker:	Council						
Compliance Requirements:							
Legislation:	Sections 5.98 and 5.98A 5.99 of the *Local Government Act 1995* Regulation 30 of the *Local Government (Administration) Regulations 1996* Salaries and Allowances Tribunal determinations under the *Salaries and Allowances Act 1975*.						
Industry:							
Organisational:	PR0545						
Document Management:							
Risk Rating:	Low	**Review Frequency**:	Four years	**Next Due:**	2018	**TRIM Ref:**	**75522/04**

Version #	Decision Reference:	Synopsis:
1.	OCM 09/07/96	Previously Policy No: CS45, CS20)
2.	OCM 28/04/98 (353/98)	
3.	OCM 25/05/99 (335/99)	
4.	OCM 01/10/05	Local Government Act Amendments
5.	OCM 25/10/05 (767/05)	
6.	OCM 05/08/09 (103308/09)	
7.	OCM 25/06/13 (321/13)	Policy revoked and replaced to reflect SAT determination
8.	OCM 15/07/14 (308/14)	Policy revoked and replaced to remove specific $values and align with future SAT determinations
9.	OCM 30/04/15 (161/15)	Custodian position title amended due to organisational restructure

Report to the Audit and Risk Committee

Agenda Item 13.35 **Risk Management Quarterly Update – February 2018**

Recommendation:

That Council RECEIVES the Risk Management Quarterly Update for February 2018.

The Committee recommendation to the Council for this report was resolved by the Audit and Risk Committee at its meeting held on 19 March 2018.

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

FILE REFERENCE:	P1013822-3
REPORTING UNIT:	Governance
RESPONSIBLE DIRECTORATE:	Office of the CEO
DATE:	15 February 2018
ATTACHMENT/S:	Confidential Attachment 13.35A - High and Extreme Risk Interim Report Update Confidential Attachment 13.35B - City of Perth Strategic Risk Report Attachment 13.35C - Risk Assessment Criteria *Confidential attachments distributed to Commissioners under separate cover*

Council Role:

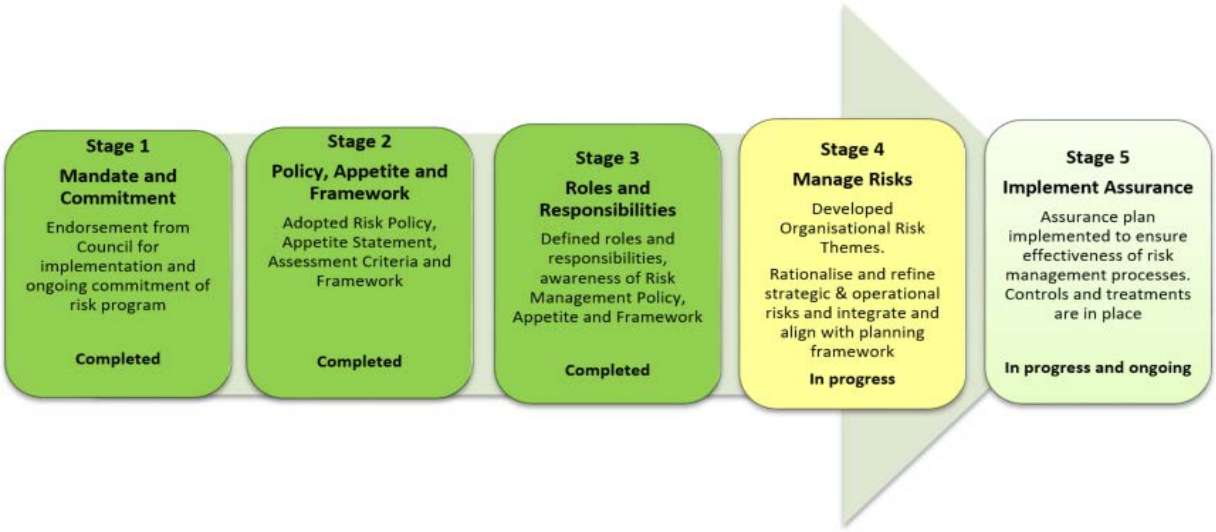
☐	Advocacy	*When the Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.*
☐	Executive	*The substantial direction setting and oversight role of the Council e.g. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.*
☐	Legislative	*Includes adopting local laws, town planning schemes and policies*
☐	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	*Local Government Act 1995* Regulation 17 of the *Local Government (Audit) Regulations 1996*
Integrated Planning and Reporting Framework Implications	**Strategic Community Plan** Goal 7 An open and engaged city
Policy Policy No and Name:	19.1 – Risk Management

Purpose and Background:

The City is progressing in implementing the recommendations contained in the Risk Management Maturity Assessment Report. The following table is a representation of the progress in implementing the "road map" from the maturity assessment.



Details:

Operational Risk Update

As at 14 February 2018, 16 of the City's 30 Business Units' operational risk assessments have been completed.

Process: 2.5 hour risk assessment workshops with each Unit, with the process aligned with the new Risk Management Framework and Risk Assessment & Acceptance Criteria.

Context for the operational risk assessments: Key Services (as contained in the 2017/18 Unit Business Plans).

Objective: Working through each key service, defining the critical success factors and the uncertainty (risks) to the delivery of Units' key services.

Output**:** Unit Operational Risk Registers with identified risk owners, risk review and monitoring actions. Further risk mitigation identified for high and extreme risks and risks with inadequate controls in place.

Monitoring**:** All risk registers are being uploaded into the City's risk management system (RMSS) upon completion of each workshop, progressively. Concurrently, all responsible officers for risk actions are being trained on updating action on RMSS, progressively as the City works through the process.

Risk reviews and Reporting: Following completion of workshops all risks will be subject to ongoing reviews and reporting to Executive Leadership Group and the Audit and Risk Committee (Council) as per the City's Risk Acceptance Criteria (Attachment 13.35C).

The Business Units completed are listed below:

1. Parks
2. Properties
3. Waste and Cleansing
4. Construction
5. Plant and Equipment
6. Coordination and Design
7. Community Amenity and Safety
8. Data and Information Management
9. Development Approvals
10. City Planning
11. Library
12. Customer Services
13. Asset Management
14 Parking Services
15. Information Technology
16. Community Services

The remaining Business Unit Risk Assessment Workshops have been scheduled to be completed over the next three months. The risk team will continue to review the risk information with key stakeholders to ensure the information is reflective of current processes and will progressively upload completed registers into the City's Risk Management System (RMSS). Interim risk reports will continue to be provided to the Corporate Occupational Health and Safety and Risk Management Committee and the Audit and Risk Committee during the process.

Interim Operational Risk Profile

The distribution of risk ratings for the operational risks is shown in the below risk matrix in Figure 1 and 2. Figure 1 demonstrates the overall image of the City's operational risks (as identified to date) categorised into Low, Medium, High and Extreme risks.

Two new risks were identified and included in the City's operational risk profile.

1. Risk Name: Records Management
   Risk Owner: Manager Data and Information
   This risk was identified and assessed as HIGH, with inadequate controls, as part of the roll out of the Risk Management Maturity Assessment Road Map.

2. Risk Name: Outsourcing of the Inspection of food businesses
   Risk Owner: Manager Health and Activity Approvals
   This risk was identified as part of the tender process for food inspections. The risk assessment was included as part of the report presented to Council in November 2017. This risk was identified as HIGH with adequate proposed controls. A progress update is provided within Confidential Attachment 8.1A of this report.

As at 7 February 2018, there are 77 operational risks which make up the City's Risk Profile below:

1 Extreme Risks
10 High Risks
55 Medium Risk
11 Low Risks

The City's Risk Profile is depicted below:

Figure 1: City of Perth Risk Profile (as at 7 February 2018)

	Insignificant	Minor	Moderate	Major	Catastrophic
Almost Certain	M	1 Risk(s)	H	E	E
Likely	M	1Risk(s)	3 Risk(s)	1 Risk(s)	E
Possible	L	3 Risk(s)	24 Risk(s)	5 Risk(s)	E
Unlikely	L	9 Risk(s)	13 Risk(s)	12 Risk(s)	2 Risk(s)
Rare	1 Risk(s)	1 Risk(s)	L	1Risk(s)	M

L	Low	Risk acceptable with adequate controls, managed by routine procedures and subject to annual monitoring
M	Medium	Risk acceptable with adequate controls, managed by specific procedures and subject to semi-annual monitoring
H	High	Risk acceptable with effective controls, managed by senior management / executive and subject to quarterly monitoring. Quarterly reports will be provided to Council on all high risks
E	Extreme	Risk only acceptable with effective controls and all treatment plans to be explored and implemented where possible, managed by highest level of authority and subject to monthly continuous monitoring. Quarterly reports will be provided to Council on all Extreme Risks.

Figure 2: Distribution of risk ratings as at 7 February 2018

	As at 16 October 2017	As at 7 February 2018
Extreme Risks	3.51%	1 %
High Risks	12.28%	13%
Medium Risks	70.18%	72%
Low Risks	14.04%	14%

Strategic Risk

The process of identifying the Strategic Risks against the objectives contained in the City's Strategic Community Plan has been completed. The process undertaken is summarised below;

Process	Output	Status
Facilitated workshop with the Executive Leadership Group, Business Units – Governance and Strategy and Partnerships	▪ Context for strategic risk ▪ Key risk drivers ▪ Identification of the strategic risks ▪ Potential causes and consequences of the risks	Completed 27 November 2017
Facilitated workshop with Business Units - Governance and Strategy and Partnerships	▪ Identification of key controls ▪ Evaluation of controls and mitigation strategies and identified risks	Completed 13 December 2017
Facilitated workshop with the Executive Leadership Group, Business Units – Governance and Strategy and Partnerships	▪ Finalization of the strategic risk register ▪ Confirmation of evaluated controls and mitigation strategies ▪ Formalization of strategic risks monitoring and review protocols	Completed 6 January 2018
Presentation of Final Strategic Risk Report (Attachment 8.1B) to the Executive Leadership Group	▪ Final approval of strategic risk report	Completed 14 February 2018

Presentation of Final Strategic Risk Report to the Audit & Risk Committee	▪ Approval of the Strategic Risk Report	Scheduled – due 26 February 2018

The report contains the below;

Process undertaken – aligned to the City's Risk Management Framework, and AS/NZS Risk Management Standard, the process involved assessing the objectives within the City's Integrated Planning Framework (Strategic Community Plan, Corporate Business Plan, Long Term Financial Plan)

The Strategic Risk Register (Confidential Attachment 13.35B) – containing the identified strategic risks, associated potential causes and impacts, risk ratings, risk controls effectiveness ratings and relevant Treatment Action Plans.

Recommended Actions – the report contains recommendation actions to further enhance the strategic risk information as well as integrate the information with the City's decision making and reporting processes.

Review and Monitoring of the Strategic Risk Register

The Strategic Risks will be reviewed by the Executive Leadership Group every six months. The progress of the reviews will also be reported through to the Audit & Risk Committee every six months.

In the next review, it is anticipated a risk related to Corporate Governance will be escalated from the Governance Unit operational risk assessment once completed. Corporate Governance is fast becoming an area of strategic importance within the local government sector. Items covered under Corporate Governance include the effectiveness of:

- the Governance Framework;
- Executive Management;
- Council and Committees; and
- the Risk Management Framework.

Financial Implications:

There are no financial implications associated with this report.

Comments:

The remaining Business Unit Risk Assessment Workshops will be scheduled over the coming months.

During this time, risks identified as part of this process will continue to be monitored and reviewed with interim risk reports continuing to be provided to both the Corporate Occupational Health and Safety Committee and Risk Management Committee and Audit and Risk Committee during the process.

CONFIDENTIAL ATTACHMENT 13.35A AND 13.35B
ITEM 13.35 – RISK MANAGEMENT QUARTERLY UPDATE – FEBRUARY 2018

FOR THE ORDINARY COUNCIL MEETING

24 APRIL 2018

DISTRIBUTED TO COMMISSIONERS UNDER SEPARATE COVER

MEASURES OF CONSEQUENCE

Measures of Consequence						
Rating	**People**	**Financial**	**Service Delivery / Strategic Objectives**	**Legal and Regulatory / Ethical**	**Reputation and External Stakeholders**	**Environmental**
Insignificant 1	Incident only, no medical treatment required	<100K recurrent reduction in Council budget<$500K one off loss (<5% overrun of project budget)	Key services disrupted for up to half a day, usual scheduled interruptions. Negligible impact on objectives	Minor breach of contractual or statutory obligations with request to comply. One off minor legal matters. Minor opportunistic incident involving a single person	Insignificant public comment or local media coverage.	Transient impact on environment, no long term effect or short term negative impact on urban design, or loss of sense of place for part of area.
Minor 2	Minor injuries treated by first aid, routine industrial issues	$100K-$1M recurrent reduction in Council budget $500K-$2M one off loss (5-10% overrun of project budget)	Key services disrupted for a full day. Isolated customer complaints. Isolated service standard failure. Minor setbacks that are easily remedied.	Minor breach of contractual or statutory obligations with request to comply. The City sued or fined or otherwise liable for up to $50K. Opportunistic incident involving several people.	Heighted concerns from a narrow group of residents, one off negative metro media coverage.	Short term effects on environment, no long term effect or short term negative impact on urban design, or loss of sense of place for part of area.
Moderate 3	Serious injury requiring medical treatment, staff turnover slightly higher than 20%, one off industrial issues	$1M-$2.5M recurrent reduction in Council budget $2M-10M one off loss (10-15% overrun of project budget)	Key services disrupted up to 2 days. Higher than normal level of one off customer complaints. One off service standard failure affecting multiple people. Some of the organisation's objectives cannot be met.	Breach of contractual or statutory obligations resulting in investigation, ongoing legal issues not easily addressed. The City sued or fined or otherwise liable for between $50K and $250K. Planned unethical action by one or more staff.	Concerns from cross section of public, ongoing negative metro media coverage.	Medium term effects on environment, long term recovery or long term negative impact on urban design, or loss of sense of place for part of area.
Major 4	Life threatening injury or multiple serious injuries requiring hospitalisation, fatality, staff turnover well above 20%, ongoing industrial action	$2.5M - $10M recurrent reduction in Council budget $10M - $25M one off loss (15-20% overrun of project budget)	Key services disrupted for between 2 and 5 days. High level of customer complaints over sustained period. Repeated service standard failure or one that affects multiple people. Some important objectives of the organisation cannot be met.	Major breach of contractual or statutory obligations resulting in significant legal action. The city sued or fined or otherwise liable for between $250K and $1M. Major one off fraud or corruption by a senior person.	Significant outcry from public, significant negative state level media coverage.	Major environmental impact, long term negative impact on urban design, or loss of sense of place for the whole area.
Catastrophic 5	Multiple Fatalities, sustained and serious industrial action, loss of multiple staff at once	>$10M recurrent reduction in Council budget >$25M one off loss (20-25% overrun of project budget)	Key services disrupted for over 5 days. Systemic customer complaints or serious complaints relating to more than one programmed area over a sustained period. Most of the organisation's objectives cannot be met.	Serious breach of contractual or statutory obligations resulting in significant prosecution and fines. The city sued or fined or otherwise liable for more than $1M. Systemic fraud and corruption, major external investigation with adverse findings.	Significant and widespread public outcry, sustained negative national media coverage.	Irreversible environmental harm or permanent negative impact on urban design.

MEASURES OF LIKELIHOOD

CODE	LIKELIHOOD	QUALITATIVE DESCRIPTOR	PROBABILITY OF OCCURRENCE
5	Almost certain	Is expected to occur in most circumstances	Greater than 95%
4	Likely	Will probably occur in most circumstances	66% to 95%
3	Possible	Might occur at some time	36% to 65%
2	Unlikely	Could occur at some time	5% to 35%
1	Rare	May occur only in exceptional circumstances	less than 5%

RISK EVALUATION MATRIX

LIKELIHOOD		CONSEQUENCE				
		1 Insignificant	**2 Minor**	**3 Moderate**	**4 Major**	**5 Catastrophic**
5	**Almost certain**	Medium	Medium	High	Extreme	Extreme
4	**Likely**	Medium	Medium	High	Extreme	Extreme
3	**Possible**	Low	Medium	Medium	High	Extreme
2	**Unlikely**	Low	Low	Medium	Medium	High
1	**Rare**	Low	Low	Low	Medium	Medium

MEASURE OF EXISTING CONTROLS

RATING	FORESEEABLE	DESCRIPTION
Effective	Doing more than what is reasonable under the circumstances	1. Existing controls exceed current legislated, regulatory and compliance requirements, and surpass relevant and current standards, codes of practice, guidelines and industry benchmarks expected of this organisation 2. Subject to continuous monitoring and regular testing
Adequate	Doing what is reasonable under the circumstances	1. Existing controls are in accordance with current legislated, regulatory and compliance requirements, and are aligned with relevant and current standards, codes of practice, guidelines and industry benchmarks expected of this organisation 2. Subject to continuous monitoring and regular testing
Inadequate	Not doing some or all things reasonable under the circumstances	1. Existing controls do not provide confidence that they meet current legislated, regulatory and compliance requirements, and may not be aligned with relevant and current standards, codes of practice, guidelines and industry benchmarks expected of this organisation 2. Controls not operating as intended and have not been reviewed or tested

RISK ACCEPTANCE CRITERIA

RISK RANK	DESCRIPTION	CRITERIA FOR RISK ACCEPTANCE	RESPONSIBILITY
EXTREME	Urgent Attention Required	Risk only acceptable with effective controls and all treatment plans to be explored and implemented where possible, managed by highest level of authority and subject to monthly continuous monitoring Quarterly reports will be provided to Council on all Extreme Risks.	CEO
HIGH	Attention Required	Risk acceptable with effective controls, managed by senior management / executive and subject to quarterly monitoring Quarterly reports will be provided to Council on all High Risks.	Director / CEO
MEDIUM	Monitor	Risk acceptable with adequate controls, managed by specific procedures and subject to semi-annual monitoring	Business Unit Manager / Director
LOW	Acceptable	Risk acceptable with adequate controls, managed by routine procedures and subject to annual monitoring	Business Unit Manager

Agenda Item 13.36 **Internal Audit 2017/18 – Validation of Critical/Major Risk Mitigation Strategies Review Part 2**

Recommendation:

That Council APPROVES the Validation of Critical/Major Risk Mitigation Strategies Review Part 2 as part of the Internal Audit Plan 2017/18 as detailed in Attachment 13.36A, 13.36B and Confidential Attachment 13.36C.

At the Audit and Risk Committee held on 19 March 2018, Committee requested that the asset management component of the item become a public document. The report and Officer Recommendation has been amended to reflect the Committee's recommendation. No other changes have been made to the Committee and original Officer Recommendation to the Council for this report

FILE REFERENCE:	P102969-8
REPORTING UNIT:	Corporate Services Office
RESPONSIBLE DIRECTORATE:	Corporate Services
DATE:	21 March 2018
ATTACHMENT/S:	Attachment 13.36A – Validation of Critical/Major Risk Mitigation Strategies Review – Part 2 Report Attachment 13.36B – Detailed testing schedules Confidential Attachment 13.36C – Detailed testing schedule *Confidential attachments distributed to Commissioners under separate cover*

Council Role:

☐	Advocacy	*When the Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.*
☒	Executive	*The substantial direction setting and oversight role of the Council e.g. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.*
☐	Legislative	*Includes adopting local laws, town planning schemes and policies*
☐	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 (e.g. 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	*Local Government (Audit) Amendment Regulations 2013*
Integrated Planning and Reporting Framework Implications	**Strategic Community Plan** Goal 8 - A City that delivers for its community
Policy Policy No and Name:	19.1 – Risk Management

Purpose and Background:

Approval of the Validation of Critical/Major Risk Mitigation Strategies Review - Part 2 completed in accordance with the Internal Audit Plan for 2017/18.

It should be noted that this Part 2 review was presented at the Audit and Risk Committee meeting on 19 March 2018. During this meeting, members of the committee determined that Risk ID 87 should be classified as confidential. As a result, this risk has been included within Confidential Attachment 13.36C.

Details:

The findings of the review are detailed in the Attachments 13.36A, 13.36B and Confidential Attachment 13.36C.

Financial Implications:

There are no financial implications related to this report.

Comments:

Nil

City of Perth

Validation of Critical/Major Risk Mitigation Strategies Review – Part 2

FINAL REPORT

Review Undertaken By:	**Mario Cheldi** **Internal Auditor**

Areas for review Critical/major risks as recorded on the City's RMSS Risk Register.

Period of Audit Field Work December 2017 and January 2018.

Background

The idea for this review was proposed by the former External Member of the Audit and Risk Committee in April 2016 during the seeking of potential audit areas for inclusion within the 2016/17 Internal Audit Plan.

A Validation of Critical/Major Risk Mitigation Strategies Review (Part 1) was subsequently included in the 2016/17 Internal Audit Plan approved by the Audit and Risk Committee and Council.

Part 1 of this review was completed over the June and July 2017 period and comprised an examination of mitigation strategies in place for addressing the three extreme rated risks (at the time of carrying out the Part 1 review) of the organisation.

In 2016 the City engaged LGIS (Local Government Insurance Services) Risk Management to undertake an Organisational Risk Management Maturity Assessment. This assessment was delivered between April to August 2016. The final report on this assessment includes a "Road Map" to "address the key findings and incorporate recommendations from this report to position the City's risk management practices as Capital City best practice". The Road Map comprises the following stages of implementation.

- Stage 1 - Mandate and Commitment (Endorsement from Council for implementation and ongoing commitment of risk program).
- Stage 2 - Policy, Appetite and Framework (Adopted Risk Policy, Appetite Statement, Assessment Criteria and Framework).
- Stage 3 - Roles and Responsibilities (Defined roles and responsibilities, awareness of Risk Management Policy, Appetite and Framework).
- Stage 4 - Manage Risks (Developed Organisational Risk Themes. Rationalise and refine strategic and operational risks and integrate and align with planning framework).
- Stage 5 - Implement Assurance (Assurance plan implemented to ensure effectiveness of risk management processes. Controls and treatments are in place).

Work undertaken by the Risk Management Coordinator has resulted in the implementation of Stages 1 to 3 inclusive as well as considerable progress in the implementation of Stage 4 via the completion of a large proportion of business unit operational risk assessment workshops.

Undertaking the Validation of Critical/Major Risk Mitigation Strategies Review meets the requirements for implementation of Stage 5.

The value of carrying out this review has been recognized by the scheduling of Part 2 within 2017/18 Internal Audit Plan.

Objective

The objective of the review is to obtain evidence to provide assurance that mitigation strategies for key risks are in progress, adequately resourced (budget and staff) and address the underlying cause of the risk.

Scope

This Part 2 review examined the following risks identified during relevant business unit operational risk assessment workshops and subsequently recorded on the RMSS Risk Register.

- Asset management planning (Risk ID 61).
- Safety related incidents during delivery of civil construction projects (Risk ID 18)
- Security at council events, meetings and committees (Risk ID 87)

At the time of this Part 2 review, Risk ID 61 was rated on the RMSS Risk Register as the sole "extreme" risk for the organisation.

Risk ID 18 and 87 are "high" rated risks on the RMSS Register which, following consultation with the Risk Management Coordinator, were considered the most worthy of selection for review. This selection was based on the consequences of these risks and importance of their effective management.

All aspects of the above three risks as recorded on the RMSS Risk Register were reviewed i.e. risk impacts, causes, existing controls and mitigation strategies. However, the focus of this Part 2 review was an evaluation of mitigation strategies put into place since the relevant business unit operational risk assessment workshop.

In addition to assigning the abovementioned risk ratings, a controls effectiveness rating of "inadequate" for each of the above listed risks was identified during the workshops and recorded on the RMSS Register. This Part 2 review also included a reassessment of these ratings after taking into account mitigation strategies in place as well as existing controls.

Approach

The following steps were undertaken in completing this review:

- Abovementioned risks were identified from discussions with the Risk Management Coordinator as well as review of the Risk Management Quarterly Update Report produced by this officer for the 11 December 2017 Audit and Risk Committee meeting. This report provides a summary of key risks of the City as recorded on the RMSS Risk Register.
- Progress notes on the RMSS Risk Register and available documentation in relation to the mitigation strategies of the selected risks were reviewed.
- Interviews were then held with the "risk owners" of the selected risks to gain further understanding of all aspects of these risks as well as mitigation strategies in place and their progress. These "risk owners" are the Manager Construction Unit (Risk ID 18), Manager Asset Management Unit (Risk ID 61) and Manager Community

Amenity and Safety (Risk ID 87). Discussions were also held with the Senior Safety Coordinator who has played a major role in the mitigation of Risk ID 18.

- Further monitoring on the progress of implementation of mitigation strategies was carried out via review of progress notes recorded on the RMSS Risk Register for the selected risks, further discussions with the "risk owners" and Senior Safety Coordinator (Risk ID 18) as well as examination of relevant documentation. This monitoring was carried out until early February 2018 to enable this report to be included within the agenda for the 26 February 2018 Audit and Risk Committee meeting.
- Findings and conclusions for this Part 2 review were documented within an excel spreadsheet.
- These findings and conclusions were discussed and confirmed with the Risk Management Coordinator.
- A report (this report) was then drafted summarising the results of the findings and conclusions.
- The final report will be included in the agenda for the Audit and Risk Committee Meeting to be held on the 26 February 2018.

Conclusion

Evidence was obtained to provide assurance that mitigation strategies for risks reviewed are in progress, adequately resourced (budget and staff) as well as addressing the underlying cause of the risk.

Risks reviewed

Findings in relation to asset management planning (Risk ID 61) and safety related incidents during delivery of civil construction projects (Risk ID 18) are provided below. The attached schedules provide a more detailed analysis for these risks.

The findings relating to security at Council events, meetings and committees (Risk ID 87) are contained within a confidential attachment.

<u>Asset management planning (Risk ID 61)</u>

The RMSS Risk Register provides the following description of this extreme rated risk.

"Failure to accurately and sustainably plan for asset management capital works requirements".

The following mitigation strategies were identified as being in place to address this extreme risk.

Asset Management Framework

This framework will "outline how we use the asset data that we capture and store such as inventory, cost, quantity, condition and translate them into decision making with regards to meeting service levels."

A key element of this framework is a capital works planning and

prioritisation tool (currently an excel spreadsheet). The current focus is on the assembly of input data requirements for this tool. These input data requirements (i.e. decision making criteria) include asset inventory, condition, remaining useful life and maintenance/replacement costs. Contractors have been engaged to collect these input data requirements during assessments of buildings; roads and footpaths; street and park furniture; civil structures; and electrical/lighting. At the time of this review, all but one of these assessments have been completed. The Asset Management Unit, in conjunction with relevant asset custodian units, is currently processing the submitted data from the completed assessments. It is envisaged by the Manager Asset Management that the input data requirements for the capital works planning and prioritisation tool will be complete around August 2018.

Best Practice Asset Management Plans

A “best practice” asset management plan template has been developed that “plans the maintenance activities and costs required to sustain the defined services and service levels the asset portfolio is subject to in complete alignment with the Asset Management Framework”.

These asset management plans have been completed by asset custodian units for the 2018/19 financial year for all asset portfolios and are being included within the 2018/19 capital works budget process. However, as a result of submitted data from the completed assessments currently being processed (refer Asset Management Framework above), up to date data on asset condition, remaining useful life, maintenance/replacement costs, etc will not have been available for inclusion within certain 2018/19 asset management plans.

Asset Management Partnership Program

This program was launched in June 2017 and involves Asset Management Advisors from the Asset Management Unit partnering with asset custodian units on an ongoing basis in order to improve asset management practices within the City.

The output of the partnership program is an asset management plan for all asset portfolios.

As part of the partnership program, asset custodian units, in conjunction with their assigned Asset Management Advisor, were required to separately prepare an asset improvement plan that “outlines the strategy for improving asset management of relevant assets and details the tasks required to achieve asset management plan and business plan objectives”.

New Asset Readiness

New asset readiness is the “function to understand the impact of new assets so that we are financially and operationally ready to assume

ownership of them from the handover date". According to the Manager Asset Management life cycle cost impact analysis for new assets is currently an immature process within the organisation and not being done in a quantified manner. The best way to deliver this function is currently being investigated by the Manager Asset Management and will involve resource(s) within this unit developing an appropriate methodology.

Asset Management Strategy

As a result of a strategic review of the organisation carried out in 2017, an Asset and Infrastructure Strategy was identified as one of four "issue specific" strategies required to be included within the City of Perth Integrated Planning and Reporting Framework. These "issue specific" strategies will be linked to the City's Strategic Community Plan.

It was demonstrated by the Manager Asset Management that the responsibility for developing the Asset and Infrastructure Strategy to meet the goals of the Strategic Community Plan is spread across all five directorates. The Manager Asset Management is driving the development of the Asset and Infrastructure Strategy which is currently at an early planning stage.

Summary

All but one of the assessments (i.e. roads and footpath) for the collection of the input data requirements for the capital works planning and prioritisation tool have been completed (refer Asset Management Framework above). The Asset Management Unit is currently collaborating with asset custodian units to process the submitted data from the completed assessments. It is envisaged that the input data requirements for the capital works planning and prioritisation tool will be complete around August 2018.

The asset management plans as described above have been completed by asset custodian units for 2018/19 for all asset portfolios and are being included within the 2018/19 capital works budget process, although up to date asset data may not have been available for inclusion with certain plans.

An Asset Management Partnership Program has been underway and involves Asset Management Advisors from the Asset Management Unit partnering with asset custodian units on an ongoing basis in order to improve asset management practices within the City. The output of this partnership program is asset management plans for asset custodian units.

The New Asset Readiness function and Asset and Infrastructure Strategy are currently at a formative stage.

Relevant Asset Management Unit staff members are involved in implementing the mitigation strategies for this extreme rated risk with

assistance from specialist staff in Finance (Asset Management Framework) and asset custodian units (Asset Management Partnership Program). Development of the Asset and Infrastructure Strategy will involve assistance from relevant staff across all five directorates.

Funding has been allocated to contractors for the collection of input data requirements for the capital works planning and prioritisation tool (Asset Management Framework). At this stage the implementation of the mitigation strategies do not require further funding, however, this may change in future if a specialised software forecasting tool is pursued.

It is considered that the above mitigation strategies (as well as existing controls) are or will be addressing the potential causes for this extreme risk as listed within the table in the attached schedules.

In accordance with the table in the attached schedules, the Risk Management Team had rated the controls effectiveness for this risk as "inadequate" and rated this risk as "extreme". As a result of this review, the above mentioned ratings were reassessed.

An assessment of the effectiveness of controls should consider mitigation strategies in place as well as existing controls. The Asset Management Partnership Program mitigation strategy has been well underway and led to asset custodian units providing asset management plans (includes asset improvement plans) for the 2018/19 capital budget planning process.

However, the key element of the Asset Management Framework i.e. capital works planning and prioritisation tool is under development with input data requirements to enable this tool to function currently being processed. The input data requirements for this tool are envisaged to be completed around August 2018. The New Asset Readiness function and Asset and Infrastructure Strategy are currently both at an early formative stage.

As a result, it is considered that the abovementioned ratings are warranted to remain in place at this point in time.

<u>Safety related incidents during delivery of Civil Construction Projects (Risk ID 18)</u>

The RMSS Risk Register provides the following description of this high rated risk.

"Staff or third party injuries during the delivery of Civil Construction Projects".

The following mitigation strategies were identified as being in place to address this risk.

Training Needs Analysis

In 2017 the Senior Safety Coordinator had instituted a safety Training Needs Analysis for the Construction Unit. A Training Needs Analysis spreadsheet is in place and provides a list of required/mandatory and desired safety training for unit staff. In addition, a Training Matrix is being updated to record completion of training by unit staff members. At the time of this review, this matrix records that all but one relevant Construction Unit staff has completed the required Construction Industry Safety Induction (Whitecard).

OHS requirements within the Project Delivery Framework

During 2017 the Senior Safety Coordinator had been liaising with the Construction Unit to include specific OSH requirements in the new Project Delivery Framework being developed by this unit. It was demonstrated by the Manager Construction that these requirements have now been incorporated into the framework in the form of supporting documentation required for projects e.g. safety plans, Hazard Elimination and Management Register, contract documents with OSH clauses. This framework is now being utilised for construction projects.

Safety in Design Procedure

This procedure has been developed by the Construction Unit with input from the Senior Safety Coordinator and was approved by the ELG on 5 July 2017. According to the risk register this procedure “will assist in reducing risks at the earliest stages of design, ensuring that safety risks are reduced as far as is practicable for the construction, operation and maintenance of an asset”. Evidence was obtained that this procedure is being followed for construction projects.

Contractor Safety Management System

This system includes a Contractor Safety Management Procedure, inspection and auditing tools (Contractor Safety Management Checklist), Contractor Safety Handbook, inspection/observation booklet (Safety Inspection/Observation Diary) for use by Project Officers and Supervisors as well as standard OSH clause/questionnaire to be included within contract documents. Usage of the abovementioned checklist and diary by staff has been sighted on Content Manager. It was also confirmed on Content Manager that the standard OSH clause/questionnaire is being included within contract documents. Elements of this system have been updated in 2017.

Updated Incident Reporting and Investigation Procedure and RMSS Training

In May 2017 an updated Incident Reporting and Investigation Procedure was introduced within the City. This procedure included a new Incident Escalation Process and Incident Severity Table. RMSS is the current system

utilised by the City for the recording and management of incidents. As sighted on Content Manager, training on the updated procedure including usage of RMSS to facilitate this procedure has been rolled out within the City to relevant staff. Feedback from the Senior Safety Coordinator suggests the updated procedure is operating as intended.

Safety System Gap Analysis and Implementation Program

A Safety System Gap Analysis and Implementation Program initiative was commenced by the Senior Safety Coordinator in May 2017. The Safety System Gap Analysis provides an overview of current status of various elements of the City's safety system e.g. incident management, audit and inspections, contractor management as well as "proposed position" in regards to these elements and actions required to achieve the proposed position. The Safety Planning and Implementation Program is in a Gantt chart format and being used as a guide for the implementation of actions. A review of the Gantt chart shows a number of actions as being completed or in progress of being completed. The completion/progress of actions was confirmed with the Senior Safety Coordinator.

Operational safety risk assessment

On the 9 November 2017 the Senior Safety Coordinator carried out an operational safety risk assessment within the Construction Unit with the assistance of the Risk Management Coordinator. This safety risk assessment identified a high risk of "Project execution and delivery fails to meet safety standards and expectations" as well as a number of "new or additional treatments" for this identified risk (refer table on this risk taken from the safety risk assessment within attached schedules).

The current status of "new or additional treatments" has been determined from the Senior Safety Coordinator and are summarised within the attached schedules. It was determined that the "new or additional treatments" have either been completed, are ongoing or are planned to be completed.

Summary

Risk ID 18

The mitigation strategies as described above highlight that the City has been active in 2017 in endeavouring to address Risk ID 18. These strategies comprise new initiatives i.e. safety Training Needs Analysis and Matrix for relevant staff, inclusion of OHS requirements within the Project Delivery Framework, Safety in Design Procedure and Safety System Gap Analysis/Implementation Program as well as updating existing systems and procedures i.e. Contractor Safety Management System and Incident Reporting and Investigation Procedure.

Adequate staff resources have been addressing Risk ID 18. These staff

resources include the Senior Safety Coordinator and the Manager Construction Unit (Risk Owner) as well as their respective teams. Funding required to address this risk was not evident in this review.
It is considered that the abovementioned mitigation strategies (as well as existing controls) for Risk ID 18 are addressing the potential causes of this risk as listed in the table within the attached schedules.

The Risk Management Team has rated the controls effectiveness for Risk ID 18 as "inadequate" and rated this risk as "high". A risk rating of "high" is reflective of the nature of activities involved in construction.

However, the City has been active in 2017 with the introduction of new or improved safety initiatives (as well as continuing with existing controls as identified during the risk workshop) and as a result an upgrade in controls effectiveness from "inadequate" to "adequate" for Risk ID 18 is considered to be warranted.

"Project execution and delivery fails to meet safety standards and expectations"(Operational safety risk assessment)

"New or additional treatments" have or will be contributing to addressing the high risk "Project execution and delivery fails to meet safety standards and expectations" as identified from the operational safety risk assessment.

Staff resources addressing Risk ID 18 have also been tackling the "Project execution and delivery fails to meet safety standards and expectations" risk. Funding required to address this risk was not evident in this review.

No causes are listed for this risk as per table taken from the operational safety risk assessment.

A controls effectiveness rating of "adequate" and risk level rating of "high" was given for the "Project execution and delivery fails to meet safety standards and expectations" risk during the abovementioned operational safety risk assessment. As per Risk ID 18 the nature of construction activities warrants a high risk rating for this risk. Following a review of "new or additional treatments" as well as "current key controls" for this risk it is considered that the controls effectiveness rating of "adequate" is valid.

<u>Security at council events, meetings and committees (Risk ID 87)</u>

A detailed analysis of this risk is included within the confidential attachment.

Comments

This review has complemented the work of the Risk Management Coordinator in implementing the stages of the "Road Map" towards best practice risk management as contained within the Organisational Risk Management Maturity Assessment carried out by LGIS (Local Government

Insurance Services) Risk Management in 2016.

The Validation of Critical/Major Risk Mitigation Strategies Review provides assurance on the effectiveness of risk management processes, controls and treatments for key risks and in doing so is ensuring that the City is addressing Stage 5 (Implement Assurance) of the abovementioned “Road Map”.

The value of carrying out this review has been recognized by the scheduling of parts 1 and 2. Depending on other audit priorities this review may be regular inclusion in future annual internal audit plans.

Acknowledgements The cooperation and assistance received from the Risk Management Coordinator, Manager Construction Unit, Senior Safety Coordinator, Manager Asset Management Unit and Manager Community Amenity and Safety Unit to enable abovementioned risks and mitigation strategies to be reviewed is appreciated.

Sign off

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Mario Cheldi
Internal Auditor

9 February 2018

Validation of Critical/Major Risk Mitigation Strategies Review

Risk Owner: Manager Asset Management - Corporate Services Directorate
Key Service: Asset Management Partnership Program - Establishment of partnerships to improve organisational asset management practices.
Risk Name: Asset Management Planning

Note
Information within the table below was obtained during a risk workshop facilitated by the Risk Management Team and attended by key Asset Management Unit staff on the 16 May 2017. This information has been uploaded into the RMSS risk management system by the Risk Management Team. RMSS provides a register of this risk which includes information within the table below as well as strategies to mitigate the risk. The RMSS register for this risk was reviewed to identify mitigation strategies in place and their recorded progress. Discussions were held with the Manager Asset Management and risk documentation reviewed in order to validate mitigation strategies.

Risk ID	Risk Description	Potential Causes	Controls Effectiveness	Risk Rating
61	Failure to accurately and sustainably plan for asset management capital works requirements.	Large contributed asset portfolio in the pipeline that presents significant uncertainty. Legacy issues and processes in the way the City currently manages assets. Resistance to change from internal and external key partners. Lack of adequate specialised skill set and maturity in the City's Asset Management practices. Lack of historical good quality data to analyse and inform accurate planning requirements. Lack of policy, standards and criteria to govern the requirements for a business case to justify capital works.	Inadequate	EXTREME Financial - Unforseen expenditure
	Potential Risk Impacts	**Existing controls**		
	The forecast capital expenditure requirements in the medium and long term future is unknown. Projects are budgeted for but not completed due to fluctuating requirements or weak business cases. Inefficient expenditure on assets. The City fails to achieve optimal sustainability of assets. Decision making process on capital budgeting is not transparent. Investments are not aligned to the Strategic Community Plan and the Integrated Planning and Reporting Framework.	Experienced team and processes in place to review the corporate AM system data and update it with new / disposed assets. Regular meetings with external stakeholders to clarify the expected timeline for the contribution of large State Government assets. Collaboration with internal stakeholders to tailor improvements to improve asset life-cycle data quality and strategy. Training provided to Asset Management Unit staff in stakeholder negotiation and engagement. Asset management improvement objectives are aligned to corporate strategy objectives objectives (Strategic Community Plan, Sustainability, Integrated Planning and Reporting Framework).		

Validation of risk mitigation strategies for the above mentioned extreme risk
Following a review of the risk register and relevant documentation as well as feedback from the Manager Asset Management a number of strategies were identified for mitigating this risk. These strategies are described below.

Asset Management Framework
This framework will "outline how we use the asset data that we capture and store such as inventory, cost, quantity, condition and translate them into decision making with regards to meeting service levels." A key element of this framework is a capital works planning and prioritisation tool. This tool is currently an excel spreadsheet being designed in collaboration with the Finance Unit Business Analyst to enable forecasting of capital works requirements and budgets for relevant City asset classes. Longer term it is planned that this excel spreadsheet will be replaced by a specialised software forecasting tool. As advised by the Manager Asset Management the focus so far has been on ensuring that the input data requirements are correct for the spreadsheet rather than pursuing specialised software to carry out this forecasting. These input data requirements (i.e decision making criteria) include asset inventory, condition, remaining useful life and maintenance/replacement costs. Contractors have been engaged to collect these input data requirements during assessments of buildings including multi storey carparks; roads, footpaths including open air carparks and onstreet parking bays; street and park furniture; civil structures and electrical/lighting. With the exception of the roads and footpaths assessment which has recently commenced, the other assessments have been completed. The Asset Management Unit, in conjunction with relevant asset custodian units, is currently processing the submitted data from the completed assessments. This processing of this data is time consuming and it is envisaged by the Manager Asset Management the input data requirements for the abovementioned capital works planning and prioritisation tool will be complete around August 2018.

Best Practice Asset Management Plans

Asset Management Plans are required to be completed as a legislative requirement. The Manager Asset Management has advised that a best practice Asset Management Plan template has been developed that "plans the maintenance activities and costs required to sustain the defined services and service levels the asset portfolio is subject to in complete alignment with the Asset Management Framework". This template has been distributed to asset custodian units to develop 2018/19 asset management plans (in conjunction with their Asset Management Advisor, refer Asset Management Partnership Program below) for all asset portfolios. The Manager Asset Management had required the asset custodian units to submit their asset management plans by 1 December 2017 to accommodate the new capital budget planning process for the 2018/19 financial year. Evidence of these asset management plans being completed in accordance with the template was sighted. However, as a result of submitted data from the completed assessments currently being processed (refer Asset Management Framework above), up to date data on asset condition, remaining useful life, maintenance/replacement costs, etc will not have been available for inclusion within certain 2018/19 asset management plans.

Asset Management Partnership Program

In June 2017 the Manager Asset Management launched an Asset Management Partnership Program. This program involves Asset Management Advisors from the Asset Management Unit partnering with asset custodian units on an ongoing basis in order to improve asset management practices within the City. Asset Management Advisors are utilising this program to "disseminate and guide the formation of all required parameters of the framework to ensure consistency between all asset custodians." The output of the partnership program is an asset management plan for the asset custodian units.

As part of the Asset Management Partnership Program, asset custodian units, in conjunction with their assigned Asset Management Advisor, were required to separately prepare an asset improvement plan that "outlines the strategy for improving asset management of relevant assets and details the tasks required to achieve asset management plan and business plan objectives". This asset improvement plan forms part of the asset management plan. Completed asset improvement plans for asset custodian units were sighted.

New Asset Readiness

The Manager Asset Management has outlined another strategy to mitigate this risk known as New Asset Readiness. New Asset Readiness is the "function to understand the impact of new assets so that we are financially and operationally ready to assume ownership of them from the handover date". According to the Manager Asset Management life cycle cost impact analysis for new assets is currently an immature process within the organisation and not being done in a quantified manner. The best way to deliver this function is currently being investigated by the Manager Asset Management Unit and will involve resource(s) within this unit developing an appropriate methodology.

Asset Management Strategy

As a result of a strategic review of the organisation carried out in 2017, an Asset and Infrastructure Strategy was identified as one of four "issue specific" strategies required to be included within the City of Perth Integrated Planning and Reporting Framework. These "issue specific" strategies will be linked to the City's Strategic Community Plan. The Manager Asset Management has provided a table which shows how the Asset and Infrastructure Strategy will meet Strategic Community Plan goals. This table also highlights that the responsibility for developing the Asset and Infrastructure Strategy to meet the goals of the Strategic Community Plan is spread across all five directorates. The Manager Asset Management is driving the development of the Asset and Infrastructure Strategy which is currently at an early planning stage. It is being proposed by the Manager Asset Management that the development of this strategy will involve the following three phases:

Phase 1: Determine the scope of the strategy and working group representation required.

Phase 2: Determining the focus areas of the strategy.

Phase 3: Consolidation of the focus areas into a central strategy.

As mentioned under the Note section above, existing controls within the above table were ascertained at the risk workshop undertaken on the 16 May 2017. These existing controls were deemed to be applicable at the time of this workshop. The current status of these controls was determined during discussions with the Manager Asset Management as follows:

"Experienced team and processes in place to review the corporate AM system data and update it with new/disposed assets" - In addition to the Manager Asset Management the Asset Management Unit is comprised of three Asset Management Advisors as well as a Financial Asset Management Officer and an Asset Management Officer. These staff are experienced in asset management. Processes are in place for Asset Management Unit staff to review data on the Hansen8 corporate asset management system and update this data with details on new or disposed assets.

"Regular meetings with external stakeholders to clarify the expected timeline for the contribution of large State Government assets" - External stakeholders in this instance refers to the Metropolitan Redevelopment Authority (MRA). The Manager Asset Management has advised that he has met monthly with the MRA in relation to the timeline for the contribution of large state government assets such as those within Elizabeth Quay and Perth City Link.

"Collaboration with internal stakeholders to tailor improvements to improve asset life-cycle data quality and strategy" - As confirmed by the Manager Asset Management this control refers to the Asset Management Partnership Program as described above.

"Training provided to Asset Management Unit staff in stakeholder negotiation and engagement" - According to the Manager Asset Management training to Asset Management Unit staff in stakeholder negotiation and engagement was provided internally by the Human Resources Advisor, Learning & Development. This training was provided in the form of a half day workshop. The Manager Asset Management confirmed that this training was for assisting his staff with liaising with asset custodians as part of the Asset Management Partnership Program.

"Asset management improvement objectives are aligned to corporate strategy objectives (Strategic Community Plan, Sustainability, Integrated Planning and Reporting Framework)" - It is clear from review of documents comprising the City's Integrated Planning and Reporting Framework that asset management improvement objectives are aligned to corporate strategy objectives. These asset management improvement objectives are outlined within the Corporate Asset Management Plan 2017-2027. The Corporate Asset Management Plan is a key component of the City's Integrated Planning and Reporting Framework and is one of the strategic enablers activating the Strategic Community Plan 'Vision 2029+' and its broad vision for Perth as the Capital City of Western Australia.

Summary

All but one of the assessments (i.e roads and footpath) for the collection of the input data requirements for the capital works planning and prioritisation tool have been completed (refer Asset Management Framework above). The Asset Management Unit is currently collaborating with asset custodian units to process the submitted data from the completed assessments. It is envisaged that the input data requirements for the capital works planning and prioritisation tool will be complete around August 2018.

The "best practice" asset management plans as described above have been completed by asset custodian units for 2018/19 for all asset portfolios and are being included within the 2018/19 capital works budget process, although up to date asset data will not have been available for inclusion within certain plans.

An Asset Management Partnership Program was launched mid 2017 and involves Asset Management Advisors from the Asset Management Unit partnering with asset custodian units on an ongoing basis in order to improve asset management practices within the City. This partnership has resulted in 2018/19 asset management plans and asset improvement plans for asset custodian units.

The New Asset Readiness function and Asset and Infrastructure Strategy are currently are at a formative stage.

Relevant Asset Management Unit staff are involved in implementing the mitigation strategies for this extreme risk with assistance from specialist staff in Finance (Asset Management Framework) and asset custodian units (Asset Management Partnership Program). Development of the Asset and Infrastructure Strategy will involve assistance from staff across all five directorates.

Funding has been allocated to contractors for the collection of input data requirements for the capital works planning and prioritisation tool (refer Asset Management Framework). At this stage the implementation of the mitigation strategies do not require further funding, however, this will change in future if a specialised software forecasting tool is selected for purchase.

It is considered that the above mitigation strategies (as well as existing controls) are or will be addressing the potential causes for this extreme risk as listed in the above table.

As per the above table the Risk Management Team had rated the controls effectiveness as "inadequate" and rated this risk as "extreme". The Asset Management Partnership Program mitigation strategy has been well underway and led to asset custodian units providing asset management plans (includes asset improvement plans) for the 2018/19 capital budget planning process. However, the key element of the Asset Management Framework i.e capital works planning and prioritisation tool is under development with input data requirements to enable this tool to function currently being processed. The input data requirements for this tool are envisaged to be completed around August 2018. The New Asset Readiness function and Asset and Infrastructure Strategy are currently both at a formative stage. As a result, it is considered that these ratings are warranted to remain in place at this stage.

Validation of Critical/Major Risk Mitigation Strategies Review

Risk Owner: Manager Construction - Construction & Maintenance Directorate
Key Service: Engineering Consultancy Services and Coordination of Construction Works
Risk Name: Safety related incidents during delivery of Civil Construction Projects

Note
Information within the table below was obtained during risk workshops facilitated by the Risk Management Team and attended by key Construction Unit staff on the 6 February 2017. This information has been uploaded into the RMSS risk management system by the Risk Management Team. RMSS provides a register of this risk which includes information within the table below as well as strategies to mitigate the risk. The RMSS register for this risk was reviewed to identify mitigation strategies in place and their recorded progress. Discussions were held with relevant staff and risk documentation reviewed in order to validate mitigation strategies. For this risk discussions were held with the Manager Construction as well as the Senior Safety Coordinator who has played a significant role in mitigation strategy implementation.

Risk ID	Risk Description	Potential Causes	Controls Effectiveness	Risk Rating
18	Staff or third party injuries during the delivery of Civil Construction Construction Projects.	Lack of ownership/implementation/support. Complacency. Inadequate monitoring of contractors. Pressures for project completion. Lack of project specific induction. Inadequate corporate procedures. Infrequent workplace inspections.		
	Potential Risk Impacts	**Existing Controls**		
	Potential Injuries to staff and the public. Liability exposure on the City. Impacts on the City's Reputation. Financial Impacts (increased costs for projects). Affects project delivery. Impacts on the City's safety culture. Staff Absenteeism. Non-compliance and breaches with legislation. 3rd party investigations (Worksafe).	Site visits. OSH Team support and collaboration. Reactive safety improvements. Contractor inductions. Pre-contract reviews. Project specific safety documents and procedures. Job Safety Analysis and Safe Work Method Statements. Low level training. Communication Plan. Scheduling of high risk projects appropriately and in consultation with key stakeholders. Contract obligations for safety processes. Education and awareness for staff and third parties.	**Inadequate**	**HIGH** **People - Worker Safety & Wellbeing**

Validation of risk mitigation strategies for the above mentioned risk
Following a review of the risk register and relevant documentation as well as feedback from the Manager Construction Unit and Senior Safety Coordinator a number of strategies were identified for mitigating this risk. These strategies are described below.

Training Needs Analysis and Matrix
In 2017 the Senior Safety Coordinator had instituted a safety Training Needs Analysis for the Construction Unit. A Training Needs Analysis spreadsheet was reviewed and found to provide a list of required/mandatory and desired training for unit staff. In addition, a Training Matrix is being updated to record completion of this training by Construction Unit staff. At the time of this review, this matrix records that all but one relevant Construction Unit staff has completed the required Construction Industry Safety Induction (Whitecard). The matrix is to be updated as training as per the needs analysis has been completed by Construction Unit staff.

OHS requirements within the Project Delivery Framework

As recorded on the risk register, during 2017 the Senior Safety Coordinator had been liaising with the Construction Unit to include specific OSH requirements in the new Project Delivery Framework being developed by this unit. It was demonstrated by the Manager Construction Unit (Risk Owner) that these requirements have now been incorporated into the Project Delivery Framework in the form of supporting documentation required for projects eg safety plans, Hazard Elimination and Management Register, contract documents with OSH clauses. This framework is now being utilised for construction projects.

Safety in Design Procedure

This procedure has been developed by the Construction Unit with input from the Senior Safety Coordinator and was approved by the ELG on 5 July 2017. According to the risk register this procedure "will assist in reducing risks at the earliest stages of design, ensuring that safety risks are reduced as far as is practicable for the construction, operation and maintenance of an asset". Evidence was obtained that this procedure is being followed for construction projects.

Contractor Safety Management System

Recorded on the risk register is the Contractor Safety Management System including Contractor Safety Management Procedure, inspection and auditing tools (Contractor Safety Management Checklist), Contractor Safety Handbook, inspection/observation booklet (Safety Inspection/Observation Diary) for use by Project Officers and Supervisors as well as standard OSH clause/questionaire to be included within contract documents. Usage of the abovementioned checklist and diary by staff has been sighted on Content Manager. It was also confirmed on Content Manager that the standard OSH clause/questionnaire is being included within contract documents. Elements of this system have been updated in 2017.

Updated Incident Reporting and Investigation Procedure and RMSS Training

In May 2017 an updated Incident Reporting and Investigation Procedure was introduced within the City. This procedure included a new Incident Escalation Process and Incident Severity Table. RMSS is the current system utilised by the City for the recording and management of incidents. As sighted on Content Manager, training on the upated procedure including usage of RMSS to facilitate this procedure has been rolled out within the City to relevant officers. Feedback from the Senior Safety Coordinator suggests the updated procedure is operating as intended.

Safety System Gap Analysis and Implementation Program

A Safety System Gap Analysis and Implementation Program initiative was commenced by the Senior Safety Coordinator in May 2017. The Safety System Gap Analysis provides an overview of current status of various elements of the City's safety system eg. incident management, audit and inspections, contractor management, etc as well as "proposed position" in regards to these elements and actions required to achieve the proposed position. The Safety Planning and Implementation Program is in a Gantt chart format and being used as a guide for the implementation of actions. A review of the Gantt chart shows a number of actions as being completed or in progress of being completed. The completion/progress of actions was confirmed with the Senior Safety Coordinator.

As mentioned under the Note section above, existing controls within the above table were ascertained at the risk workshop undertaken on the 6 February 2017. These existing controls were deemed to be applicable at the time of this workshop. The current status of these controls was determined as follows:

"Site visits" - The Senior Safety Coordinator and Manager Construction Unit have confirmed that site visits for projects occur both before commencement and during works. Larger projects or high risk projects are inspected more frequently. The inspection involves the Project Manager, above mentioned Coordinator/OSH Team member and Contractor representative with the aim of controlling safety risks associated with projects. Evidence of these site visits via completion of safety inspection checklists was sighted.

"OSH Team support and collaboration" - It is clear from discussions with the Senior Safety Coordinator and the Manager Construction Unit as well as research on mitigation strategies/controls that that the OSH Team collaborate and provide required support to the Construction Unit in regards to managing this risk. Examples of this support and collaboration occurs in the areas of site inspections, obtaining of required safety documentation for projects, incident management, attendance at OSH/risk management meetings and providing various safety training.

"Reactive safety improvements" - These may occur, for example, following a site inspection or incident (including near miss) reporting.

"Contractor Inductions" - As stated within tender documentation, an online City of Perth Contractor/Consultant Induction (via Aveling Training) is required to be completed before commencement of any works. The tender documentation also states that this online induction is required to be completed by the contractor/consultant every 12 months from the date of the signing of the contract. According to Aveling Training "The City of Perth Local Government Safety Induction provides contractors with a knowledge of OSH legal responsibilities and processes to deal with OHS issues. It provides an overview of common safety issues and a basic understanding of how to apply safety and emergency procedures". Evidence of completion of the online induction by contractors has been sighted. In addition to the online induction, contractors are subject to a site specific safety induction as provided by a member of the OSH Team. Evidence of completion of this induction i.e Contractor On-Site Induction Checklist was sighted. Where contractors are engaged to provide services that are not site specific eg plumbing, electrical, a Service Contractor Induction based on safety requirements is carried out for these contractors by the relevant Project Officer. Evidence of completion of this form of induction i.e Contractor OSH Induction Checklist was sighted.

"Pre-contract reviews" - This control refers to the review by a member of the OHS Team of completed OHS questionnaire and supply of safety documentation (both required per tender documents) by the proposed contractor to ensure that this contractor has the appropriate skills, abilities and knowledge to safely carry out the work for which they have tendered. Confirmation of this review taking place was obtained from the Senior Safety Coordinator.

"Project specific safety documents and procedures" "Job Safety Analysis and Safe Work Method Statements" - Safety documentation is required to be supplied by contractors as per tender documents. Evidence of the attainment of required safety documentation for contractors was sighted on Content Manager.

"Low level training" - According to the Manager Construction Unit this refers to the basic construction safety training/induction undertaken (Whitecard training). As discussed above it is recorded on the Training Matrix that this form of training has been completed by all but one Construction Unit staff.

"Communication Plan" - This control comprises a formalised set of rules for communication between a Contractor and the City of Perth in relation to contract/project changes or queries including safety issues. Evidence was sighted that this plan is discussed during the prestart meeting for projects.

"Scheduling of high risk projects appropriately and in consultation with key stakeholders" - An example of this scheduling, as given by the Manager Construction Unit, involves the Perth Concert Hall Cooling Towers (replacement) Project. Replacement of the towers was carried out in the quiet period between Christmas and New Year where the Concert Hall is shutdown with key stakeholders including the City, community and state government (heritage interests) being consulted on this project.

"Contract obligations for safety processes" - The tender specifications which form part of the contract documents contain standard clauses that outline Contractor Occupational Safety & Health obligations and requirements.

"Education and awareness for staff and third parties" - Refer discussion above on staff training, OSH requirements within the Project Delivery Framework, safety procedures and system, OSH Team support and collaboration, Contractor Inductions, and Contract obligations for safety processes.

On the 9 November 2017 the Senior Safety Coordinator carried out an operational safety risk assessment within the Construction Unit with the assistance of the Risk Management Coordinator. The following is taken directly from documentation on this risk assessment.

Activity: Construction Unit - Operational Safety Risks and Activities

Objective: Safely deliver Construction Projects in line with internal and external procedures (guidelines, work procedures) and standards (Worksafe).

No.	Activity	Potential Risks	Current Key Controls	Controls Effectiveness	Risk Level	New or Additional Treatment
2	Project Execution and Delivery	Project execution and delivery fails to meet safety standards and expectations	Weekly project meeting where safety is an agenda item (eg McLean Lane).	Adequate	HIGH	Develop uniform template for weekly safety meeting to define safety items (tool box prestart) - Jude C
			Safety inspections carried out by Project Managers (planned and unplanned) - including the OSH Team.			Tender documents to be amended to remove contractor minutes - Sid M
			Inspection booklet to enable the OSH Audit.			Specify KPIs for safety inspections for Project Managers - PM's
			Spot checks conducted by Project Managers and OSH Team.			Organise RMSS logins and training for Project Managers and Paul B - SM/CT/JS
			Contractor Safety Management Procedure.			Lessons learnt template to include attendees (OSH Team) - Ramzi I
			Incident Reporting Procedure.			Risk Management decision making training for project managers - CT/JS
			Project review and lessons learnt process (with standard template used) with the Project Team and OSH Team.			Capture past performance of contractors i.e project review - JS, PM's and Ramzi
			Construction Unit personnel to comply with site safety management procedures (PPE inclusive).			Reassess after risk changes in projects (include in project framework) - Sid M

Five of the eight current key controls within this table are mitigation strategies or controls as recorded on the RMSS register under Risk ID 18 (refer discussion on mitigation strategies/controls above). The remaining three current key controls were discussed with the Manager Construction Unit as follows:
"Weekly project meeting where safety is an agenda item (eg McLean Lane)" - Safety is a standard agenda item for weekly project meetings. Evidence of this was obtained from a review of minutes for weekly project meetings.
"Project review and lessons learnt process (with standard template used) with the Project Team and OSH Team" - Template completed in relation to project review/lessons learnt process undertaken was sighted. The Manager Construction Unit has advised that this template is planned to be updated.
"Construction Unit personnel to comply with site safety management procedures (PPE inclusive)" - As confirmed with the Manager Construction Unit this compliance occurs in areas such as use of PPE (personal protective equipment) by unit staff, reversing of vehicles, manual lifting, etc.

The new or additional treatments within the above table have been followed up with the Senior Safety Coordinator. The current status of these treatments as obtained from this officer are described below.
"Develop uniform template for weekly safety meeting to define safety items (tool box prestart) - Jude C" - "To be on standard project meeting agenda template". Proposed completion date 29/3/18.
"Tender documents to be amended to remove contractor minutes - Sid M" - "Latest draft standard contract template includes for City to take and circulate minutes - being formalised". Confirmed contract clause for City to take minutes is now in place.
"Specify KPIs for safety inspections for Project Managers - PM's" - "JS (Manager Construction Unit) to include in mid-yearly reviews". Not yet completed.
"Organise RMSS logins and training for Project Managers and Paul B - SM/CT/JS" - "Completed". Date closed 20/11/17.
"Lessons learnt template to include attendees (OSH Team) - Ramzi I" - "To be included when Lessons Learned Template is updated for next review (McLean/Wellington)". Proposed completion date 28/2/18.
"Risk Management decision making training for project managers - CT/JS" - "OSH Team to organise". Proposed completion date 29/3/18.
"Capture past performance of contractors i.e project review - JS, PM's and Ramzi" - "CON unit contractors to be reviewed at project completion and maintained on central register". Ongoing.
"Reassess after risk changes in projects (include in project framework) - Sid M" - "Project Execution Plan Template Updated". Date completed 11/1/18.

Summary
Risk ID 18
The mitigation strategies as described above highlight that the City has been active in 2017 in endeavouring to address Risk ID 18. These strategies comprise new initiatives i.e safety Training Needs Analysis and Matrix for relevant staff, inclusion of OHS requirements within the Project Delivery Framework, Safety in Design Procedure and Safety System Gap Analysis/Implementation Program as well as updating existing systems and procedures i.e Contractor Safety Management System and Incident Reporting and Investigation Procedure.

Adequate staff resources have been addressing Risk ID 18. These staff resources include the Senior Safety Coordinator and the Manager Construction Unit as well as their respective teams. Funding required to address this risk was not evident in this review.

It is considered that the abovementioned mitigation strategies (as well as existing controls) for Risk ID 18 are addressing the potential causes of this risk as listed in the first table above.

As per the first table above the Risk Management Team has rated the controls effectiveness for Risk ID as "inadequate" and rated this risk as "high". A risk rating of "high" is reflective of the nature of activities involved in construction.

However, the City has been active in 2017 with the introduction of new or improved safety initiatives (as well as continuing with existing controls as identified during the risk workshop) and as a result an upgrade in controls effectiveness from "inadequate" to "adequate" for Risk ID 18 is considered to be warranted.

"Project execution and delivery fails to meet safety standards and expectations" (Operational safety risk assessment)

"New or additional treatments" have or will be contributing to addressing the risk "Project execution and delivery fails to meet safety standards and expectations" as identified from the operational safety risk assessment.

Staff resources addressing Risk ID 18 have also been tackling the "Project execution and delivery fails to meet safety standards and expectations" risk. As per Risk ID 18, funding required to address this risk was not evident during this review.

No causes are listed for this risk as per above table taken from the operational safety risk assessment.

A controls effectiveness rating of "adequate" and risk level rating of "high" was given for this risk during the abovementioned operational safety risk assessment. As per Risk ID 18 the nature of construction activities warrants a high risk rating for this risk.

Following a review of "new or additional treatments" as well as "current key controls" for this risk it is considered that the controls effectiveness rating of "adequate" is valid.

CONFIDENTIAL ATTACHMENT 13.36C
ITEM 13.36 – INTERNAL AUDIT 2017/18 – VALIDATION OF CRITICAL/MAJOR RISK MITIGATION STRATEGIES REVIEW PART 2

FOR THE ORDINARY COUNCIL MEETING

24 APRIL 2018

DISTRIBUTED TO COMMISSIONERS UNDER SEPARATE COVER

Agenda Item 13.37 **East Parade and Kensington Street Signalised Intersection Upgrade**

Recommendation:

That Council:

1. ***ENDORSES** the pedestrian crossing upgrade of Kensington Street and East Parade signalised intersection requested by Main Roads WA and supported by the City of Perth;*

2. ***APPROVES** the civil modifications required by the intersection upgrade to be undertaken by the City of Perth Street Presentation and Maintenance Unit; and*

3. ***APPROVES BY AN ABSOLUTE MAJORITY** re-allocation of $85,000 from capital works project 'CW 2153 - East Perth Walkability' to 'CW2083 - Parallel Walks'.*

FILE REFERENCE:	P1029804-5
REPORTING UNIT:	Transport Unit
RESPONSIBLE DIRECTORATE:	Planning and Development
DATE:	18 April 2018
ATTACHMENT/S:	Attachment 13.37A – Kensington Street / East Parade Civil Modifications Attachment 13.37B – East Parade / Kensington Street Pavement Markings, Minor signs and Traffic Signal Modifications Attachment 13.37C – Preliminary Cost Estimate

Council Role:

☐	Advocacy	*When the Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.*
☒	Executive	*The substantial direction setting and oversight role of the Council e.g. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.*
☐	Legislative	*Includes adopting local laws, town planning schemes and policies*
☐	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:

Integrated Planning and Reporting Framework Implications	**Strategic Community Plan** Goal 1 – A city for people Goal 2 – An exceptionally well-designed, functional and accessibly city

Purpose and Background:

The City has recently been approached by Main Roads WA requesting the upgrade of the East Parade and Kensington Street signalised intersection, prior to opening of the Matagarup Bridge connecting the East Perth to the new Optus Stadium. This upgrade will replace sub-standard traffic signal and signalised pedestrian crossing infrastructure, by including parallel walk time separation protection and new walk/don't walk lanterns for pedestrians in accordance with the current standard for signalised intersections throughout the City– Attachment 13.37B.

Main Roads WA have allocated $150,000 funding for the remaining financial year to prioritise and deliver the traffic signal modification component of the project in coordination with the City.

In addition to the signal upgrades it is necessary to complete the civil modifications to further improve the pedestrian walkability of the intersection. These modifications include the build out of corner kerb alignments, installation of new pedestrian ramps and median island adjustments, as shown on Attachment 13.37A. Main Roads WA has sourced funding for the civil works from the Perth Parking Management Account and have requested that the City deliver the civil works component. The City will pay for the civil works and upon completion, invoice Main Roads WA for the full cost of the works, as a result, this project will be a net zero cost to the City.

This report has been prepared to seek endorsement of the prepared design and to seek approval for the civil modifications to be completed by City's Street Presentation and Maintenance Unit before the end of the current 2017/2018 financial year. Approval is also sought to re-allocate surplus funds from the 'East Perth Walkability Enhancement Plan' capital budget to the 'Parallel Walks' capital budget to allow this intersection improvement to be undertaken this financial year.

Details:

The City has received several complaints regarding the intersection with requests for improved pedestrian accessibility from the East Perth Community Safety Group. The City has completed the signal design for the project and Main Roads supports the proposal. Civil works are minor in nature but will allow improved pedestrian movement and accessibility.

The City has obtained a quantity surveyor's preliminary estimate (Attachment 13.37C). which has identified a cost of $85,000 for the civil works for this project. It should be noted this excludes the Main Roads WA funding of $150,000 funding for the traffic signal upgrade. The table below shows a breakdown of the shortfall in funds to deliver the project.

GST Exclusive Amount	$ 232,824.60
MRWA Contribution	($150,000.00)
Funding Required	$ 82,824.60

A redistribution to the value of $85,000, with minor adjustment for contingency, from the current approved capital works budget 'CW 2153 - East Perth Walkability' has been identified for re-allocation to 'CW2083 – Parallel Walks'. The Commissioners approval by Absolute Majority is sought so that the budget associated with this account can be re-allocated.

Financial Implications:

Project Budget

ACCOUNT NO:	CW 2083
BUDGET ITEM:	Parallel Walks
BUDGETED AMOUNT:	$ 0
AMOUNT SPENT TO DATE:	$ 0
PROPOSED COST:	$85,000
BALANCE REMAINING:	$0.00
ANNUAL MAINTENANCE:	N/A
ESTIMATED WHOLE OF LIFE COST:	N/A

Expenditure Budget Sources

ACCOUNT NO:	CW 2153
BUDGET ITEM:	East Perth Walkability Enhancement Plan
BUDGETED AMOUNT:	$1,241,600.79
AMOUNT SPENT TO DATE:	$ 474,501.49
PROPOSED COST:	$ 85,000
BALANCE REMAINING:	$ 682,099.30
ANNUAL MAINTENANCE:	N/A
ESTIMATED WHOLE OF LIFE COST:	N/A

All figures quoted in this report are exclusive of GST.

Comments:

This project is a major improvement for pedestrian movements at this intersection for a net zero cost to the City. All monies are required to be spent this financial year, otherwise this project will not occur in the near term.

Due to the nature of the Perth Parking Management Account, the City is required to budget for expenditure prior to raising a contract for construction. The City will pay all invoices to the contractor from this account. Once works are complete, the City will invoice Main Roads WA for project costs.

The identified cost estimates are order of magnitude estimates only.

ATTACHMENT 13.37A

SERVICES

- EXISTING NEXTGEN
- EXISTING WATER MAIN
- EXISTING SEWER PRESSURE MAIN
- EXISTING GAS MAIN
- EXISTING DRAINAGE
- EXISTING AAPT
- EXISTING UNDERGROUND POWER
- EXISTING OPTUS
- EXISTING WESTERN POWER FIBRE OPTIC
- EXISTING NBN
- EXISTING VOCUS
- EXISTING VIRIZON

DIAL BEFORE YOU DIG www.1100.com.au

WARNING
SERVICES AND CADASTRAL BOUNDARY LOCATIONS SHOWN ARE ONLY INDICATIVE AND MUST NOT BE USED FOR EXCAVATION.
THE "ONE CALL 1100" SYSTEM SHALL BE USED TO OBTAIN ACCURATE SERVICE LOCATIONS.

PARADE

KENSINGTON

STREET

EAST

TIE INTO EXISTING

TIE INTO EXISTING KERB

REMOVE EXISTING KERB AND INSTALL NEW SEMI-MOUNTABLE KERB TO MATCH. BRICK PAVING TO BLEND IN SMOOTHLY WITH SURROUNDINGS

REMOVE EXISTING KERB RAMPS AND INSTALL NEW PRAM RAMPS AS PER CITY OF PERTH STANDARD.

REMOVE EXISTING KERB AND INSTALL NEW BARRIER KERB TO MATCH. PAVERS TO BLEND IN SMOOTHLY WITH SURROUNDINGS

R0.6

2.3m

2.5m

2.7m

REMOVE EXISTING KERB AND PROPOSE NEW BARRIER KERB TO MATCH . PAVERS TO BLEND IN SMOOTHLY WITH SURROUNDINGS

TIE INTO EXISTING

REMOVE EXISTING KERB AND INSTALL NEW BARRIER KERB TO MATCH. PAVERS TO BLEND IN SMOOTHLY WITH SURROUNDINGS.

REMOVE EXISTING KERB RAMPS AND INSTALL NEW PRAM RAMPS AS PER CITY OF PERTH STANDARD.

R1.8

1.6m

2.5m

REMOVE EXISTING KERB AND INSTALL NEW SEMI-MOUNTABLE KERB TO MATCH. BRICK PAVING TO BLEND IN SMOOTHLY WITH SURROUNDINGS

TIE INTO EXISTING KERB

TIE INTO EXISTING

6464575N

6464550N

6464525N

393825E

393850E

393875E

393900E

NOTES:

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE CITY'S SPECIFICATIONS.
2. ALL DIMENSIONS IN METERS UNLESS OTHERWISE SHOWN.
3. COORDINATE THE LOCATION OF ALL EXISTING AND PROPOSED SERVICES PRIOR TO COMMENCEMENT OF WORK. ANY CONFLICTS ARE TO BE REPORTED TO THE CITY OF PERTH IMMEDIATELY.
4. THE KERB ON THE WALK THROUGH PATH & MEDIAN SHOULD BE SEMI MOUNTABLE TYPE KERB AS PER C.O.P STANDARD. DESIGN AND CONSTRUCTION (D&C) NOTE 430 FOR DETAILS. PROPOSED KERB HEIGHT TO BE 130mm U.N.O.
5. REFER TO CITY OF PERTH D&C NOTES IN D&C BOOK 100 FOR FOOTPATH AND PEDESTRIAN RAMP DETAILS.
6. CONTRACTOR TO DETERMINE EXTENT OF TIE IN TO ENSURE FOOTPATH AND KERBING IS SMOOTHLY GRADED TO EXISTING.
7. CONTRACTOR TO PROVIDE AS CONSTRUCTED INFORMATION IN BOTH MGA50 AND PCG94 COORDINATES.
8. CONTRACTOR TO ADJUST EXISTING PIT LEVELS TO MATCH NEW FOOTPATH LEVELS.
9. INFILL PAVEMENT TO BLEND SMOOTHLY TO EXISTING AND MAINTAIN EXISTING CROSSFALLS IN ALL DIRECTIONS.
10. IF EXISTING BASECOURSE EXTEND UNDER THE ISLANDS APPLY ROAD RESURFACING TO MATCH EXISTING.
11. PROPOSED BRICK PAVING IS TO BE LAID AT 45 DEGREE HERRINGBONE PATTERN INFILL BRICK.
12. CONTRACTOR TO OBTAIN PERMIT FROM ATCO GAS IF REQUIRED.
13. CUT AND TIE KERBS AT NEAREST CONTRACTION JOINT.
14. D&C NOTES CAN BE DOWNLOADED AT BELOW ADDRESS: HTTP://WWW.PERTH.WA.GOV.AU/DCNOTES
15. THE ORIGINAL OF THIS DRAWING WAS PRODUCED USING COLOUR SEPARATION FOR GREATER CLARITY. WORKING WITH A BLACK AND WHITE COPY MAY CAUSE ERRORS. IF THIS DRAWING IS NOT IN COLOUR THEN YOU DO NOT HAVE THE CORRECT PRESENTATION.

LEGEND

- PROPOSED BARRIER KERBING TO MATCH EXISTING (UNO)
- PROPOSED SEMI- MOUNTBLE KERBING TO MATCH EXISTING (UNO)
- PROPOSED FLUSH KERBING
- PROPOSED CITY OF PERTH STANDARD PRAM RAMP (REFER TO NOTE 5)
- PROPOSED NARROWING AND PAVING TO MATCH EXSITING
- PROPOSED 400x400 TACTILE PAVERS (TGSI)
- EXISTING VEGETATION
- EXISTING TREE
- EXISTING POWER EARTH PIT
- EXISTING TELECOM PIT
- EXISTING BOLLARD CAST
- EXISTING POWER PIT
- EXISTING POWER POLE
- EXISTING GAS VALVE
- EXISTING TRAFFIC SIGNAL POST
- EXISTING WATER STOP VALVE
- EXISTING WATER HYDRANT
- EXISTING ROAD SIGN
- EXISTING DRAINAGE PITS
- EXISTING LIGHTING POLE
- SURVEY CONTROL POINT
- EXISTING SIGN SIGNAL POLE
- RETIC CONTROL VALVE

0 1.25 2.5 3.75 5 6.25m
SCALE 1:125 AT ORIGINAL SIZE

ATTACHMENT 13.37A

REV	DATE	REVISION DETAILS	DWN	CHK
04	11/04/2018	REISSUED FOR 100% REVIEW	PV	FS
03	06/04/2018	ISSUED FOR 100% REVIEW	PV	FS
02	19/02/2018	ISSUED FOR 85% REVIEW	PV	FS
01	02/02/2018	ISSUED FOR 15% REVIEW	PV	FS

THIS DWG & DESIGN IS SUBJECT TO COPYRIGHT AND MAY NOT BE REPRODUCED WITHOUT PRIOR WRITTEN CONSENT. CONTRACTORS TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK. REPORT ALL DISCREPANCIES TO PROJECT MANAGER PRIOR TO CONSTRUCTION. FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED DRAWINGS.

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E permail@ghd.com.au **W** www.ghd.com

GHD

City of Perth
COUNCIL HOUSE,
27-29 ST. GEORGE'S TERRACE, PERTH.

NAME - POSITION TITLE, UNIT

NAME - MANAGER, UNIT

DRAWN	TRAFFIC ENG.
--	--
URBAN DES.	DATE
--	11/04/2018
CIVIL ENG.	SCALE
--	AS SHOWN
PROJECT MGR.	CO-ORD SYS.
--	GDA 94 / AHD

DRAWING STATUS
ISSUED FOR INFORMATION

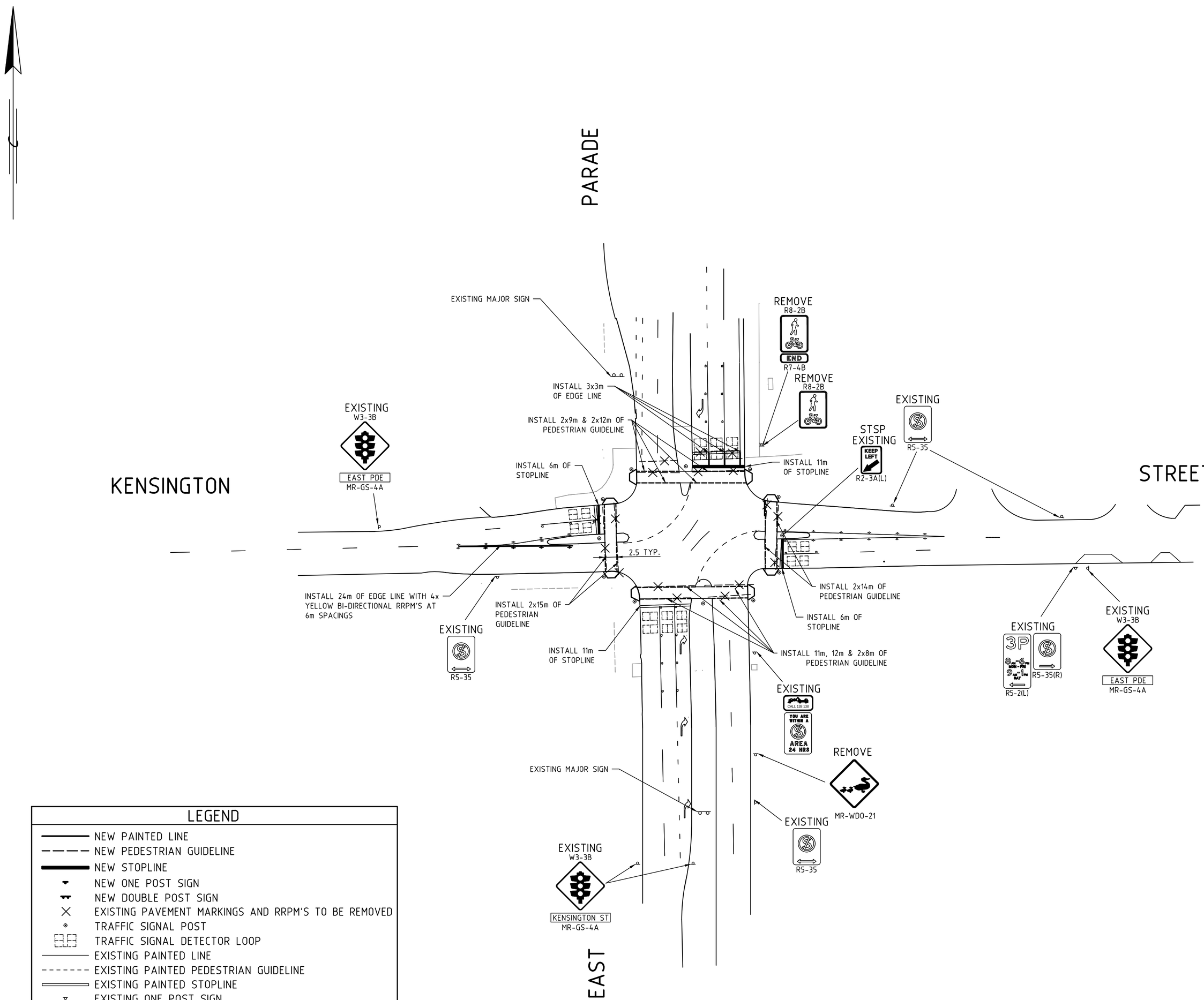
NORTH

CITY OF PERTH
INTERSECTION IMPROVEMENTS
KENSINGTON STREET / EAST PARADE
CIVIL MODIFICATIONS
SHEET 1 of 1

PROJECT No.	DISPLN	DWG TYPE	SHEET No.	REV.
61-36744	C	CP	01	04

RKS FILE No. -
CAD: 61-36744-C001.dwg
FLDR: G:\61\36744
A1

11/04/2018 10:24:14 AM



LEGEND

- NEW PAINTED LINE
- NEW PEDESTRIAN GUIDELINE
- NEW STOPLINE
- NEW ONE POST SIGN
- NEW DOUBLE POST SIGN
- EXISTING PAVEMENT MARKINGS AND RRPM'S TO BE REMOVED
- TRAFFIC SIGNAL POST
- TRAFFIC SIGNAL DETECTOR LOOP
- EXISTING PAINTED LINE
- EXISTING PAINTED PEDESTRIAN GUIDELINE
- EXISTING PAINTED STOPLINE
- EXISTING ONE POST SIGN
- EXISTING DOUBLE POST SIGN

PRELIMINARY

DATE : 11 April 2018

AMENDMENTS

No.	DESCRIPTION	APPROVED & DATE
A	ISSUED FOR 85% DESIGN REVIEW	STT 06.02.2018
B	ISSUED FOR 100% DESIGN REVIEW	STT 19.02.2018
C	RE-ISSUED FOR 100% DESIGN REVIEW	STT 06.04.2018
D	RE-ISSUED FOR 100% FOR MRWA REVIEW	STT 11.04.2018

NOTES

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE MRWA SPECIFICATIONS.
2. PAVEMENT MARKINGS TO BE ADDED/REMOVED AS SHOWN.
3. SIGNS TO BE ADDED/REMOVED/RELOCATED AS SHOWN.
4. USE ALL EXISTING MATERIALS ON SITE WHERE POSSIBLE.
5. ALL EXISTING PAVEMENT MARKINGS TO BE REMOVED BY WET GRINDING.
6. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE NOTED.
7. FOR CYCLIST SYMBOL SIZES, REFER TO MRWA STANDARD DRG. 201131-0018.
8. DRAWING TO BE PRINTED IN COLOUR.
9. CONTRACTOR TO INSTALL SIGN MR-GT-20 ON POLES 3,5,6,9,11 & 12 FOR 3 MONTHS AND THEN REMOVE.
10. REFER TO MRWA STANDARD DRAWING 20531-0006 FOR SETTING OUT DETAILS.

EXISTING SITE - LM631

REFERENCES

DESCRIPTION	DRAWING No.
LEGEND (TRAFFIC SIGNALS)	8320-0400
LEGEND (SYMBOLS)	8525-0316 & 8525-0317
CONDUITS (STANDARD)	8420-0700
RAISED PAVEMENT MARKERS	201031-0026 & 201031-0027
PEDESTRIAN RAMP DETAILS	9331-380
KERBING TYPE	9331-376
CHANNELISATION	61-36744-C001
TRAFFIC SIGNAL POLE AND LOOP LAYOUT	61-36744-C002
MINOR SIGNING AND PAVEMENT MARKINGS	-

CITY of PERTH

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DRAWING NUMBER/DOCUMENT ID G:\61\36744\CADD\Drawings

DESIGNED / DRAWN P.VARDY

VERIFIED

DIRECTOR

THE GOVERNMENT OF WESTERN AUSTRALIA
mainroads WESTERN AUSTRALIA
PLANNING AND TECHNICAL SERVICES DIRECTORATE
PROJECT DEVELOPMENT
WATERLOO CRESCENT East Perth 6004
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SCALES 1:500

A1

MRWA FILE NUMBER

APPROVED (MRWA)

EAST PARADE (054)
KENSINGTON STREET (133)

PAVEMENT MARKINGS & MINOR SIGNS

LOCAL AUTHORITY (124) CITY OF PERTH & (127) CITY OF SUBIACO

MRWA DRAWING NUMBER
61-36744-C003-D

Page 716 of 720

ATTACHMENT 13.37B

TRAFFIC SIGNAL POST SETOUT		
POINT	EASTING	NORTHING
1	393861.648	6464541.057
2	393850.904	6464539.720
3	393836.138	6464540.643
4	393830.054	6464545.488
5	EXISTING	
6	393829.768	6464562.173
7	393835.479	6464568.109
8	393847.185	6464569.253
9	393860.986	6464568.137
10	393866.738	6464562.698
11	EXISTING	
12	393866.670	6464546.150

CONTROLLER & PIT LOCATIONS		
POINT	EASTING	NORTHING
▬	393864.253	6464543.014
DIBD2	393829.760	6464543.153
DIBD3	393831.871	6464569.136
DIBD4	393865.619	6464569.110

DIAL BEFORE YOU DIG www.1100.com.au

WARNING
SERVICES AND CADASTRAL BOUNDARY LOCATIONS SHOWN ARE ONLY INDICATIVE AND MUST NOT BE USED FOR EXCAVATION. THE "ONE CALL 1100" SYSTEM SHALL BE USED TO OBTAIN ACCURATE SERVICE LOCATIONS.

6464575N

393850E AVERAGE APPROACH GRADE (-)0.037% POSTED SPEED 60km/h

393875E

SERVICES

- EXISTING NEXTGEN
- EXISTING WATER MAIN
- EXISTING SEWER PRESSURE MAIN
- EXISTING GAS MAIN
- EXISTING DRAINAGE
- EXISTING AAPT
- EXISTING UNDERGROUND POWER
- EXISTING OPTUS
- EXISTING WESTERN POWER FIBRE OPTIC
- EXISTING NBN
- EXISTING VOCUS
- EXISTING VIRIZON

PARADE

KENSINGTON STREET

EAST

RELOCATE CAM0283 TO NEW POLE LOCATION AS SHOWN

4x50mm 1X50mm WHITE

2x50mm

3x50mm

4x50mm 1X50mm WHITE

1x50mm

4x50mm 1x50mm WHITE

8x50mm 1x50mm WHIITE

8x50mm 1x50mm WHITE

9x50mm 1x50mm WHITE

3x50mm

INSTALL NEW CONTROLLER AS SHOWN AND REMOVE EXISTING

CAM0283

DIBD1 DIBD2 DIBD3 DIBD4

PB1 PB2 PB3 PB4

PSS1 PSS2 PSS3 PSS4

L1 L2 L3 L4 L5 L6 L7 L8 L9 L10

E3

AVERAGE APPROACH GRADE (+)0.023% POSTED SPEED 50km/h

AVERAGE APPROACH GRADE (-)0.0072% POSTED SPEED 50km/h

AVERAGE APPROACH GRADE (+)0.034% POSTED SPEED 60km/h

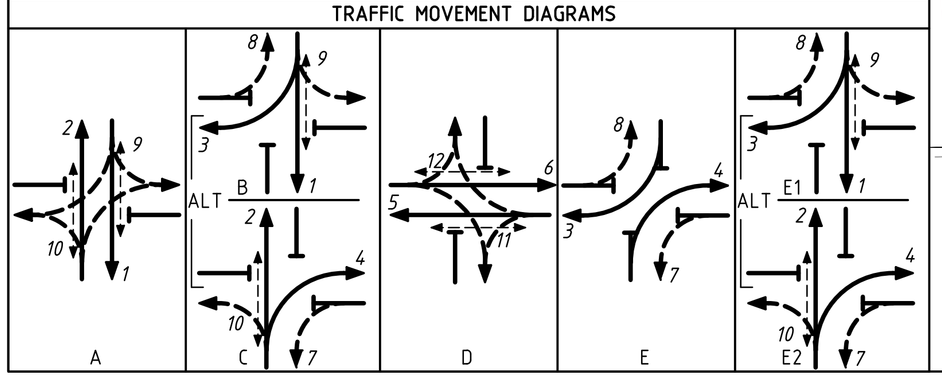
6464550N

TRAFFIC SIGNAL POLE CABLE ROUTE

CONTROLLER ▬ — DIBD1 — P1 - P2 - DIBD2 — P3, P4, P5 - P6
DIBD1 — P12 - P11 - DIBD4 — P10, P9, P8 - DIBD3 - P7

* ALL PEDESTRIANS TO BE OPERATED WITH PARALLEL WALKS WITH TIME SEPARATION PROTECTION.
* SG3 & SG4 TO PROVIDE RED ARROW PROTECTION FOR PEDESTRIAN 1 & 2.

TRAFFIC MOVEMENT DIAGRAMS



SURVEY SETOUT POINTS			
POINT	EASTING	NORTHING	R.L
PSS1	393863.214	6464554.465	11.722
PSS2	393848.835	6464540.908	11.637
PSS3	393833.688	6464553.852	11.661
PSS4	393846.871	6464571.111	12.419

LOOP FEEDER CABLE ROUTE

CONTROLLER ▬ — DIBD1 — L5,L4,L3 - DIBD2 - L2,L1
DIBD1 — L6,L7 - DIBD4 — L8, L10,L9

PRELIMINARY
DATE : 11 April 2018

AMENDMENTS

No.	DESCRIPTION	APPROVED & DATE
A	ISSUED FOR 85% DESIGN REVIEW	STT 06.02.2018
B	ISSUED FOR 100% DESIGN REVIEW	STT 19.02.2018
C	RE-ISSUED FOR 100% DESIGN REVIEW	STT 06.04.2018
D	RE-ISSUED FOR 100% MRWA REVIEW	STT 11.04.2018

NOTES

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE MRWA SPECIFICATIONS 712.
2. USE ALL EXISTING MATERIALS ON SITE WHERE POSSIBLE.
3. ELECTRICAL CONTRACTOR TO LIAISE AND COORDINATE THE SIGNAL INSTALLATION WITH CIVIL CONTRACTOR.
4. ALL LANTERNS INCLUDING CYCLIST LANTERNS ARE LED.
5. DETAILS OF COMMUNICATION SYSTEM AND CONNECTION HAVE BEEN CONFIRMED WITH MAIN ROADS TRAFFIC OPERATION CENTRE. CONTACT THE TRAFFIC OPERATION OFFICER ON (08) 9323 4848.
6. ALL LOOP PITS TO BE AT LEAST 1.2m FROM FACE OF KERB.
7. CONTRACTOR TO PROVIDE AS CONSTRUCTED INFORMATION IN BOTH MGA50 AND PCG94 COORDINATES.
8. DRAWING TO BE PRINTED IN COLOUR.
9. CONTRACTOR TO ADJUST LOCATION OF POLES, PITS AND CONTROLLER ACCORDINGLY TO AVOID SERVICES AND ACCOMMODATE CHANGES IN RAMP AND ISLAND SETOUTS.
10. FLASHING YELLOW LANTERNS TO BE ADDED ABOVE W/DW LANTERNS FITTED WITH FULL VISORS AND ANGLED TO TURNING VEHICLES.
11. FLASHING YELLOW LANTERNS TO BE ADDED TO ALL MEDIAN POST (5 & 11) AT SAME LEVEL TO TURNING VEHICLE RED ASPECTS FITTED WITH OPEN VISORS AND ANGLED TO TURNING VEHICLES.
12. CONTRACTOR TO INSTALL SIGN MR-GT-20 ON POLES 3,5,6,9,11 & 12 FOR 3 MONTHS AND THEN REMOVE.
13. POLE 7 IS CCTV COMBINED TCS POLE. DEATILS REFER TO MRWA STANDARD DRAWING 201231-0033.
14. NEW ATSC/4 CONTROLLER TO BE INSTALLED WITH NEW BASE AS SHOWN. REFER TO RTA SPECIFICATIONS FOR DETAILS.
15. NEW STAR WIRING SYSTEM ADOPTED WITH 19 CORE POLE CABLES WIRED INDIVIDUALLY BACK TO THE CONTROLLER.

EXISTING SITE - LM631

CONTROLLER	ATSC/4
LANTERNS	EXISTING LED
COMMUNICATIONS	SCATS - FIBRE

REFERENCES

DESCRIPTION	DRAWING No.
LEGEND (TRAFFIC SIGNALS)	8320-0400
LEGEND (SYMBOLS)	8525-0316 & 8525-0317
CONDUITS (STANDARD)	8420-0700
RAISED PAVEMENT MARKERS	201031-0026 & 201031-0027
PEDESTRIAN RAMP DETAILS	9331-380
KERBING TYPE	9331-376
CHANNELISATION	61-36744-C001
TRAFFIC SIGNAL POLE AND LOOP LAYOUT	-
MINOR SIGNING AND PAVEMENT MARKINGS	61-36744-C003

CITY of PERTH

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DRAWING NUMBER/DOCUMENT ID G:\61\36744\CADD\Drawings
DESIGNED / DRAWN P.VARDY
VERIFIED
DIRECTOR

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MRWA FILE NUMBER
APPROVED (MRWA)

EAST PARADE (054)
KENSINGTON STREET (133)

TRAFFIC SIGNAL MODIFICATIONS

LOCAL AUTHORITY (124) CITY OF PERTH & (127) CITY OF SUBIACO
MRWA DRAWING NUMBER
61-36744-C002-D

CITY OF PERTH KENSINGTON STREET / EAST PARADE
Intersection Improvements

SCHEDULES OF RATES/BILLS OF QUANTITIES
(Ultimate Stage)

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SERIES 400 - DRAINAGE	SR.2/4
SERIES 500 - PAVEMENT & SURFACING	SR.2/5
SERIES 600 - TRAFFIC FACILITIES	SR.2/7
SERIES 700 - ELECTRICAL & LIGHTING	SR.2/8
SERIES 900 - MISCELLANEOUS	SR.2/10
MAIN SUMMARY	MS.1

MAIN SUMMARY

CITY OF PERTH KENSINGTON STREET / EAST PARADE
INTERSECTION IMPROVEMENT

SCHEDULES OF RATES/BILLS OF QUANTITIES

MAIN SUMMARY

SCHEDULE No. 1 - GENERAL ITEMS*		$31,900.00
Coordinator Capital Works and Assets		
SCHEDULE No. 2 - ROADWORKS		
SERIES 300 - EARTHWORKS	$16,665.25	
SERIES 400 - DRAINAGE	$12,968.40	
SERIES 500 - PAVEMENT & SURFACING	$7,447.20	
SERIES 600 - TRAFFIC FACILITIES	$3,343.75	
SERIES 700 - ELECTRICAL & LIGHTING	$160,500.00	
SERIES 900 - MISCELLANEOUS	$0.00	$200,924.60
GST EXCLUSIVE AMOUNT		$232,824.60
MRWA CONTRIBUTION		($150,000.00)
FUNDING REQUIRED		$82,824.60

SCHEDULE No. 1 - GENERAL ITEMS

Item	Description	Unit	Qty	Rate	Amount
	GENERAL CONDITIONS OF CONTRACT				
	PRELIMINARIES				
GCC.01	Mobilise to site	Item	1	0.00	0.00
GCC.02	Contract supervision and administration	Weeks	1	10,000.00	10,000.00
GCC.03	Site facilities	Weeks	1	0.00	0.00
GCC.04	Compliance with Conditions of Contract including insurances	Weeks		0.00	0.00
GCC.05	Water for the works	Weeks		0.00	0.00
GCC.06	Locate, mark and protect existing services	Weeks		0.00	0.00
GCC.07	Dust Control	Weeks		0.00	0.00
GCC.08	Protection of flora and fauna	Weeks		0.00	0.00
GCC.09	Dieback and weed control	Weeks		0.00	0.00
	Traffic Management				
GCC.10	Prepare traffic management plan	Weeks	1	5,000.00	5,000.00
GCC.11	Implement and administer traffic management plan	Weeks	1	6,900.00	6,900.00
	Survey and Setting Out				
GCC.12	Survey and setting out works	Item	1	10,000.00	10,000.00
	Service Relocation				
GCC.14	Telstra relocation/protection works	Item	0	50,000.00	0.00
GCC.15	Gas relocation/protection works	Item	0	50,000.00	0.00
GCC.16	Western Power relocation/protection works	Item	0	50,000.00	0.00
				To Main Summary	31,900.00

SCHEDULE No. 2 - ROADWORKS

Item	Description	Unit	Qty	Rate	Amount ($)
	SERIES 300 - EARTHWORKS				
	301 - CLEARING				
301.01	Clear the designated areas for roadworks including and dispose of at contractors spoil area off site. Include for the reinstatement to subgrade level.	Item	1	10,700.00	10,700.00
	302 - EARTHWORKS				
	TOPSOILING				
302.01	Removal of topsoil, nominally 150mm deep, from the designated areas for roadworks and dispose of to Contractor's spoil area off-site	Item	0	5,350.00	0.00
302.02	75mm (min) topsoil spread to areas of disused footpaths and reinstatement behind new kerbs	Item	0	5,350.00	0.00
	REMOVAL OF EXISTING PAVEMENTS				
302.05	Rip up and remove existing kerbs and dispose of to Contractor's spoil area off site	m	63	16.05	1,011.15
302.06	Rip up and remove existing brick paving to median and traffic islands and footpath and dispose of to Contractor's spoil area off site.	m^2	10	37.45	374.50
302.07	Rip up and remove existing concrete to footpaths, medians and traffic islands and dispose of to Contractor's spoil area off site	m^2	36	21.40	770.40
302.08	Mark out and saw cut edge along junction between new and existing pavement including trim existing pavement layers as required to bond to new pavement	m	0	10.70	0.00
302.90	Rehabilitate areas of disused road and footpaths	Item	0	5,350.00	0.00
302.10	Remove TGSI	No.	0	69.55	0.00
	BOXING OUT				
302.11	Excavate in all materials to subgrade level for new pavement and remove surplus material to spoil	m^3	8	74.90	599.20
	MINOR EARTHWORKS				
302.12	Allow for minor earthworks where paths are realigned complete	m^2	0	42.80	0.00
	SUBGRADE				
302.13	Subgrade preparation for footpaths	m^2	0	21.40	0.00
302.14	Subgrade preparation for road works including reconstruction and widening	m^2	0	26.75	0.00
302.16	Removal of unsuitable material (PROVISIONAL QUANTITY)	m^3	0	53.50	0.00
	303 - LANDSCAPING				
303.01	Maintenance of landscaped areas	Item	0	2,140.00	0.00

Item	Description	Unit	Qty	Rate	Amount ($)
303.02	Reinstate existing medians, verges including landscaped areas, irrigation etc.	Item	1	3,210.00	3,210.00
				To Summary	16,665.25

Item	Description	Unit	Qty	Rate	Amount ($)
	SERIES 400 - DRAINAGE				
	404 - CULVERTS & PIPED DRAINS				
	STORMWATER DRAINS Reinforced Concrete Pipes Class 2				
404.01	225mm diameter pipe	m	0	160.50	0.00
	405 - DRAINAGE STRUCTURES				
405.01	Break into existing gully to connect 225mm diameter pipes to connect to new gullies	No.	0	2,140.00	0.00
	GULLIES				
405.02	Gully type TGT	No.	0	3,210.00	0.00
405.03	Install new trafficable cover to existing drainage gully and adjust level to suit surrounding levels	No.	0	2,675.00	0.00
	407 - KERBS				
407.01	Kerb type SM-2(x)	m	39	42.80	1,669.20
407.01	Kerb type Barrier Kerb	m	24	42.80	1,027.20
407.04	Construct pedestrian ramps (City of Perth standard)	No.	8	1,284.00	10,272.00
				To Summary	12,968.40

Item	Description	Unit	Qty	Rate	Amount ($)
	SERIES 500 - PAVEMENT & SURFACING				
	501 - PAVEMENTS				
	SUBBASE				
501.01	200mm crushed limestone subbase to widenings and reconstruction	m^2	0	85.60	0.00
	BASECOURSE				
501.02	150mm 2% bitumen stabilized limestone	m^2	0	85.60	0.00
	503 - BITUMINOUS SURFACING				
	ROADWORKS				
	Two Coat Primerseal				
503.01	Bitumen emulsion primerseal first coat including BAR of 0.9 litres/m2 and 10mm aggregate	m^2	0	7.49	0.00
503.02	Bitumen emulsion primerseal second coat including BAR of 1.1 litres/m2 and 5mm aggregate	m^2	0	7.49	0.00
503.02	Ggreen ashphalt	m^2	0	7.49	0.00
	504 - ASPHALT SURFACING			pl	
	ROADWORKS				
504.01	Nominal 40mm of 14mm dense graded asphalt (intersection mix)	m^2	0	48.15	0.00
	505 - SEGMENTAL PAVING				
	MEDIANS AND TRAFFIC ISLANDS				
505.01	Brick paving units on and including 30mm sand bedding	m^2	40	74.90	2,996.00
	TACTILE PAVING				
505.02	Warning tactile paving units nominally 400mm x 400mm placed on drawings for pedestrian ramps and traffic islands. (COGG ramp , 2m)	No.	64	69.55	4,451.20
				To Summary	7,447.20

Item	Description	Unit	Qty	Rate	Amount ($)
	SERIES 600 - TRAFFIC FACILITIES				
	601 - SIGNS				
	INSTALL NEW SINGLE POST SIGNS				
601.01	W3-3B (Traffic Signals)	No.	0	214.00	0.00
601.02	R2-6A R (No right Turn)	No.	0	214.00	0.00
601.03	MR-GC-14 (Share The Road)	No.	0	214.00	0.00
	REMOVE EXISTING SINGLE POST SIGNS				
601.05	R7-4B	No.	1	90.95	90.95
601.06	R8-2B	No.	1	90.95	90.95
601.06	MR-WDO-21	No.	1	90.95	90.95
	604 - PAVEMENT MARKING				
	PAINTED PAVEMENT MARKINGS				
604.01	Install 80mm wide of pedestrian/turning guidelines (broken)	m	135	7.49	1,011.15
604.02	Install 120mm wide of continuity line (broken)	m	0	3.21	0.00
604.03	Install 120mm wide of edge line (unbroken)	m	33	5.35	176.55
604.04	Install 450mm wide of stop line (unbroken)	m	34	53.50	1,819.00
604.05	Install painted pavement arrows	No.	0	160.50	0.00
604.06	Install speed cyclist symoble pavement marker	No.	0	160.50	0.00
	RAISED PAVEMENT MARKINGS				
604.07	Install white uni directional RRPM	No.	0	16.05	0.00
604.07B	Install Yellow uni directional RRPM	No.	4	16.05	64.20
604.08	Remove existing painted pavement markings by wet	Item	0	8,025.00	0.00
604.09	Remove existing RRPMs and make good existing pavement	Item	0	2,675.00	0.00
				To Summary	3,343.75

Item	Description	Unit	Qty	Rate	Amount ($)
	SERIES 700 - ELECTRICAL & LIGHTING				
	712 - TRAFFIC SIGNALS				
	SERVICES (All works associated with;)				
712.01	Western Power Costs	Item	0	10,700.00	0.00
712.02	Telstra Costs	Item	0	5,350.00	0.00
	GENERAL (All works associated with;)				
712.03	Indicative cost for signal installations *This is an indication only, please obtain actual costs from contractors when approval granted	Item	1	160,500.00	160,500.00
				To Summary	160,500.00

Item	Description	Unit	Qty	Rate	Amount ($)
	SERIES 900 - MISCELLANEOUS				
	901 - CONCRETE -GENERAL WORKS				
	FOOTPATH				
901.01	100mm Thick insitu concrete Class N20 in paving to path and median island complete including expansion and contraction joints and surface finish	m^2	0	64.20	0.00
				To Summary	0.00