CITY OF VINCENT

"Enhancing and celebrating our diverse community"

MINUTES

12 JULY 2011

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INDEX
(12 JULY 2011)

ITEM	REPORT DESCRIPTION	PAGE
9.1	**DEVELOPMENT SERVICES**	
9.1.1	Exempted Billboard Signs in the City of Vincent – Progress Report (PLA0188; PRO2036; PRO1573; PRO0579; PRO5463; PRO0877; PRO0159; PRO5464)	9
9.1.2	Further Report – No. 287 (Lot 100; D/P: 302371, Lot 9; D/P: 2406) Vincent Street, Leederville - Proposed Demolition of Single House and Construction of Five-Storey Mixed Use Development Consisting of Two (2) Offices, Sixteen (16) Single Bedroom Multiple Dwellings and Ten (10) Multiple Dwellings and Associated Basement Car Parking (PRO5299; 5.2011.107.2)	63
9.1.3	No. 34 (Lot 2; STR: 45840) Joel Terrace, East Perth - Proposed Three Storey Grouped Dwelling – Amendment to Planning Approval (PRO0268; 5.2010.613.3)	14
9.1.4	No. 141 (Lot 6; D/P: 98568) Scarborough Beach Road, corner Fairfield Street, Mount Hawthorn - Proposed Store Room Addition to Existing Hotel/Tavern (Paddington Ale House) – Application for Retrospective Approval (PRO1137; 5.2009.555.2)	20
9.1.5	No. 199 (Lot 176; D/P: 1791) Scarborough Beach Road, Mount Hawthorn - Proposed Demolition of Existing Single House and Construction of Two Storey Dwelling with Loft (PRO5277; 5.2010.581.1)	24
9.1.6	No. 31 (Lot 98; D/P: 1106) Chatsworth Road, corner Cavendish Street, Highgate – Proposed Demolition of Existing Single House and Construction of Three-Storey Single House (PRO5440; 5.2011.220.1)	30
9.1.7	No. 7 (Lot 20; D/P: 953; Lot 649; D/P: 156041) Melrose Place, Leederville - Proposed Demolition of Existing Single House and Construction of Four (4), Two-Storey Multiple Dwellings (PRO5406; 5.2011.153.2)	87
9.1.8	Prostitution Bill 2011 (ENS0060)	94
9.2	**TECHNICAL SERVICES**	
9.2.1	Proposed Obstruction of a Portion of the Dedicated Right of Way Bounded by Walcott, Beaufort, Barlee and Roy Streets, Mount Lawley, Progress Report No.3 (TES0429)	102
9.2.2	Proposed Reintroduction of Two Way Traffic on Beaufort and William Streets, Perth – Progress Report No. 5 (TES0473)	107
9.2.3	Provision of Energy and Water Audits for Residents in the City of Vincent – Progress Report No.4 (TES0578)	35
9.2.4	Proposed Continuation of the Name Florence Place, West Perth, along the Right of Way Bounded by Vincent Street, Florence Street, Hammond Street and Charles Street, until it Intersects with Oak Lane (TES0008)	39
9.2.5	Proposed Loading Zone in Scarborough Beach Road, North Perth (PKG0006)	41
9.2.6	Proposed 2011/2012 Footpath Upgrade Program (TES0174)	43
9.2.7	Electric Vehicles Charge Station – 'Draft Communications Plan' (TES0047)	45

9.3 CORPORATE SERVICES

9.3.1 Oktoberfest 2011- Medibank Stadium (RES0071) – **Item WITHDRAWN by the Chief Executive Officer – to further investigate the matter.** 8

9.3.2 Men's Shed- Progress Report No 1 (CMS0128) 56

9.4 CHIEF EXECUTIVE OFFICER

9.4.1 Use of the Council's Common Seal (ADM0042) 48

9.4.2 Loftus Centre, 99 Loftus Street, Leederville – Management Committee (PRO3829) 50

9.4.3 Loftus Recreation Centre Management Committee – Receiving of Unconfirmed Minutes (PRO3549) 52

9.4.4 Information Bulletin 54

10. COUNCIL MEMBERS MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

10.1 Cr Dudley Maier – Town Planning Scheme Review – Bonus Plot Ratio 112

10.2 Cr Dudley Maier – Community Consultation Policy – Amendment of "Community Consultation Submission Form – Non Planning Matters" 113

11. QUESTIONS BY MEMBERS OF WHICH DUE NOTICE HAS BEEN GIVEN (Without Discussion)

Nil. 114

12. REPRESENTATION ON COMMITTEES AND PUBLIC BODIES

Nil. 114

13. URGENT BUSINESS

Nil. 114

14. CONFIDENTIAL ITEMS / MATTERS FOR WHICH THE MEETING MAY BE CLOSED *("Behind Closed Doors")*

14.1 CONFIDENTIAL REPORT: Review of Neglected/Derelict Buildings in the City of Vincent (ENS0084) 115

15. CLOSURE 116

Minutes of the Ordinary Meeting of Council of the City of Vincent held at the Administration and Civic Centre, 244 Vincent Street, Leederville, on Tuesday 12 July 2011, commencing at 6.00pm.

1. (a) DECLARATION OF OPENING

The Presiding Member, Deputy Mayor Sally Lake, declared the meeting open at 6.03pm and read the following Acknowledgement of Country Statement:

(b) ACKNOWLEDGEMENT OF COUNTRY STATEMENT

"We acknowledge that this land that we meet on today is part of the traditional land of the Nyoongar people. We acknowledge them as the traditional custodians of this land and pay our respects to the Elders; past, present and future".

2. APOLOGIES/MEMBERS ON APPROVED LEAVE OF ABSENCE

(a) Apologies:

Nil.

(b) Present:

Cr Sally Lake *(Deputy Mayor)*	Presiding Member, South Ward
Cr Matt Buckels	North Ward
Cr Anka Burns	South Ward (from 6.10pm)
Cr Steed Farrell	North Ward
Cr Taryn Harvey	North Ward (from 6.36pm)
Cr Warren McGrath	South Ward
Cr Dudley Maier	North Ward
Cr Joshua Topelberg	South Ward
John Giorgi, JP	Chief Executive Officer
Rob Boardman	Director Development Services
Rick Lotznicker	Director Technical Services
Mike Rootsey	Director Corporate Services
Anita Radici	Executive Assistant (Minutes Secretary) (until approximately 8.15pm)
Kara Ball	Executive Secretary Corporate Services (Trainee Minutes Secretary) (until approximately 8.15pm)

Employee of the Month Recipient

Audrie Scott	Building Support Officer (until approximately 7.06pm)
Lauren Peden	Journalist – *"The Guardian Express"* (until 7.42pm)

Approximately 13 Members of the Public

(c) Members on Approved Leave of Absence:

Mayor Nick Catania, JP due to personal commitments.

3. (a) PUBLIC QUESTION TIME & RECEIVING OF PUBLIC SUBMISSIONS

The following submissions were made by persons in the Public Gallery:

1. William Parker of 144 Scarborough Beach Road, Scarborough – Item 9.3.2. Stated the following:
   - He is on the Steering Committee for the development of the Shed and attends with other committee members to indicate their commandment to the project.
   - Until recently they have operated as an informal group and are about to formalise their structure by incorporating as a non profit association, which will allow them to setup a formal administration structure and establish banking arrangements as they have received pledges of 2 cash donations, one of which is for a sizeable sum of $1,000 – which is very heartening.
   - As well as the 2 generous donations, they have just under 50 potential members on their mailing list which does not include the committee or City Staff.
   - The above indicates that the establishment of the Shed is both viable and desirable for the residents of Vincent.
   - Men Shed's are an Australian innovation with 500 or so existing around Australia which provide creativity, companionship and the benefits of an invention that they are now exporting to other countries i.e. Canada, Ireland and United Kingdom who are interested in establishing their own Shed's to help with fostering resilience and a sense of belonging with the Community.
   - They have decided to adopt the Fremantle Med Shed (one of the most successful Shed's) strategy which is an "organic one" i.e. making the Shed available to all and "cutting the cloth" to fit the members as their needs and desires become apparent as to what they want to do in the Shed.
   - They believe the Farmer Street location is quite ideal and will allow them to build from scratch so they can cater to a wider spectrum of members as possible i.e. include things for differently abled access etc.
   - They believe the facility will be multifunction and can be used for meetings as well as other activities i.e. jewellery making or stain glass work etc.
   - Using Farmer Street will allow this to be built from scratch.
   - Thanked Jacinta Anthony and Adele McCormick who have been a great help to them and their continuing efforts to help find the additional funding required to make the Shed a reality and resources within the City which they may be able to employ.

2. Bob Crowe of 9 Hyde Street, Mt Lawley – Item 9.3.2. Stated the following:
   - Since Cr Topelberg initiated a meeting in January 2011 at which about 50 people attended, the Steering Committee have been working hard to get things going i.e.:
     - a lot of paperwork has been completed;
     - they are almost ready to be incorporated;
     - they have investigated at sites and possible buildings;
     - funding options; and
     - activities that might be able to be undertaken.
   - Believed there is likely to be a good response within the Vincent area for people interested in attending and they have many ideas about possible activities.
   - They have got quite a few tools together and started on making a bench.
   - They are keen to start and do some "hands on stuff" and are hoping that will be early next year or possibly late this year.

3. Jason Lord of 210 Carr Place, Leederville – Item 9.1.2. Read out the following:
   "Firstly thank you to the Councillors for having concerns with the original proposal and subsequently not approving them.
   Secondly, some quick housekeeping around the Minutes and Agenda. The last discussion was not fully documented in the Minutes. It's my recollection that a Councillor who I believe was Councillor Buckels stated that 5 levels may be ok for Vincent Street but from the overall perspective including that the of residents of Carr Place, this may be too high and a 5th level could potentially be removed without much effect on the density. It was at this point that the R-Codes were requested. This is not how this has been documented in this week's Agenda, it has been documented that 5 levels is ok and should be reduced at bulk at the back. Can the Council please

review the document statement against the actual discussion, identify what is different and specify what information was presented to the developer and the impact against the resubmitted proposal which is still 5 storey's.
Finally I would like to request that the Council reject the application based on height. I believe the additional height and therefore bulk is outside both the Masterplan and Dwelling Policy No. 3.4.8. The Policy 3.4.8 states 5 storey's can be considered by the Council, not that it is required or mandated. Therefore, even thought I believe that the Masterplan should be the principle document, should the Multiple Dwellings Policy be consulted in any matter, a number of points also need to be taken into consideration such as:

- *Taller buildings adjacent to low rise buildings may be appropriate provided care is taken with the design of elements such as the upper level street and setbacks. In the proposal there are no setbacks on the side.*
- *New taller buildings are to be designed to relate sensitivity to existing lower scale buildings. In the proposal it is 4 storey's high at the rear boundary with minimal setbacks from levels 1 to 3 and the 4th storey is setback. This is not relating sensitivity and this is validated by an independent report to the Council which I will cover later.*
- *To ensure multiple dwellings are developed positively, contribute and respond creatively to the existing context within the City of Vincent. There is nothing creative about building to the maximum height with no setbacks and adding to the bulk experience and current context of the residents of Carr Place. This is also the end of the transition zone which must be taken into context. I'd suggest the proposal is not considering the context of either.*

It says the Councillors may consider a greater height to a maximum of 3 storey's adjacent to primary streets and up to 5 storey with sites. Therefore, taking all the criteria in Document 3.4.8 I'd say 5 storey's is not required and is not supported by the intent of the Dwelling Policy. I would also like to address this in context to the Masterplan. It is my understanding that this is the intent that this is the guiding document and this is reflected in the amount of ..."

The Presiding Member, Deputy Mayor Sally Lake advised Mr Lord that he had spoken for 3 minutes and asked Mr Lord to complete his statement.

Mr Lord continued:
"I would like to finish by saying the last time this was discussed, the Mayor suggested that Council should approve the proposal to increase developer confidence in Leederville. I believe it would have the opposite effect. Consistency of application guidelines and standard principles bring confidence. The Masterplan is a tool to develop confidence along with business and residents' confidence. This is something the Council should all get behind. If you start approving gross deviations nobody would know where they stand and what the future may bring. Please reject this proposal based on the vision of the Masterplan."

Cr Burns entered the meeting at 6.10pm.

4. Alison Hass of 210 Carr Place, Leederville – Item 9.1.2. Stated the following:
   - Concurred with the previous speaker.
   - They could take some points raised in the independent review and apply them to the Multiple Dwelling Policy to give weight to what the words "context, respect and local character" mean and they talk about the "3 D's" – density, diversity and desirability. Would like to focus on desirability which is identified as giving a competitive edge.
   - In the Minutes, the Town Planner validates many of the violations of the proposal with the argument saying "it will not have an undue impact" in terms of the bulk. However, from a resident's perspective, she would disagree with that because it relates primarily to the desirability in context of transition zones with existing residential properties and it is validated by an independent report which says *"there is a commonly acknowledged view that the border community has a comfort threshold at 3 storey's*" a scale of building comfortable for many people.
   - The Town of Cottesloe has made great issue of its 3 storey height limits. There is another commonly recognised threshold at 5 storey's above which the border community starts to feel very overwhelmed by their surroundings. This is the reason coastal policies have 5 storey as an absolute maximum.

- The heights and setbacks in the documents are not congress with best practice planning principles. Given the context of the Dwelling Policy, the height violation from the Masterplan and the independent recognition that the heights are best practice, the location in the transitional zone and the proximity to single and 2 storey residences that will not be redeveloped anytime soon – 2 storey townhouses being 6 to a lot already.
- Urged the Council to look at something less than 5 storey's as it is going to based in a commercial zone not a transitional zone.

5. Jan Lepere of 210 Carr Place, Leederville – Item 9.1.2. Stated the following:
   - Her backyard is going to be impacted by the proposed development.
   - Endorses the previous speakers on the matter.

There being no further speakers, Public Question Time closed at approx. 6.15pm.

(b) RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

Nil.

4. APPLICATIONS FOR LEAVE OF ABSENCE

4.1 Cr Steed Farrell requested leave of absence on 9 and 10 August 2011, due to work commitments.

Moved Cr Topelberg, Seconded Cr Buckels

That Cr Steed Farrell's request for leave of absence be approved.

CARRIED UNANIMOUSLY (7-0)

(Cr Harvey had not yet arrived to the meeting. Mayor Catania was on approved leave of absence.)

5. THE RECEIVING OF PETITIONS, DEPUTATIONS AND PRESENTATIONS

Nil.

6. CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

6.1 Minutes of the Ordinary Meeting of Council held on 28 June 2011.

Moved Cr Maier, Seconded Cr Burns

That the Minutes of the Ordinary Meeting of Council held 28 June 2011 be confirmed as a true and correct record.

CARRIED UNANIMOUSLY (7-0)

(Cr Harvey had not yet arrived to the meeting. Mayor Catania was on approved leave of absence.)

6.2 Minutes of the Special Meeting of Council held on 5 July 2011.

Moved Cr Topelberg, Seconded Cr Burns

That the Minutes of the Special Meeting of Council held 5 July 2011 be confirmed as a true and correct record.

CARRIED UNANIMOUSLY (7-0)

(Cr Harvey had not yet arrived to the meeting. Mayor Catania was on approved leave of absence.)

7. ANNOUNCEMENTS BY THE PRESIDING MEMBER (WITHOUT DISCUSSION)

7.1 Employee of the Month Award for the City of Vincent for July 2011

As members of the public will know, the City recognises its employees by giving a monthly award for outstanding service to the Ratepayers and Residents of the City of Vincent. The recipients receive a $120 voucher, kindly donated by the North Perth Community Bank, and a framed Certificate. They also automatically become eligible for the City's Annual Employee of the Year Award.

For JULY 2011, the award is presented jointly to Lauren McKenzie, Building Surveyor and Audrie Scott, Building Support Officer in the Planning, Building and Heritage Services Section.

Lauren was nominated by the Manager Planning, Building and Heritage Services, Helen Smith, for her total commitment and professionalism in her role as Building Surveyor. Lauren consistently produces a high quality of work and has adopted efficient working practices to meet the high work demands of her position.

Audrie was nominated as a result of an email received from Scott Brotherwood, Project Manager/Contracts Administrator for Foundation Housing Ltd of Northbridge, as a result of the excellent and professional service provided to him in his dealings with the City of Vincent.

Mr Brotherwood further stated that Audrie *"represents the City of Vincent in a way which [it] should be very proud..."*.

The City's Building Section has been short-staffed due to the resignation of both the Co-ordinator and Senior Building Surveyor - this has placed additional work and responsibility on both Lauren and Audrie and also the City's temporary Building Surveyors.

These comments were endorsed by the Chief Executive Officer, John Giorgi and Director Development Services, Rob Boardman, who advised that the Award was richly deserved and a credit to both Lauren and Audrie, as well as a mark of their dedication, professionalism and commitment to excel in customer service.

Lauren and Audrie's services are highly valued and most appreciated by the City.

Congratulations to Lauren and Audrie - well done!!

Received with Acclamation!

7.2 Withdrawal of Item 9.3.1

It is announced that Item 9.3.1 relating to the Oktoberfest 2011 has been WITHDRAWN from tonight's Agenda at the request of the Chief Executive Officer - who has advised that a written allegation has been received by the City of Vincent, which requires further investigation by the City's Administration prior to the matter being considered by the Council.

7.3 Appeal to the State Administrative Tribunal (SAT) – Holcim Australia Pty Ltd

It is advised that Minter Ellison Solicitors, acting on behalf of Holcim Australia Pty Ltd, advised the City of Vincent on 8 July 2011 that they have applied to the State Administrative Tribunal (SAT) concerning Holcim's Development Application (DA) dated 4 April 2011 and received on 6 April 2011, as the DA was "Deemed Refused", as it was not determined within the 60 day period.

A Directions Hearing has been set down for 11am on 22 July 2011 in the SAT.

The City's Officers will attend the SAT and further details will be provided, once this has been received.

8. DECLARATIONS OF INTERESTS

8.1 Cr McGrath declared an Impartiality interest in Item 9.4.4 – Information Bulletin, particularly IB13 – Minutes of the Tamala Park Regional Council Meeting held on 23 June 2011. The extent of his interest being that his company is working on the Federal approvals of the Catalina Land Development being proposed by the Tamala Park Regional Council.

8.2 Cr Topelberg declared an Impartiality interest in Item 9.2.2 – Proposed Reintroduction of Two Way Traffic on Beaufort and William Streets, Perth – Progress Report No. 5. The extent of his interest being that his family own a property on William Street that is located within the proposed area for the introduction of 2 way traffic.

Both Councillors stated that as a consequence, there may be a perception that their impartiality on the matter may be affected. They declared that they would consider the matter on its merits and vote accordingly.

9. QUESTIONS BY MEMBERS OF WHICH DUE NOTICE HAS BEEN GIVEN (WITHOUT DISCUSSION)

Nil.

10. REPORTS

The Presiding Member, Deputy Mayor Sally Lake, requested that the Chief Executive Officer advise the meeting of:

10.1 **Items which are the subject of a question or comment from Members of the Public and the following was advised:**

Items 9.3.2 and 9.1.2.

10.2 **Items which require an Absolute Majority decision which have not already been the subject of a public question/comment and the following was advised:**

Item 10.2.

10.3 **Items which Council Members/Officers have declared a financial or proximity interest and the following was advised:**

Nil.

Presiding Member, Deputy Mayor Sally Lake, requested Council Members to indicate:

10.4 **Items which Council Members wish to discuss which have not already been the subject of a public question/comment or require an absolute majority decision and the following was advised:**

Cr Farrell	Nil.
Cr Topelberg	Item 9.2.2.
Cr Buckels	Nil.
Cr McGrath	Items 9.1.8 and 9.2.1.
Cr Burns	Nil.
Cr Maier	Item 9.1.7.
Cr Lake	Nil.

The Presiding Member, Deputy Mayor Sally Lake, requested that the Chief Executive Officer to advise the meeting of:

10.5 **Unopposed items which will be moved "En Bloc" and the following was advised:**

Items 9.1.1, 9.1.3, 9.1.4, 9.1.5, 9.1.6, 9.2.3, 9.2.4, 9.2.5, 9.2.6, 9.2.7, 9.4.1, 9.4.2, 9.4.3 and 9.4.4.

10.6 **Confidential Reports which will be considered behind closed doors and the following was advised:**

Item 14.1.

New Order of Business:

The Chief Executive Officer advised the meeting of the New Order of business, in which the items will be considered, as follows:

(a) Unopposed items moved *En Bloc*;

Items 9.1.1, 9.1.3, 9.1.4, 9.1.5, 9.1.6, 9.2.3, 9.2.4, 9.2.5, 9.2.6, 9.2.7, 9.4.1, 9.4.2, 9.4.3 and 9.4.4.

(b) Those being the subject of a question and/or comment by members of the public during "Question Time";

Items 9.3.2 and 9.1.2.

(c) Those items identified for discussion by Council Members;

The remaining Items identified for discussion were considered in numerical order in which they appeared in the Agenda.

ITEMS APPROVED *"EN BLOC"*:

The following Items were approved unopposed and without discussion *"En Bloc"*, as recommended:

Moved Cr Buckels, Seconded Cr Maier

That the following unopposed items be approved "En Bloc", as recommended;

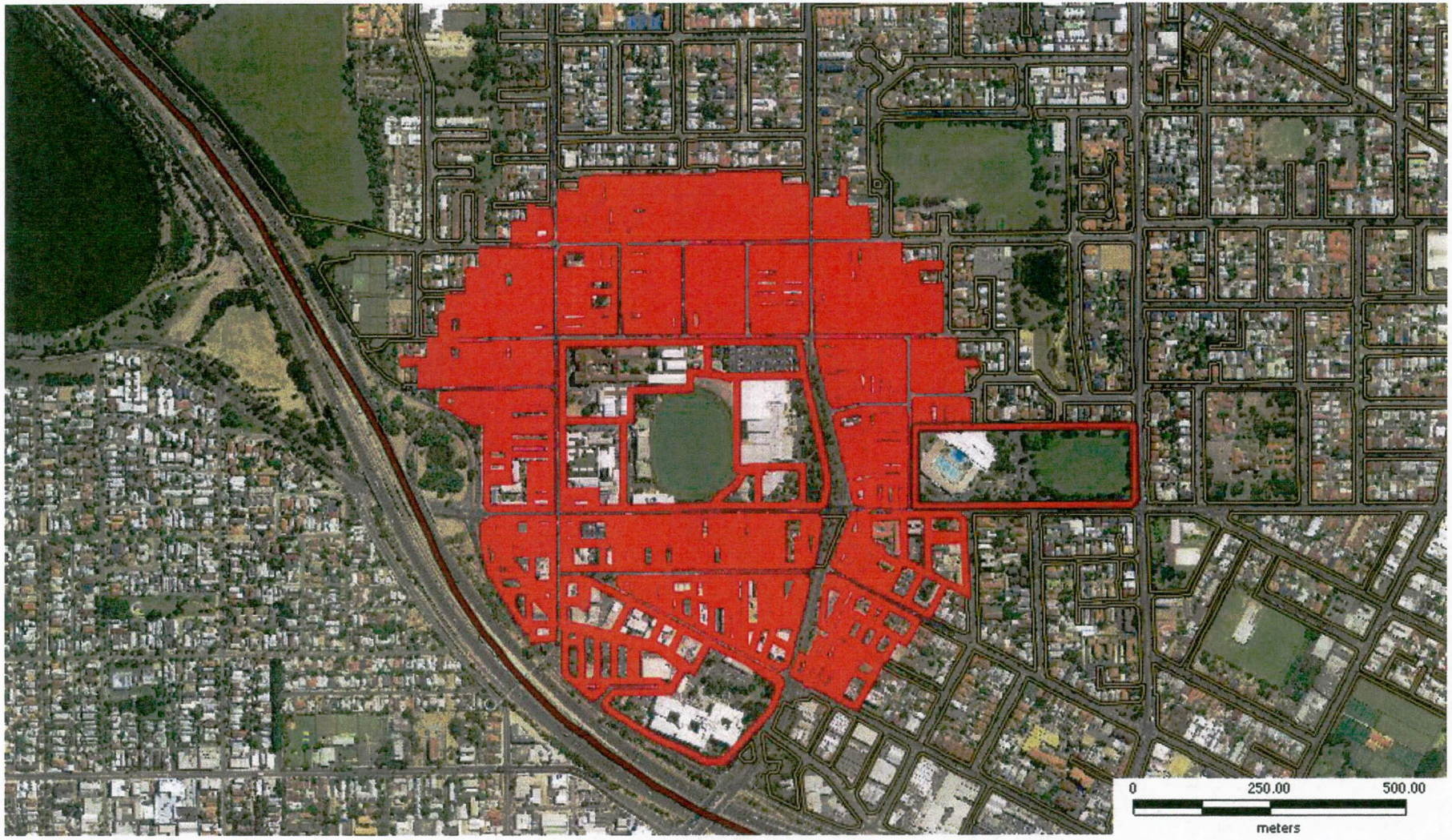
Items 9.1.1, 9.1.3, 9.1.4, 9.1.5, 9.1.6, 9.2.3, 9.2.4, 9.2.5, 9.2.6, 9.2.7, 9.4.1, 9.4.2, 9.4.3 and 9.4.4.

CARRIED UNANIMOUSLY (7-0)

(Cr Harvey had not yet arrived to the meeting. Mayor Catania was on approved leave of absence.)

Item 9.3.1 WITHDRAWN by the Chief Executive Officer – to further investigate the matter.

9.3.1 Oktoberfest 2011 - Medibank Stadium



CITY OF VINCENT

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30/06/2011

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9.1.1 Exempted Billboard Signs in the City of Vincent – Progress Report

Ward:	Both	**Date:**	4 July 2011
Precinct:	All	**File Ref:**	PLA0188; PRO2036; PRO1573; PRO0579; PRO5463; PRO0877; PRO0159; PRO5464
Attachments:	001 – Photographs of Billboards		
Tabled Items:	Nil		
Reporting Officer:	E Lebbos, Planning Officer (Strategic)		
Responsible Officer:	R Boardman, Director Development Services		

OFFICER RECOMMENDATION:

That the Council APPROVES;

1. **Pursuant to clause 28 of the City of Vincent Town Planning Scheme No. 1 (TPS), of the billboard signs listed below to be an "exempted advertisement", as their Owner has provided suitable documentary evidence to the City confirming that the billboard sign was in place and fully displayed, prior to the commencement of the TPS No. 1 on 4 December 1998:**

2. **Pursuant to clause 30(b) of the City of Vincent Town Planning Scheme No. 1, of the Billboard Signs listed below to continue to be displayed:**

   2.1 No. 324 Charles Street, North Perth;
   2.2 Nos. 217-225 Fitzgerald Street, West Perth;
   2.3 Nos. 452-458 Newcastle Street, West Perth;
   2.4 Nos. 468-470 Newcastle Street, West Perth;
   2.5 No. 237 Scarborough Beach Road, Mount Hawthorn;
   2.6 Nos. 452-460 William Street, Perth; and
   2.7 No. 591 William Street, Mount Lawley.

COUNCIL DECISION ITEM 9.1.1

Moved Cr Buckels, Seconded Cr Maier

That the recommendation be adopted.

CARRIED UNANIMOUSLY *"EN BLOC"* (7-0)

(Cr Harvey had not yet arrived to the meeting. Mayor Catania was on approved leave of absence.)

PURPOSE OF REPORT:

The purpose of this Report is to inform the Council of the outcome of the City of Vincent's correspondence to the owners of the seven (7) alleged unauthorised billboard signs identified as part of the review of the City's Policy No. 3.5.2, relating to Signs and Advertising, requesting the removal of the subject signs, or the provision of suitable documentary evidence that the signs were in place prior to 4 December 1998. Refer to Attachment 001 for a photograph of the Billboard signs.

BACKGROUND:

14 September 2010 At its Ordinary Meeting, the Council refused an application for proposed signage (billboard) at Nos. 67-69 (Lot 35; D/P: 67625) Scarborough Beach Road, North Perth (Item 9.1.7). At this meeting, a subsequent motion was carried as follows:

"That the Town's Administration advise the Council with a suggested scope for a review of its Policy No. 3.5.2 to Signs and Advertising, based on discussions (this evening)."

In particular, the following matters were raised by the Council Members for investigation during debate:

- the suitability of billboards in the City;
- the possibility of incorporating site selection criteria in the City's Policy No. 3.5.2, relating to Signs and Advertising, for where billboards are considered appropriate; and
- the incorporation of new Policy provisions relating to introducing a fee for billboards, similar to that outlined in the City's Policy No. 3.5.13, relating to Percentage for Public Art.

25 May 2011 Whilst undertaking a review of the City's Policy No. 3.5.2, relating to Signs and Advertising, the City's Officers identified a number of existing billboards in the City of Vincent. An investigation into these signs was undertaken by the Officers, in terms of the circumstances of their approval/installation. Although some of the billboards within the City's boundaries were either permitted under special circumstances, or prior to the formation of the City of Vincent and the subsequent gazettal of the City's TPS No. 1, seven (7) alleged unauthorised billboard signs were identified.

The City's Officers wrote letters to the property owners of the seven (7) alleged unauthorised billboards (as presented to the Council at its Ordinary Meeting held on 28 June 2011), giving them the opportunity to either remove the subject signage, or to demonstrate that the signage was existent prior to the gazettal of the City's TPS No. 1.

28 June 2011 The Council considered a report regarding the review of the City's Policy No. 3.5.2, relating to Signs and Advertising, whereby the City's Officers recommended to not amend the subject Policy to incorporate provisions relating to billboards.

DETAILS:

In addition to corresponding with the property owners of the seven (7) alleged unauthorised billboards, the City's Officers undertook an Archive Search for each of the seven (7) properties, in order to retrieve any relevant information regarding the history of the alleged unauthorised billboard signs. This yielded no relevant information.

The seven (7) subject properties are as follows:

- Nos. 452-460 William Street, Perth;
- No. 324 Charles Street, North Perth;
- Nos. 217-225 Fitzgerald Street, West Perth;
- Nos. 468-470 Newcastle Street, West Perth;
- Nos. 452-458 Newcastle Street, West Perth;
- No. 591 William Street, Mount Lawley; and
- No. 237 Scarborough Beach Road, Mount Hawthorn.

The City has received correspondence from all seven (7) of the billboard owners. The City's Officers have investigated all of the correspondence received, in order to ascertain whether it satisfies the requirement to provide suitable documentary evidence that the alleged unauthorised billboards existed prior to 4 December 1998. The findings of this investigation are outlined below:

1. Nos. 452-460 William Street, Perth

In correspondence dated 9 June 2011, the City received documentary evidence from the owners of the billboard sign at Nos. 452-460 William Street, Perth, in relation to the subject sign being existent prior to the gazettal of the City's TPS No. 1.

The correspondence included the Site Lease Agreement between the then advertising company, Nettlefold Advertising and the owners of the subject property, dated 13 June 1991, which appears to satisfy the requirements to provide suitable documentary evidence that the sign existed prior to 4 December 1998.

In light of the above, it is considered that the subject sign complies with the requirements to be considered as an "exempted advertisement", in accordance with the City's TPS No. 1.

2. No. 324 Charles Street, North Perth

In correspondence dated 26 May 2011, the City of Vincent received documentary evidence from the owners of the billboard sign at No. 324 Charles Street, North Perth, in relation to the subject sign being existent prior to the gazettal of the City's TPS No. 1.

The correspondence included a copy of the original sign licence issued by the City of Perth to Nettlefold Advertising on behalf of Tiles Expo, along with the City of Perth's handwritten notation stipulating that the licence was issued without any conditions of approval, dated 24 July 1991, as well as a copy of the engineer's certification for the roof structure, dated 28 June 1990. These documents appear to satisfy the requirements to provide suitable documentary evidence that the sign existed prior to 4 December 1998.

In light of the above, it is considered that the subject sign complies with the requirements to be considered as an "exempted advertisement", in accordance with the City's TPS No. 1.

3. Nos. 217-225 Fitzgerald Street, West Perth

In correspondence dated 9 June 2011, the City received documentary evidence from the owners of the billboard sign at Nos. 217-225 Fitzgerald Street, West Perth, in relation to the subject sign being existent prior to the gazettal of the City's TPS No. 1.

The correspondence included the Site Lease Agreement between the then advertising company, Nettlefold Advertising and the owners of the subject property, dated 9 March 1995, which appears to satisfy the requirements to provide suitable documentary evidence that the two signs existed prior to 4 December 1998.

In light of the above, it is considered that the subject signs comply with the requirements to be considered as "exempted advertisement", in accordance with the City's TPS No. 1.

4. Nos. 468-470 Newcastle Street, West Perth

In correspondence dated 21 June 2011, the City received documentary evidence from the owners of the billboard sign at Nos. 468-470 Newcastle Street, West Perth, in relation to the subject sign being existent prior to the gazettal of the City's TPS No. 1.

The correspondence included the Site Lease Agreement between Australian Posters and the owner of the subject property, dated 22 May 1986, which appears to satisfy the requirements to provide suitable documentary evidence that the sign existed prior to 4 December 1998.

In light of the above, it is considered that the subject sign complies with the requirements to be considered as an "exempted advertisement", in accordance with the City's TPS No. 1.

5. Nos. 452-458 Newcastle Street, West Perth

In correspondence dated 15 June 2011, the City received documentary evidence from the owners of the billboard sign at Nos. 452-458 Newcastle Street, West Perth, in relation to the subject sign being existent prior to the gazettal of the City's TPS No. 1.

The correspondence included the Site Lease Agreement between Australian Posters and the owner of the subject property, dated 18 July 1980, which appears to satisfy the requirements to provide suitable documentary evidence that the sign existed prior to 4 December 1998.

In light of the above, it is considered that the subject sign complies with the requirements to be considered as an "exempted advertisement", in accordance with the City's TPS No. 1.

6. No. 591 William Street, Mount Lawley

In correspondence dated 16 June 2011, the City received documentary evidence from the owners of the billboard sign at No. 591 William Street, Mount Lawley, in relation to the subject sign being existent prior to the gazettal of the City's TPS No. 1.

The correspondence included the Advertising Agreement and attached Schedule, dated 26 August 1992 and 31 July 1995 respectively, between Australian Posters and the owners of the subject property, which appear to satisfy the requirements to provide suitable documentary evidence that sign existed prior to 4 December 1998.

In light of the above, it is considered that the subject sign complies with the requirements to be considered as an "exempted advertisement", in accordance with the City's TPS No. 1.

7. No. 237 Scarborough Beach Road, Mount Hawthorn

In correspondence dated 9 June 2011, the City received documentary evidence from the owners of the billboard sign at No. 237 Scarborough Beach Road, Mount Hawthorn, in relation to the subject sign being existent prior to the gazettal of the City's TPS No. 1.

The correspondence included the Site Lease Agreement between the advertising company, Australian Posters and the owners of the subject property, dated 25 March 1981, which appears to satisfy the requirements to provide suitable documentary evidence that the sign existed prior to 4 December 1998.

In light of the above, it is considered that the subject sign complies with the requirements to be considered as an "exempted advertisement", in accordance with the City's TPS No. 1.

CONSULTATION/ADVERTISING:

Not applicable.

LEGAL/POLICY:

Town Planning Scheme No. 1 and associated Policies, clauses 28, 29 and 30 as stated below:

"Division 3 – Control of Advertisements

28. Definitions

For the purposes of this Division –

"advertiser" means any one or more of the land owner, occupier, licensee or other person having an interest in or benefiting from the display of an advertisement;

"display" in relation to an advertisement, includes the erection and placing of the advertisement; and

"exempted advertisement" means an advertisement that is –

(a) fully displayed before the commencement of this Scheme; or

(b) displayed under a licence or other approval granted by the Council before the commencement of this Scheme.

29. Need for Planning Approval

A person shall not begin or continue to display an advertisement, other than an existing or exempted advertisement, without having first applied for and having obtained planning approval under Part 4.

30. Existing and Exempted Advertisements

Unless it is subject to a notice under Clause 31 –

(a) an exempted advertisement may be displayed; and

(b) an existing advertisement may continue to be displayed in accordance with the licence or approval, if any, granted by the Council."

RISK MANAGEMENT IMPLICATIONS:

Not applicable.

STRATEGIC IMPLICATIONS:

In keeping with the City's *Strategic Plan 2011-2016* – Objective 1.1 states:

"Improve and Maintain the Natural and Built Environment and Infrastructure:

1.1.1 Develop and implement a Town Planning Scheme and associated policies, guidelines and initiatives that deliver the community vision.

1.1.2 Enhance and maintain the character and heritage of the City".

SUSTAINABILITY IMPLICATIONS:

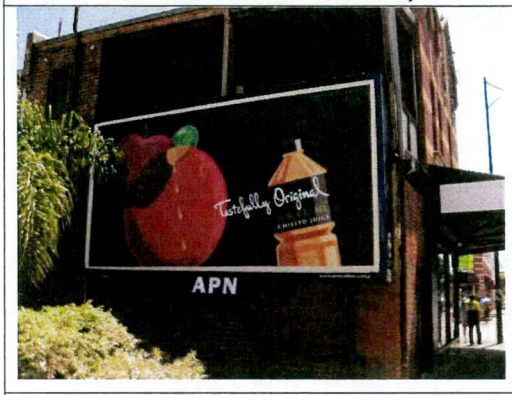
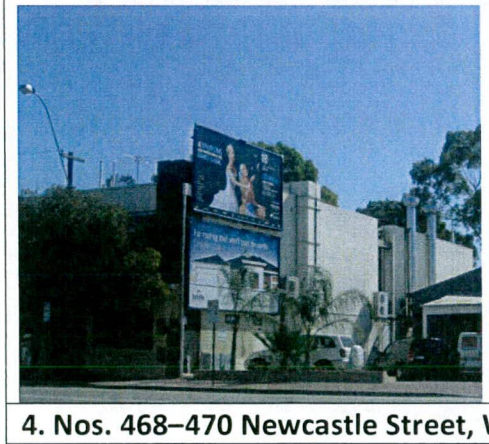
Not applicable.

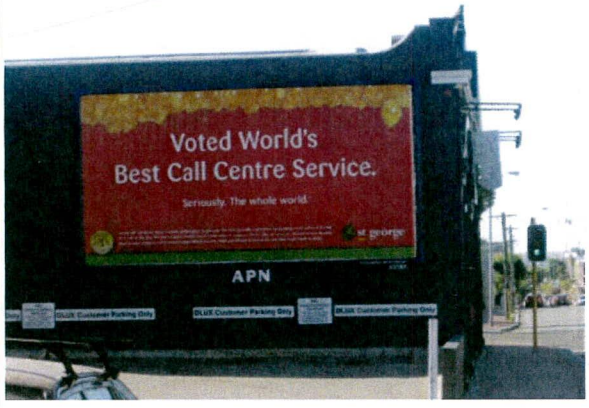
FINANCIAL/BUDGET IMPLICATIONS:

Not applicable.

COMMENTS:

In light of the above justification, it is recommended that the Council consider the billboard signs for the seven (7) properties and the associated documentary evidence provided by the subject sign/property owners to the City, as "exempted advertisement", under clause 28 and allows them to continue to be displayed, pursuant to clause 30 of the City's TPS No. 1.

SEVEN (7) "EXEMPTED" BILLBOARD SIGNS WITHIN THE CITY OF VINCENT		
IMAGE	**FILE REFERENCE**	**SIZE (*approx.*)**
1. No. 452-460 William Street, Perth		
	PRO0159	6 x 3 metres
2. No. 324 Charles Street, North Perth		
	PRO1573	12m x 3m
3. Nos. 217-225 Fitzgerald Street, West Perth		
	PRO0579	Two signs - 6 m x 3 m
4. Nos. 468–470 Newcastle Street, West Perth		
	PRO5463	6 m x 3 m

5. Nos. 452-458 Newcastle Street, West Perth		
	PRO0877	6 m x 3 m
6. No. 591 William Street, Mount Lawley		
	PRO2036	6 m x 3 m
7. No. 237 Scarborough Beach Road, Mount Hawthorn		
	PRO5464	6 m x 3 m

9.1.3 No. 34 (Lot 2; STR: 45840) Joel Terrace, East Perth - Proposed Three Storey Grouped Dwelling – Amendment to Planning Approval

Ward:	South	**Date:**	29 June 2011
Precinct:	Banks Precinct; P15	**File Ref:**	PRO0268; 5.2010.613.3
Attachments:	001 – Property Information Report and Development Plans		
Tabled Items	Applicant's submission and associated documentation		
Reporting Officer:	T Cappellucci, Planning Officer (Statutory)		
Responsible Officer:	R Boardman, Director Development Services		

OFFICER RECOMMENDATION:

That the Council;

in accordance with the provisions of the City of Vincent Town Planning Scheme No. 1 and the Metropolitan Region Scheme, APPROVES the application submitted by Cadds Architectural Drafting on behalf of the owner C M Hobbs for Proposed Three Storey Grouped Dwelling – Amendment to Planning Approval, at No. 34 (Lot 2; STR: 45840) Joel Terrace, East Perth, and as shown on plans stamp-dated 1 and 13 June 2011, subject to the following conditions:

1. **All external fixtures, such as television antennas (of a non-standard type), radio and other antennas, satellite dishes, external hot water heaters, air conditioners and the like, shall not be visible from the street(s), are designed integrally with the building and be located so as not to be visually obtrusive from Joel Terrace;**

2. **Any new street/front wall, fence and gate within the Joel Terrace setback area, including along the side boundaries within these street setback areas, shall comply with the City's Policy provisions relating to Street Walls and Fences;**

3. **First obtaining the consent of the owners of Nos. 28 and 36 Joel Terrace for entry onto their land, the owners of the subject land shall finish and maintain the surface of the boundary (parapet) walls facing Nos. 28 and 36 Joel Terrace in a good and clean condition;**

4. **No street verge tree(s) shall be removed unless written approval has been received from the City's Parks Services. Should such an approval be granted all cost associated with the removal and replacement shall be borne by the applicant/owner(s);**

5. **The development shall be connected to the reticulated sewerage system prior to occupation;**

6. **Stormwater drainage shall be contained on site, or connected to the local government stormwater drainage system, to the satisfaction of the City of Vincent, on advice from the Swan River Trust;**

7. **No fill, building materials, rubbish or any other deleterious matter shall be placed on the Parks and Recreation Reserve or allowed to enter the river as a result of the development; and**

8. **PRIOR TO THE ISSUE OF A BUILDING LICENCE, the following shall be submitted to and approved by the City:**

   8.1 **Construction Management Plan**

   A Construction Management Plan, detailing how the construction of the development will be managed to minimise the impact on the surrounding area, shall be submitted to and approved by the City, in accordance with the requirements of the City's Policy No. 3.5.23 relating to Construction Management Plans, and Construction Management Plan Guidelines and Construction Management Plan Application for approval Proforma;

8.2 Screening – Ground Floor Balcony

The ground floor balcony on the eastern elevation within the 7.5 metre cone of vision to the northern boundary shall be of a permanent obscure material and be non-openable to a minimum of 1.6 metres above the finished first floor level. A permanent obscure material does not include a self-adhesive material or other material that is easily removed; OR prior to the issue of a Building Licence, revised plans shall be submitted demonstrating the balcony being provided with permanent vertical screening or equivalent, preventing direct line of sight within the cone of vision to ground level of the adjoining properties in accordance with the Residential Design Codes. Alternatively, prior to the issue of a Building Licence, these revised plans are not required if the City receives written consent from the owners of No. 36 Joel Terrace, East Perth, stating no objection to the respective proposed privacy encroachment.

All screens provided shall comply with the definition of the Residential Design Codes 2010.

The revised plans shall not result in any greater variation to the requirements of the Residential Design Codes and the City's Policies; and

8.3 Retaining Wall and Fencing Plan

A retaining wall and fencing plan for the east property boundary shall be submitted to, and approved by, the General Manager, Swan River Trust.

COUNCIL DECISION ITEM 9.1.3

Moved Cr Buckels, Seconded Cr Maier

That the recommendation be adopted.

CARRIED UNANIMOUSLY *"EN BLOC"* (7-0)

(Cr Harvey had not yet arrived to the meeting. Mayor Catania was on approved leave of absence.)

Landowner:	C M Hobbs
Applicant:	Cadds Architectural Drafting
Zoning:	Metropolitan Region Scheme: Urban Town Planning Scheme No. 1 (TPS 1): Residential R60
Existing Land Use:	Vacant Land
Use Class:	Grouped Dwelling
Use Classification:	"P"
Lot Area:	285 square metres
Access to Right of Way	N/A

PURPOSE OF REPORT:

The proposal requires referral to the Council as the City's Officers do not have delegation to consider minor variations for an amended Planning Approval for the proposed construction of a three (3) storey grouped dwelling.

BACKGROUND:

11 August 2009	The Council at its Ordinary Meeting resolved to approve an application for the proposed Construction of One, Three-Storey Grouped Dwelling.
10 August 2004	The Council at its Ordinary Meeting resolved to approve an application for proposed retaining walls to a vacant residential lot (Strata Lot 1). The retaining enabled the common property area (the driveway) to be constructed, as required by the subdivision conditionally approved by the Western Australian Planning Commission on 22 January 2004.
22 January 2004	The Western Australian Planning Commission conditionally approved the subdivision of No. 36 (Lot Pt 379) Joel Terrace, East Perth, into three survey strata lots, two of the lots fronting the recreational reserve. The subject lot was a product of this subdivision.

DETAILS:

The proposal involves minor amendments to the plans that were approved by the Council at its Ordinary Meeting held on 11 August 2009. It is noted that a similar three-storey single residential dwelling on the adjacent property at No. 36 Joel Terrace, was also considered and approved at the same Ordinary Meeting of Council held on 11 August 2009.

The applicants have provided a submission in support of this application, regarding the variations proposed, which is attached as a tabled item.

COMPLIANCE:

NON-COMPLIANT REQUIREMENTS		
REQUIREMENTS	**REQUIRED**	**PROPOSED**
Building Setbacks:		
Basement		
North	1 metre	Nil. As part of the original application, a nil setback was also proposed.
South	1 metre	Nil to 2.2 metres. As part of the original application, the proposed setback was from 0.082 to 1.5 metres.
Ground Floor		
North	2.5 metres	Nil. As part of the original application, a nil setback was also proposed.
South	2.5 metres	Nil to 2.2 metres. As part of the original application, the proposed setback was from 0.082 to 1.5 metres.
First Floor		
West	Upper floor to be setback a minimum of 2 metres behind ground floor.	Level with ground floor. As part of original application, upper floor was also level with ground floor.

NON-COMPLIANT REQUIREMENTS		
REQUIREMENTS	**REQUIRED**	**PROPOSED**
North	1.4 metres	Nil. As part of the original application, a nil setback was also proposed.
South	1.4 metres	1 to 2.2 metres. As part of the original application, a setback of 1.511 metres to 2.072 metres was proposed.

Officer Comments:

Supported – The northern setback variations are not considered to create an undue amenity impact on the adjoining property, and no objection has been received from the adjacent affected neighbour.

In respect of the southern setbacks, the site adjoins land used for Western Power purposes along the southern boundary and the setback variations are not considered to cause an undue amenity impact on the adjoining property; no objection was received.

In respect of the western first floor setback, the proposed dwelling is not within the front setback to Joel Terrace as it is located behind Nos. 30 and 32 Joel Terrace, therefore, will not have an undue impact on the amenity of the Joel Terrace streetscape.

Boundary Walls:	Maximum Height = 3.5 metres Average height = 3 metres	*North* Maximum Height = 8.8 metres. As part of the original application, maximum height was 8.7 metres. Average Height = 7.4 metres. As part of the original application, the average height was 6.8 metres. *South* Maximum Height = 5.8 metres. As part of the original application, the maximum height was 6.6 metres. Average Height = 5.35 metres. As part of the original application, the average height was 5.5 metres.

Officer Comments:

Supported – In terms of the northern boundary, no objection has been received from the directly affected neighbour and the proposed Building on Boundary component is similar to the application approved by the Council on 11 August 2009 for the adjoining property at No. 36 Joel Terrace, which adjoins the subject dwelling.

While in regards to the southern boundary, the site adjoins land used for Western Power on the southern boundary and the setback and height variation is not considered to create an adverse amenity impact to the adjoining property.

In addition, the proposed residence, in addition with the other adjoining developments, contributes to an emerging River Reserve setting.

NON-COMPLIANT REQUIREMENTS		
REQUIREMENTS	**REQUIRED**	**PROPOSED**
Garage:	Garage to be setback 0.5 metre behind the main building	Garage is in front of the main building. This was also proposed as part of the initial application.
Officer Comments:		
Supported – Proposed garage is not within the Joel Terrace streetscape as it is located behind Nos. 30 and 32 Joel Terrace and, therefore, does not result in the garage visually dominating the site or streetscape.		
Number of Storeys and Height:	Two storeys External Wall Height = 6 metres Roof Pitch Height = 9 metres	Three storeys External Wall height = 8.8 metres maximum. The original application proposed a maximum external wall height of 9 metres. Roof Pitch Height = 9.5 metres maximum. The original application proposed a maximum roof pitch height of 10.3 metres.
Officer Comments:		
Supported – See "Comments" section.		
Visual Privacy:	Balcony = 7.5 metres setback to boundary	*Ground Floor* Balcony on eastern elevation is 2 metres to southern boundary. This was the same setback in the original application. Balcony on eastern elevation is 0.5 metre to northern boundary. In the original application, a setback of 0.7 metre was proposed.
Officer Comments:		
Supported in Part – With the balcony on the eastern elevation towards the southern boundary, no objection was received from adjoining neighbour, Western Power, and overlooks a vacant block, so no visual privacy condition has been imposed. While towards the northern boundary, an objection was received from the directly affected neighbour and the proposed overlooking has the potential to impact on the amenity of adjoining property at No. 36 Joel Terrace. Therefore, a condition has been placed for the balcony to comply with the visual privacy requirements of the R-Codes.		

The above Officer Comments are provided pursuant to Clause 38(5) of Town Planning Scheme No. 1

Consultation Submissions		
Item	**Comments Received**	**Officer Comments**
Support (0)	Nil.	Noted.
Objections (1)	Objection to overlooking yard area from balcony.	Supported – Condition placed that the balcony on the eastern elevation, within the cone of vision to the northern boundary at No. 36 Joel Terrace, comply with the visual privacy requirements of the R-Codes.
Western Power	Have no objections with the proposal; however, advise that the associated construction works may infringe upon the 6 metre WorkSafe WA 'danger zone' associated with overhead lines of this voltage.	Noted.
Swan River Trust	The Trust has no objections to the proposal, subject to specific conditions and advice notes.	Noted. Conditions and advice notes have been included in the Officer Recommendation.

Other Implications	
Legal/Policy	TPS 1, R-Codes and associated Policies.
Strategic	The City's *Strategic Plan 2011-2016* – Objective 1 states: *"Natural and Built Environment* *1.1 Improve and maintain the natural and built environment and infrastructure* *1.1.2 Enhance and maintain the character and heritage of the City."*
Sustainability	Nil.
Financial/Budget	Nil.

COMMENTS:

Redevelopment- Swan River Trust

As per the statutory requirements, this application was referred to the Swan River Trust for their comments and recommendation. In a letter dated 18 April 2011, the Swan River Trust stated that they did not have any objection to the plans, subject to appropriate conditions to address reticulation, drainage, fill and vehicle access.

Building Height

The subject site varies significantly from top to bottom, totalling approximately 5.3 metres from the front to the rear boundary of the lot. Given the constraining topography of the site, it is difficult to design a complaint dwelling, particularly in terms of wall and pitched roof heights.

The Residential Design Elements Policy clearly states that variations to the maximum building wall and external wall heights may be considered due to topographical or other environmental considerations, provided the streetscape and amenity of the affected adjacent properties is protected, particularly:

"*The natural ground level of the site is sloping, provided that a compliant two storey height presence is maintained when viewed from the street.*"

The proposal does not have a frontage to Joel Terrace; rather access from this road is gained via a communal driveway. When viewed from the communal accessway and the reserve however, the house is viewed as a two-storey dwelling. When viewed on plan, the dwelling appears to be a three storey development; however, it is important to acknowledge that the third storey element, the deck on the first floor, is setback approximately 17 metres from the rear building line towards the Parks and Recreation Reserve.

Given the topographical site constraints and the heights proposed are similar to those approved as part of the original application considered at the Ordinary Meeting of Council held on 11 August 2009, it is considered that the application meets the above-mentioned criteria and the variation to height requirements proposed can be supported.

Summary

The proposed amendments as part of this application, in comparison to the initial planning approval 5.2008.524.1, are supported by the City's Officers as they are not considered to result in any further impacts on the existing streetscape and neighbouring properties than those variations approved in the original application.

In light of the above, it is recommended that the Council approve the application, subject to standard and appropriate conditions listed in the Officer Recommendation.

CITY OF VINCENT

244 Vincent Street (cnr Loftus Street), Leederville,
Western Australia, 6007
PO Box 82, Leederville, 6902

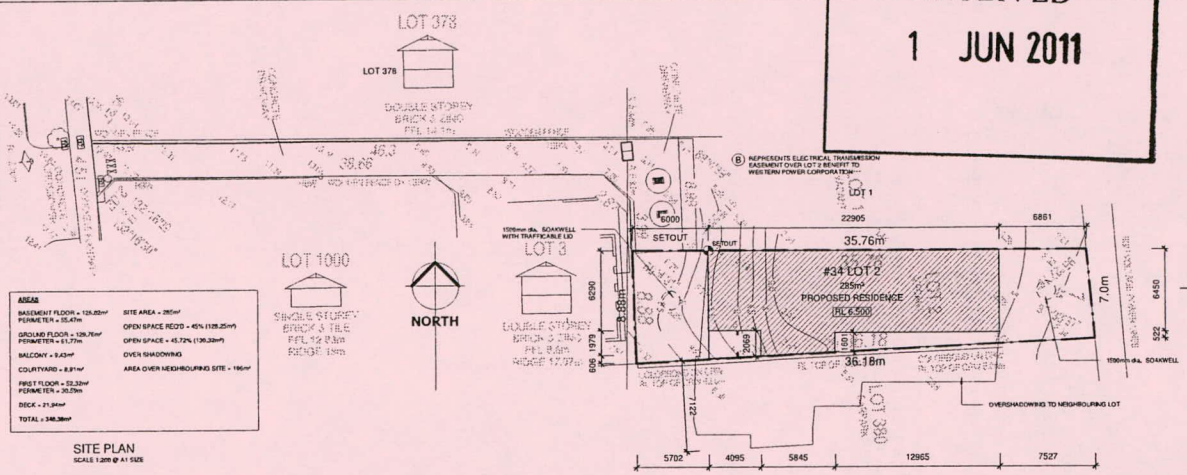
Property Information Report:

34 Joel Terrace, EAST PERTH

The City of Vincent does not warrant the accuracy of information in this publication and any person using or relying upon such information does so on the basis that the City of Vincent shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information.

✓ Properties consulted

TOWN OF VINCENT
RECEIVED
1 JUN 2011



SITE PLAN
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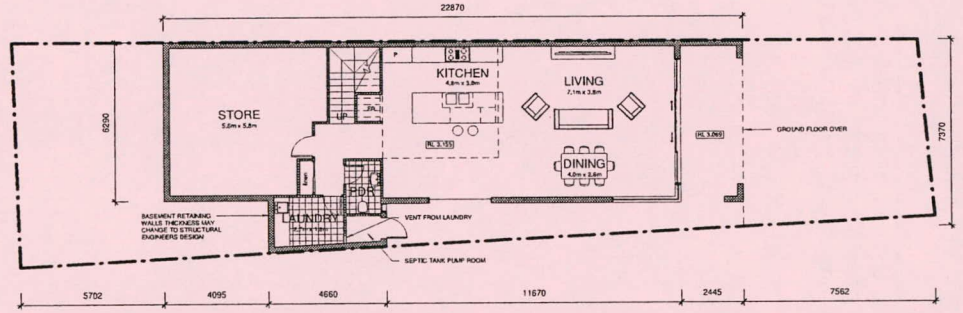

BASEMENT FLOOR PLAN
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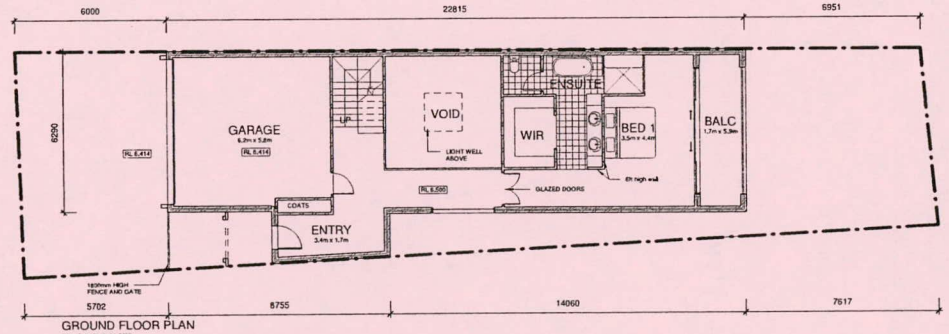

GROUND FLOOR PLAN
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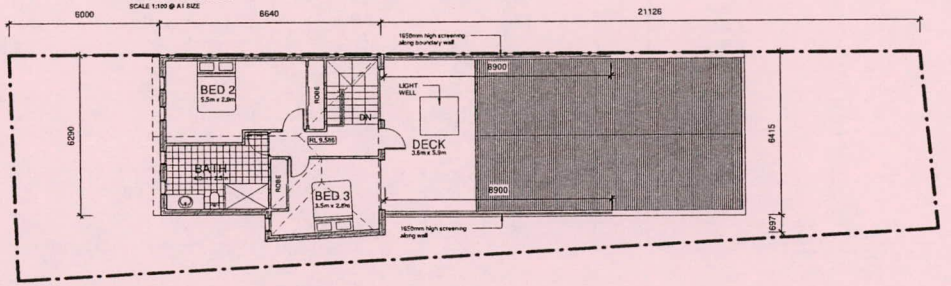

FIRST FLOOR PLAN
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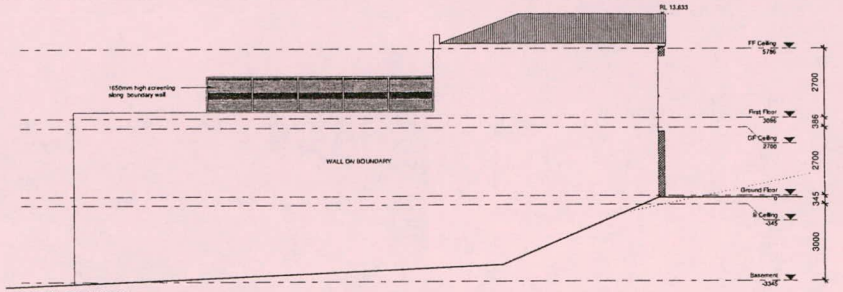

NORTH ELEVATION
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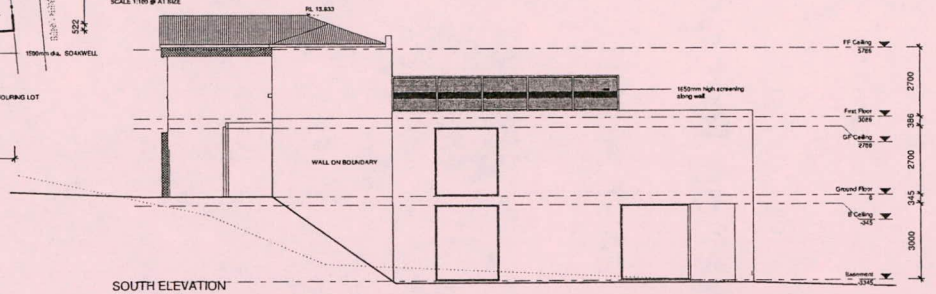
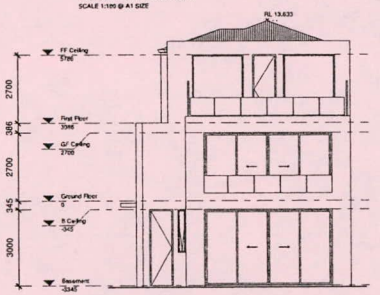
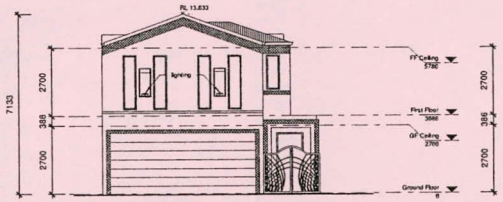


SOUTH ELEVATION
SCALE 1:100 @ A1 SIZE



EAST ELEVATION
SCALE 1:100 @ A1 SIZE



WEST ELEVATION
SCALE 1:100 @ A1 SIZE

THIS DRAWING IS TO BE READ IN STRICT CONJUNCTION WITH ALL OTHER CONSULTANTS DRAWINGS, DETAILS AND SPECIFICATION.

CADDS ARCHITECTURAL DRAFTING
ABN 79 950 986 767
A DIVISION OF COMPUTER AIDED DESIGN & DRAFTING SERVICES
Unit 12, 20 Sustainable Avenue, Bibra Lake, Western Australia, 6163
P:(08)9418 8665 F:(08) 9418 8557
E:arch@cadds.com.au www.cadds.com.au

No.	Description	Date
C	Issued for client comment	29.09.10
D	Issued for Planning Approval	05.11.10
E	Issued for Planning Approval - Retaining walls added to drawings	15.12.10
F	Issued for Planning Approval - RL levels for retaining walls	07.01.11
G	Amendents to RI levels and retaining walls	02.02.11
H	Issued for client comment	11.03.11
I	Re-issued for Planning Approval - Roof Pitch Changed	16.05.11

Kate Hobbs
Lot 2 (No. 34) Joel Terrace, East Perth

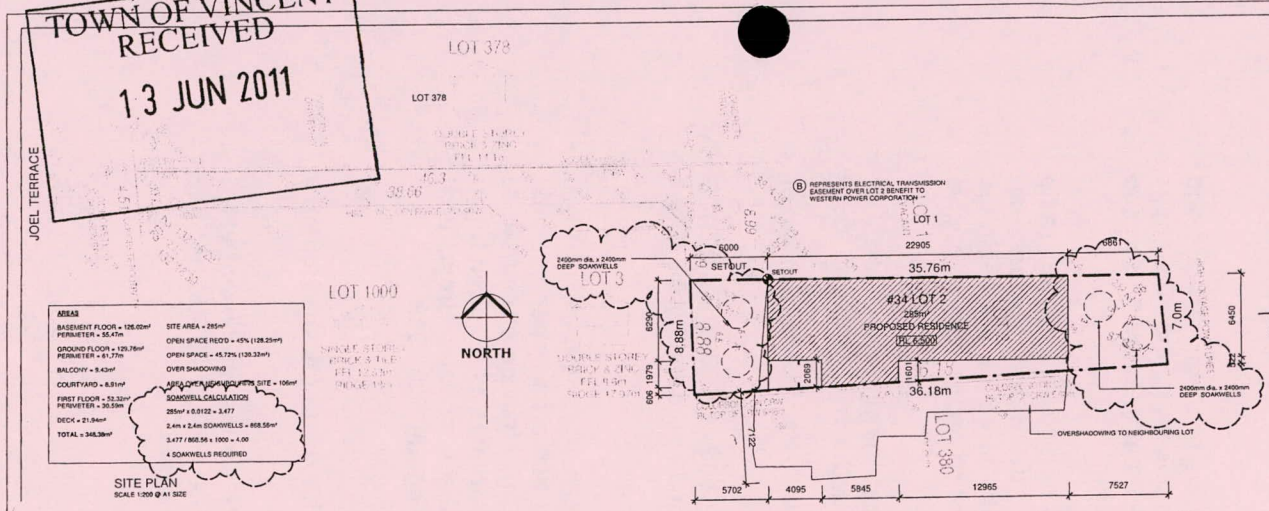
Proposed 3 Storey House

Site Plan, Floor Plans and Elevations

Project number	A2011-0002		A.01 REV I
Date	July 10		
Drawn by	MM		
Checked by	CL	Scale	As indicated A1 Sheet

ITEM 9.1.3

TOWN OF VINCENT
RECEIVED
13 JUN 2011



SITE PLAN
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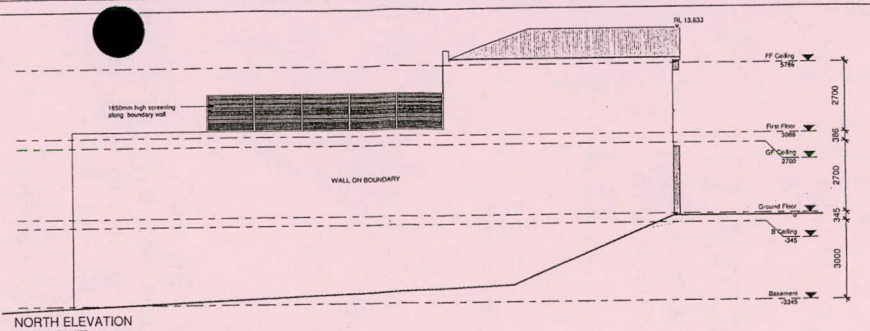

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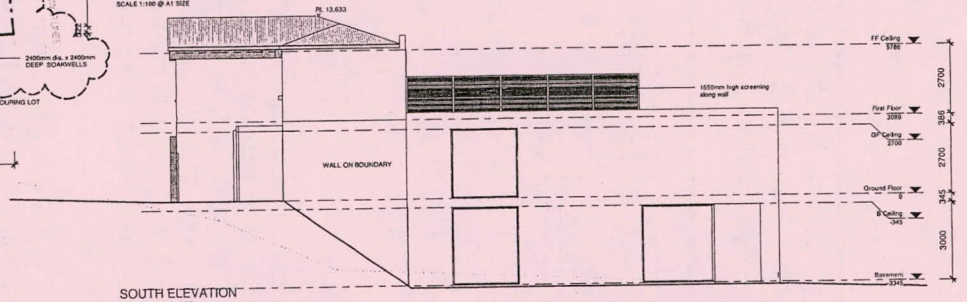

SOUTH ELEVATION
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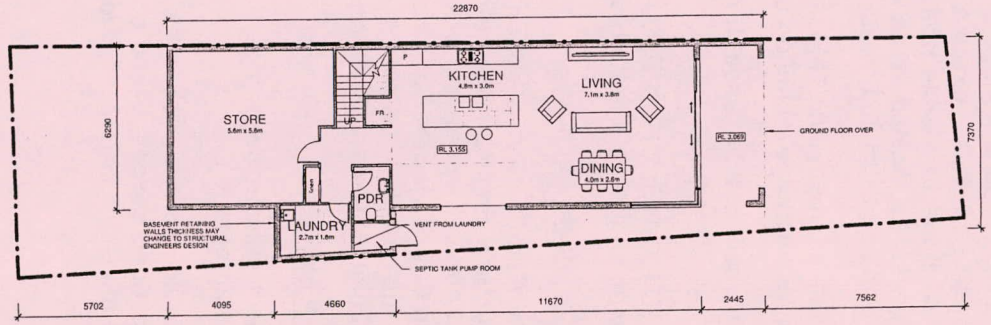
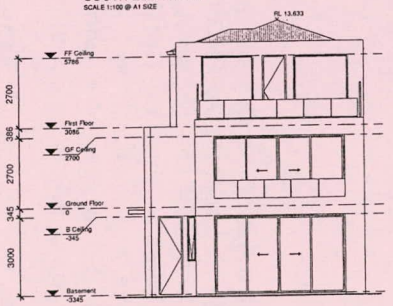
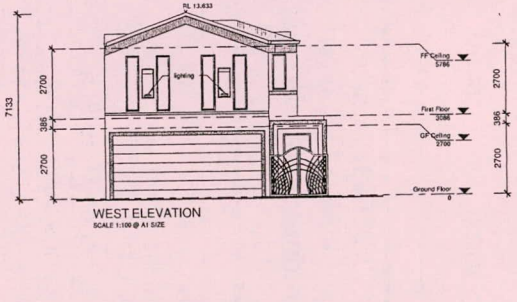


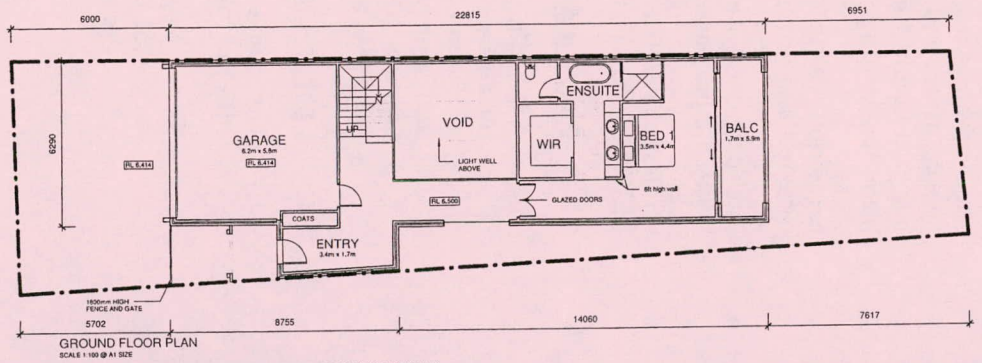
BASEMENT FLOOR PLAN
SCALE 1:100 @ A1 SIZE



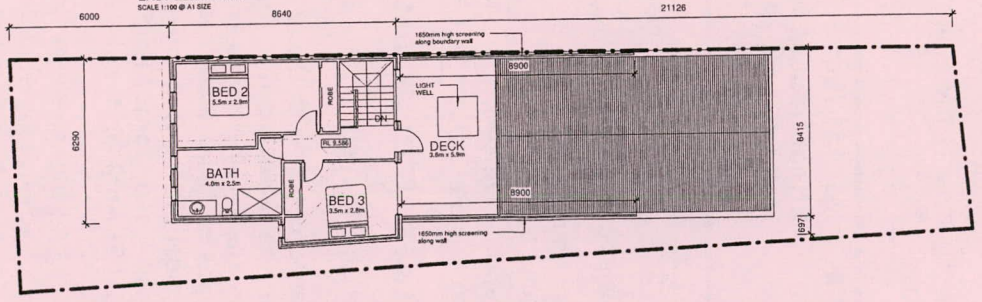
EAST ELEVATION
SCALE 1:100 @ A1 SIZE



WEST ELEVATION
SCALE 1:100 @ A1 SIZE



GROUND FLOOR PLAN
SCALE 1:100 @ A1 SIZE



FIRST FLOOR PLAN
SCALE 1:100 @ A1 SIZE

ITEM 9.1.3

THIS DRAWING IS TO BE READ IN STRICT CONJUNCTION WITH ALL OTHER CONSULTANTS DRAWINGS. DETAILS AND SPECIFICATION.

CADDS ARCHITECTURAL DRAFTING
ABN 79 060 988 767
A DIVISION OF COMPUTER AIDED DESIGN & DRAFTING SERVICES
Unit 12, 20 Sustainable Avenue, Bibra Lake, Western Australia, 6163
P:(08)9418 8665 F:(08) 9418 8557
E:arch@cadds.com.au www.cadds.com.au

No.	Description	Date
D	Issued for Planning Approval	05.11.10
E	Issued for Planning Approval - Retaining walls added to drawings	16.12.10
F	Issued for Planning Approval - RL levels for retaining walls	07.01.11
G	Amendents to RI levels and retaining walls	02.02.11
H	Issued for client comment	11.03.11
I	Re-issued for Planning Approval - Roof Pitch Changed	18.05.11
J	Soakwell calculations and notes changed	13.06.11

Kate Hobbs
Lot 2 (No. 34) Joel Terrace, East Perth

Proposed 3 Storey House

Site Plan, Floor Plans and Elevations

Project number	A2011-0002		A.01 REV J
Date	July 10		
Drawn by	NM		
Checked by	CL	Scale	As indicated A1 Sheet

9.1.4 No. 141 (Lot 6; D/P: 98568) Scarborough Beach Road, corner Fairfield Street, Mount Hawthorn - Proposed Store Room Addition to Existing Hotel/Tavern (Paddington Ale House) – Application for Retrospective Approval

Ward:	North	**Date:**	30 June 2011
Precinct:	Mount Hawthorn Centre: P02	**File Ref:**	PRO1137; 5.2009.555.2
Attachments:	001 – Property Report and Development Application Plans		
Tabled Items	Applicant's Submission		
Reporting Officer:	D Mrdja, Statutory Planning Officer		
Responsible Officer:	R Boardman, Director Development Services		

OFFICER RECOMMENDATION:

That the Council;

in accordance with the provisions of the City of Vincent Town Planning Scheme No. 1 and the Metropolitan Region Scheme, APPROVES the application submitted by Whelans (WA) Pty Ltd on behalf of the owner AJ, AP, LM, AR, & AB Swanson for proposed Store Room Addition to Existing Hotel/Tavern (Paddington Ale House) – Application for Retrospective Approval, at No. 141 (Lot 6; D/P: 98568) Scarborough Beach Road, corner Fairfield Street, Mount Hawthorn, and as shown on plans stamp-dated 28 April 2011, subject to the following conditions:

1. **All signage that does not comply with the City's Policy relating to Signs and Advertising shall be subject to a separate Planning Application, and all signage shall be subject to a separate Sign Licence application, being submitted to and approved by the City prior to the erection of the signage;**

2. **All external fixtures, such as television antennas (of a non-standard type), radio and other antennas, satellite dishes, external hot water heaters, air conditioners, and the like, shall not be visible from the street(s), are designed integrally with the building, and be located so as not to be visually obtrusive from Scarborough Beach Road and Fairfield Street;**

3. **No street verge tree(s) shall be removed. The street verge tree(s) shall be retained and protected from any damage including unauthorized pruning;**

4. **The proposed store room shall not be used for industrial, commercial or habitable purposes; and**

5. **WITHIN TWENTY EIGHT (28) DAYS OF THE 'APPROVAL TO COMMENCE DEVELOPMENT', the following shall be submitted to and approved by the City:**

   5.1 **Building Approval Certificate Application**

   A Building Approval Certificate Application, structural details certified by a Practising Structural Engineer, including plans and specifications of the subject unauthorised works (store room), shall be submitted to and approved by the City of Vincent Building Services as required under Section 374AA of the Local Government (Miscellaneous Provisions) Act 1960, and Regulation 11A of the Building Regulations 1989;

   5.2 **Cash-In-Lieu of Car Parking**

   The owner(s) or the applicant on behalf of the owner(s) shall comply with the following requirements:

   5.2.1 **pay a cash-in-lieu contribution of $2,310 for the equivalent value of 0.77 car parking spaces, based on the cost of $3,000 per bay as set out in the City's 2010/2011 Budget; OR**

5.2.2 lodge an appropriate assurance bond/bank guarantee of a value of $2,310 to the satisfaction of the City. This assurance bond/bank guarantee will only be released in the following circumstances:

(a) to the City at the date of issue of the Building Licence for the development, or first occupation of the development, whichever occurs first; or

(b) to the owner(s)/applicant following receipt by the City of a Statutory Declaration of the prescribed form endorsed by the owner(s)/applicant and stating that they will not proceed with the subject 'Approval to Commence Development'; or

(c) to the owner(s)/applicant where the subject 'Approval to Commence Development' did not commence and subsequently expired.

The car parking shortfall and consequent cash-in-lieu contribution can be reduced as a result of a greater number of car bays being provided on-site and to reflect the new changes in the car parking requirements; and

5.3 Car Park

The rear car park shall be sealed, drained and line-marked in accordance with the approved plan dated 28 April 2011.

COUNCIL DECISION ITEM 9.1.4

Moved Cr Buckels, Seconded Cr Maier

That the recommendation be adopted.

CARRIED UNANIMOUSLY *"EN BLOC"* (7-0)

(Cr Harvey had not yet arrived to the meeting. Mayor Catania was on approved leave of absence.)

Landowner:	A J, A P, L M, A R, & A B Swanson
Applicant:	Whelans (WA) Pty Ltd
Zoning:	Metropolitan Region Scheme: Urban Town Planning Scheme No. 1 (TPS 1): District Centre
Existing Land Use:	Hotel/Tavern
Use Class:	Hotel/Tavern
Use Classification:	"SA"
Lot Area:	1266 square metres
Access to Right of Way	South side, 5 metres wide, sealed, City owned

PURPOSE OF REPORT:

The proposal requires referral to the Council for determination as the application is for retrospective approval, the use is "SA", and two objections have been received.

BACKGROUND:

The subject property is located on the south-western corner of Scarborough Beach Road and Fairfield Street and is occupied by the Paddington Alehouse. The original hotel was built circa 1920.

27 April 1999 — The Council at its Ordinary Meeting conditionally approved an application for proposed alterations and additions to the existing hotel.

7 December 2004 — The Council at its Ordinary Meeting approved an application to increase the number of patrons from 400 to 600 persons subject to several conditions, including the following:

"(v)(a) a CONDITIONAL INCREASE of seventy (70) additional patrons to the existing 400 to a maximum of 470, subject to review and support from the Chief Executive Officer, a two week consultation period and a report to Council after six months and 12 months performance assessment of the number of formal complaints and other relevant information regarding community impact;"

The applicant lodged an appeal against the above condition to increase patron numbers to 600 persons; however, this appeal was dismissed by the State Administrative Tribunal on 29 June 2005 (DR 317 of 2005). Therefore, the approved number of patrons for the hotel/tavern is 470 persons.

DETAILS:

The proposal involves retrospective approval of a store room in the rear car park. The previous application approved by the Council on 7 December 2004, illustrates that 13 car bays can be provided on-site. In order to compensate for the loss of car bays due to the construction of the store room, the applicant has provided a re-design of the rear car park to include a total of 12 car bays.

COMPLIANCE:

Consultation Submissions		
Item	**Comments Received**	**Officer Comments**
Support	Nil	Noted.
Objections (2)	• There is currently a parking problem on Fairfield Street and the local area. The tavern should not be able to reduce the number of car bays on-site.	• Not supported – The City's Officers note that there is a parking problem in the local area; however, the applicant proposed to re-design the rear car park to include a total of 12 car bays; one bay less than the previous approval.
Advertising	Advertising for a period of 14 days was carried out as per the City's Policy No. 4.1.5 – relating to Community Consultation.	

Car Parking

The Car Parking requirement for a Hotel/Tavern is one space per bedroom or one space per 3 beds provided, whichever is the greater and one space per 3.8 square metres of public floor area or 1 space per 4.5 persons approved for the site, whichever is the greater.

The number of bedrooms and beds is 24 beds; therefore the number of bedrooms calculation will be used.

In relation to the public floor area or approved persons calculation, the public floor area is 574 square metres, which would require a total of 151 car bays and the approved number of persons is 470 which would require a total of 104 car bays. However, the Minutes from the Ordinary Meeting of Council held on 7 December 2004 indicate that the number of person's calculation was used, as for that particular application; the public floor area was not increasing; however, the number of persons were. Based on that calculation, a shortfall of 10.08 car parking bays was approved and a cash-in-lieu payment of $25,200 was paid to the then City of Vincent.

The proposed retrospective application for the store room reduces the number of car bays on site from 13 bays to 12. It is considered that the same calculation should be used for this application in order to keep a consistent approach to the car parking for the site.

Car Parking	
Car parking requirement (nearest whole number) 1 car bay per bedroom Number of Bedrooms = 24 Bedrooms **(requires 24 car bays)** 1 bay per 4.5 persons approved for the site Number of Persons Approved = 470 persons **(requires 104.44 car bays)** **Total car bays required = 128.44 car bays**	= 128 car bays
Apply the adjustment factors. • 0.85 (within 400 metres of a bus stop) • 0.85 (within 400 metres of a public car parking place with in excess of 75 car parking spaces) • 0.90 (within a District Centre zone)	(0.65025) = 83.23 car bays
Minus the car parking provided on-site	12 car bays
Minus the approved on-site car parking shortfall. • *Prior to 7 December 2004, the hotel/tavern existed with a car parking shortfall of 60.38 car bays. • 7 December 2004 – the Council at its Ordinary Meeting approved a further shortfall of 10.08 car bays.	70.46 car bays*
Resultant shortfall	**0.77 car bay**

Bicycle Parking
The bicycle parking requirements for a hotel/tavern are based on the public floor area of the venue. There are no changes to the public floor area; therefore, there are no additional requirements for bicycle bays.

Other Implications	
Legal/Policy	TPS 1, R-Codes and associated Policies.
Strategic	The City's *Strategic Plan 2011-2016* – Objective 1 states: *"Natural and Built Environment* *1.1 Improve and maintain the natural and built environment and infrastructure* *1.1.2 Enhance and maintain the character and heritage of the City."*
Sustainability	Nil.
Financial/Budget	Nil.

COMMENTS:

The proposal involves the retrospective approval of a store room in the rear car park. The proposal demonstrates the loss of one car bay from previous approval, as the applicant has proposed a re-design of the car park.

It is not considered that the reduction of one car bay will cause a significant impact on the amenity of the area, as this car park is generally used by the staff of the hotel. Furthermore, the addition of a car bay for the disabled is a positive outcome for the site, as there currently is no bay for the disabled on-site.

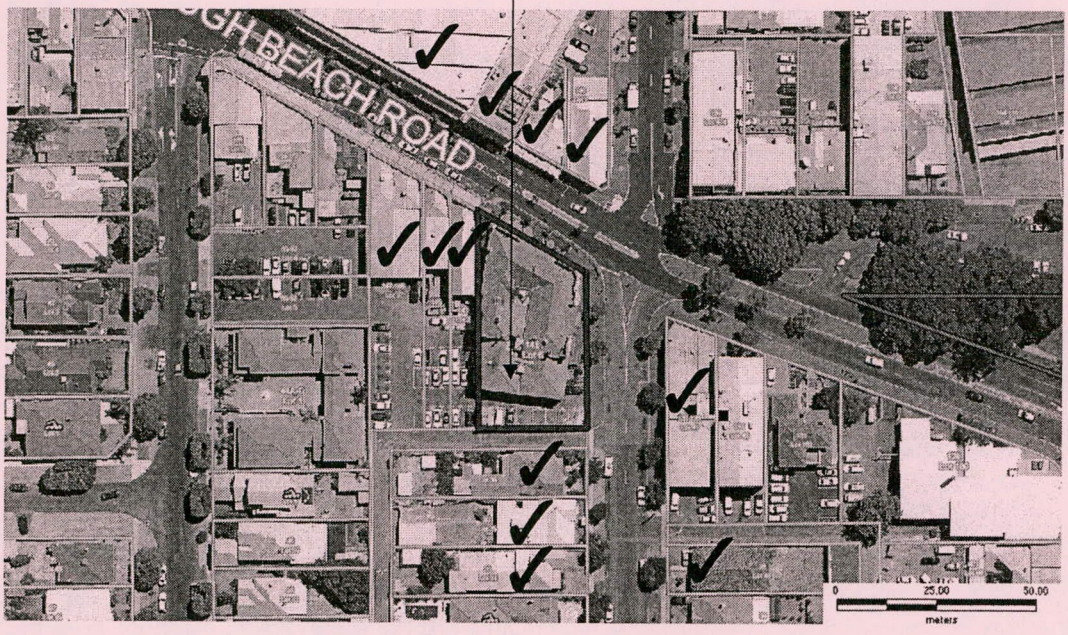
In light of the above, it is recommended that the Council approve the application, subject to standard and appropriate conditions to address the above matters.

CITY OF VINCENT

244 Vincent Street (cnr Loftus Street), Leederville,
Western Australia, 6007
PO Box 82, Leederville, 6902

Property Information Report:

No. 141 (lot 6) Scarborough Beach Road, MOUNT HAWTHORN



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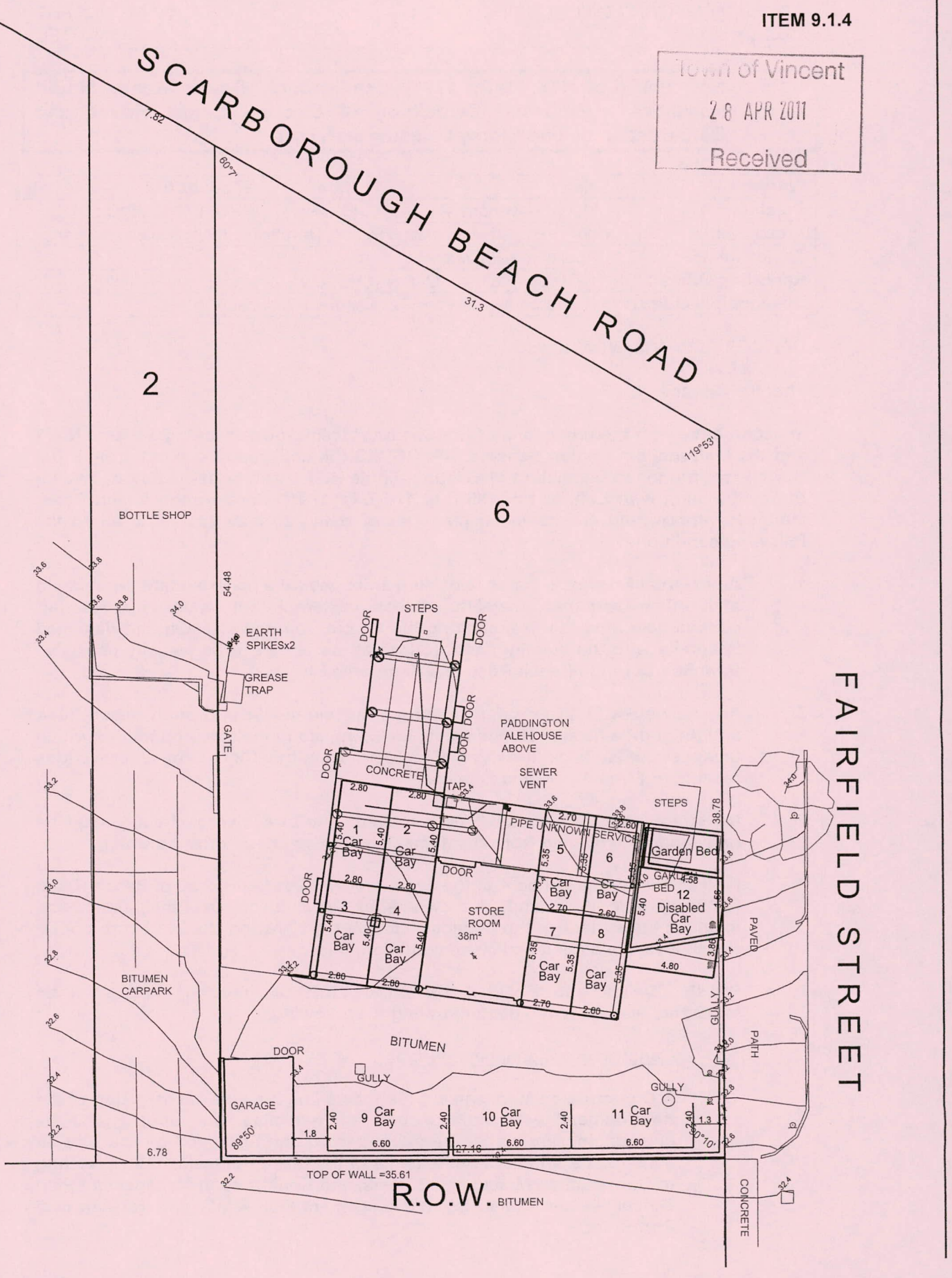
✓ Properties consulted

ITEM 9.1.4

Town of Vincent
28 APR 2011
Received



Job Number: 13489	
Sheet Name: 13489-3	
Scale 1:200 @ A3	
Date:23 March 2011	
Drawn By: SJF	
Checked by: MM	
File: s:\Projects\13\13489\planning\drafting & design\ design\Z20311 carpark plan.dgn	
All dimensions and areas are subject to survey. This plan is subject to copyright and should not be reproduced without the permission of WHELANS.	
The Co-ordinate system adopted for this plan and digital data has been derived from Whelans site survey and is based on assumed Datum. October 2009. This statement must accompany this plan and digital data at all times.	

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Member Practice

CAR PARK PLAN
PADDINGTON ALE HOUSE
SCARBOROUGH BEACH ROAD
MOUNT HAWTHORN

133 Scarborough Beach Road, Mount Hawthorn WA 6016
PO Box 99, MOUNT HAWTHORN WA 6915
T: 08 9443 1511 F: 08 9444 3901
E: whelans@whelans.com.au W: www.whelans.com.au
whelans TOWN PLANNING

9.1.5 No. 199 (Lot 176; D/P: 1791) Scarborough Beach Road, Mount Hawthorn - Proposed Demolition of Existing Single House and Construction of Two Storey Dwelling with Loft

Ward:	North	**Date:**	27 June 2011
Precinct:	Mount Hawthorn, P1	**File Ref:**	PRO5277; 5.2010.581.1
Attachments:	001 – Property Information Report, Development Application and Plans		
Tabled Items:	Applicant's Submission		
Reporting Officer:	A Dyson, Planning Officer (Statutory)		
Responsible Officer:	R Boardman, Director Development Services		

OFFICER RECOMMENDATION:

That the Council;

in accordance with the provisions of the City of Vincent Town Planning Scheme No. 1 and the Metropolitan Region Scheme, APPROVES the application submitted by L Del Borrello for proposed Demolition of Existing Single House and Construction of Two (2) Storey Dwelling with Loft, at No. 199 (Lot 176 D/P: 1791) Scarborough Beach Road, Mount Hawthorn, and as shown on plans stamp-dated 23 May 2011, subject to the following conditions:

1. **All external fixtures, such as television antennas (of a non-standard type), radio and other antennas, satellite dishes, external hot water heaters, air conditioners, and the like, shall not be visible from the street(s), are designed integrally with the building, and be located so as not to be visually obtrusive from Scarborough Beach Road and Kalgoorlie Street;**

2. **Any new street/front wall, fence and gate within the Scarborough Beach Road and Kalgoorlie Street setback areas, including along the side boundaries within these street setback areas, shall comply with the City's Policy provisions relating to Street Walls and Fences;**

3. **No street verge tree(s) shall be removed. The street verge tree(s) shall be retained and protected from any damage including unauthorised pruning;**

4. **First obtaining the consent of the owners of No. 201 Scarborough Beach Road, for entry onto their land, the owners of the subject land shall finish and maintain the surface of the boundary (parapet) wall facing No. 201 Scarborough Beach Road, in a good and clean condition; and**

5. **PRIOR TO THE ISSUE OF A BUILDING LICENCE, revised plans shall be submitted and approved demonstrating the following;**

   1.1 **Construction Management Plan**

   A Construction Management Plan, detailing how the construction of the development will be managed to minimise the impact on the surrounding area, shall be submitted to and approved by the City, in accordance with the requirements of the City's Policy No. 3.5.23 relating to Construction Management Plans, and Construction Management Plan Guidelines and Construction Management Plan Application for Approval Proforma;

1.2 Screening – Balcony above Garage

The balcony opening above the garage on the southern elevation shall be non-openable to a minimum height of 1.6 metres above the finished first floor level OR prior to the issue of a Building Licence, revised plans shall be submitted demonstrating the balcony being provided with permanent vertical screening or equivalent, preventing direct line of sight within the cone of vision to ground level of the adjoining properties in accordance with the Residential Design Codes. Alternatively, prior to the issue of a Building Licence, these revised plans are not required if the City receives written consent from the owners of No. 199 Scarborough Beach Road, Mount Hawthorn, stating no objection to the respective proposed privacy encroachment.

All screens provided shall comply with the definition of the Residential Design Codes 2010; and

1.3 Landscaping and Reticulation Plan

A detailed landscape and irrigation plan for the development site and adjoining road verge shall be submitted to the City's Parks and Property Services for assessment and approval.

For the purpose of this condition, a detailed landscape and irrigation plan shall be drawn to a scale of 1:100 and show the following:

1.3.1 The location and type of existing and proposed trees and plants;
1.3.2 All vegetation including lawns;
1.3.3 Areas to be irrigated or reticulated and such method;
1.3.4 Proposed watering system to ensure the establishment of species and their survival during the hot and dry months; and
1.3.5 Separate soft and hard landscaping plants (indicating details of materials to be used).

The Council encourages landscaping methods and species selection which do not rely on reticulation.

All such works shall be undertaken prior to the first occupation of the development, and maintained thereafter by the owner(s)/occupier(s).

The revised plans shall not result in any greater variation to the requirements of the Residential Design Codes and the City's Policies.

COUNCIL DECISION ITEM 9.1.5

Moved Cr Buckels, Seconded Cr Maier

That the recommendation be adopted.

CARRIED UNANIMOUSLY *"EN BLOC"* (7-0)

(Cr Harvey had not yet arrived to the meeting. Mayor Catania was on approved leave of absence.)

Landowner:	Mr L Del Borrello
Applicant:	Mr L Del Borrello
Zoning:	Metropolitan Region Scheme: Urban Town Planning Scheme No. 1 (TPS 1): Residential R60
Existing Land Use:	Single House
Use Class:	Single House
Use Classification:	"P"
Lot Area:	541 square metres
Access to Right of Way	N/A

PURPOSE OF REPORT:

The proposal requires referral to the Council as the City's Officers do not have delegation to consider more than five (5) objections received, under delegated authority.

BACKGROUND:

None.

DETAILS:

The proposal involves the construction of a two storey residential dwelling with loft and the demolition of the existing dwelling. The dwelling includes a garage with balcony above to the rear of the property with a bridge which attaches to the dwelling.

The subject property is on the north-west corner of Scarborough Beach Road and Kalgoorlie Street.

ASSESSMENT:

NON-COMPLIANT REQUIREMENTS		
REQUIREMENTS	**REQUIRED**	**PROPOSED**
Front Setbacks:		
Lower	4.5 metres	2.9 – 6.8 metres
Upper	4.5 metres plus 1.0 metre for Balcony and 2.0 metres for Upper Storey	3.4 – 3.6 metres
Officer Comments:		
Supported. The lots along Scarborough Beach Road between Kalgoorlie and Buxton Street are truncated along the Scarborough Beach Road frontage; the proposed setbacks are considered appropriate and are consistent with the existing two adjoining properties to the west. It is considered the upper storey is well articulated and features windows and interest along the façade. It is also considered that given the unusual nature of the street frontage, the required upper storey setback is supported.		
Side Setbacks:		
Lower		
Southern (Garage to Store)	1.0 metre	Nil
Upper		
Western (Balance)	2.0 metres	2.4 metres

NON-COMPLIANT REQUIREMENTS		
REQUIREMENTS	**REQUIRED**	**PROPOSED**
Eastern (Retreat)	Minimum 1.5 metres plus 0.5 metre behind lower floor (2.2 metres)	1.7 metres
(Void)	Minimum 1.5 metres plus 0.5 metre behind lower floor (3.3 metres)	2.8 metres
(Balcony 1)	Minimum 1.5 metres plus 0.5 metre behind lower floor (3.5 -5.5 metres)	3.0 – 5.0 metres
(Balcony 2)	Minimum 1.5 metres plus 0.5 metre behind lower floor (5.46 metres)	4.96 metres
Officer Comments:		
Supported. The proposed southern parapet wall abuts the driveway area of the adjoining property to the south and, therefore, it is considered that the wall will not detrimentally affect the adjoining property. The proposed western upper storey contains a section of wall which has no major openings and given that the entire length of the western upper floor is well articulated and limits bulk, whilst still allowing for adequate ventilation to the adjoining property, the variation is supported. In terms of the upper eastern portion of wall along the secondary street frontage, the applicant has proposed a rounded type of upper storey construction, which reduces the impact of the upper storey on the street. Furthermore, above the entrance to the dwelling there is some degree of articulation which, is considered to appropriately address Kalgoorlie Street.		
Buildings on the Boundary:		
Western Boundary (Garage)	Average Building Height – 3.0 metres	3.1 metres
Officer Comments:		
Supported. The proposed western boundary parapet wall (garage) proposes a minor height variation to the average height requirements of the Residential Design Codes. It is considered that the variation is minimal and will not be detrimental to the adjoining property.		
Building Height:		
Top of External Wall	6.0 metres	6.1 metres
Top of Pitched Roof	9.0 metres	9.7 metres
Officer Comments:		
Noted. The proposed external wall height provides for a minimal height variation of 0.1 metre, which will not have a detrimental impact to the adjoining properties. The maximum height proposed to the pitch, provides for a 0.7 metre variation. This is mainly generated by the proposed loft area of the dwelling which has been designed to ensure the area is enclosed within the proposed roof space. It is considered that along Scarborough Beach Road, whilst the majority of properties which front the street are setback behind solid fences and are single storey, the potential intrusion of any new two-storey dwelling along the streetscape is not considered unreasonable. Furthermore, the subject property is adjacent to Kalgoorlie Street, Braithwaite Park, abuts a driveway, and a Church, which ameliorates the potential impact of height.		
Site Works:		
Retaining	0.5 metre	1.3 metres
Officer Comments:		
Supported. The proposed retaining wall will provide adequate underpinning of the subject property and the adjoining property given the level difference between the two properties.		

The above Officer Comments are provided pursuant to Clause 38(5) of Town Planning Scheme No. 1

Consultation Submissions

Item	Comments Received	Officer Comments
Support (Nil)	Nil	Noted.
Objections (8)	• Concern of loss of morning light from development.	Noted. It is considered the adjoining properties to the west sit approximately 1.6 metres lower than the subject lot, which along with the height of a standard dividing fence, will create loss of morning sun from the east. However, given the blocks orientation (north/south), and given the calculation of overshadowing as per the Residential Design Codes, the proposal complies with the overshadowing requirements as per the Residential Design Codes.
	• Concern from Balcony and windows overlooking adjoining properties.	Not supported. The applicant has amended the western elevation of the proposed plans to comply with the privacy requirements of the Residential Design Codes.
	• Object to overshadowing of adjoining properties.	Noted. As above, the proposal complies with the overshadowing requirements of the Residential Design Codes at the winter solstice.
	• Concern about the lack of retaining walls along western boundary and impact on existing retaining on adjoining properties.	Noted. The applicant has amended the plans to show proposed retaining walls along the western boundary. The proposed retaining walls are required to be engineered accordingly.
	• Object to height variations at listed.	Noted. The proposed external wall height provides for a minimal height variation of 0.1 metre, which will not provide a detrimental impact to the adjoining properties. The maximum height proposed to the pitch, provides for a 0.7 metre variation. This is generated by the proposed loft area of the dwelling, which has been designed to ensure the area is contained within the proposed roof space. It is considered that along Scarborough Beach Road, the majority of properties are barely visible behind solid fencing, whereby the potential intrusion of any new dwelling along the streetscape is therefore increased. Furthermore, along the Kalgoorlie Street frontage, the presence of a park to the east of the subject site along with a driveway and Church to the south ameliorates the potential impact of height.
Advertising	Advertising was carried out as per the City's Policy No. 4.1.5 – relating to Community Consultation.	

Other Implications	
Legal/Policy	TPS 1 and associated Policies, Residential Design Codes (R Codes).
Strategic	The City's *Strategic Plan 2011-2016* - Objective 1 states: *"Natural and Built Environment* *1.1 Improve and maintain the natural and built environment and infrastructure* *1.1.2 Enhance and maintain the character and heritage of the City."*
Sustainability	Nil.
Financial/Budget	Nil.

COMMENTS:

Technical Services

The City's Technical Services have advised that the existing street tree located along the Kalgoorlie Street frontage is to remain and the proposed driveway is to be constructed to ensure appropriate access is provided.

It is considered the proposed development presents an extensive two storey dwelling to the existing site and will be highly visible along the Scarborough Beach Road frontage. It is noted however, that given the unique nature of the subject property, located along a secondary street and bounded by Scarborough Beach Road to the north, a public park to the east along with a church to the south, any significant development of the site is warranted. Whilst it is noted the proposed maximum ridge height is a 0.7 metre variation to the City's Policies, the location of the property along a District Distributor (A) road will partly ameliorate it. In addition, it is considered the proposed front and side setbacks and the articulated design of the dwelling allow for minimum impact to the front and secondary street frontages. In light of the above, it is considered that the proposed two-storey with loft dwelling, be supported, subject to the conditions recommended above.

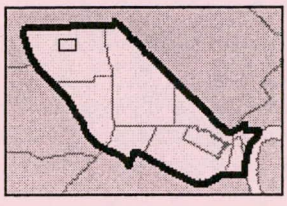
CITY OF VINCENT

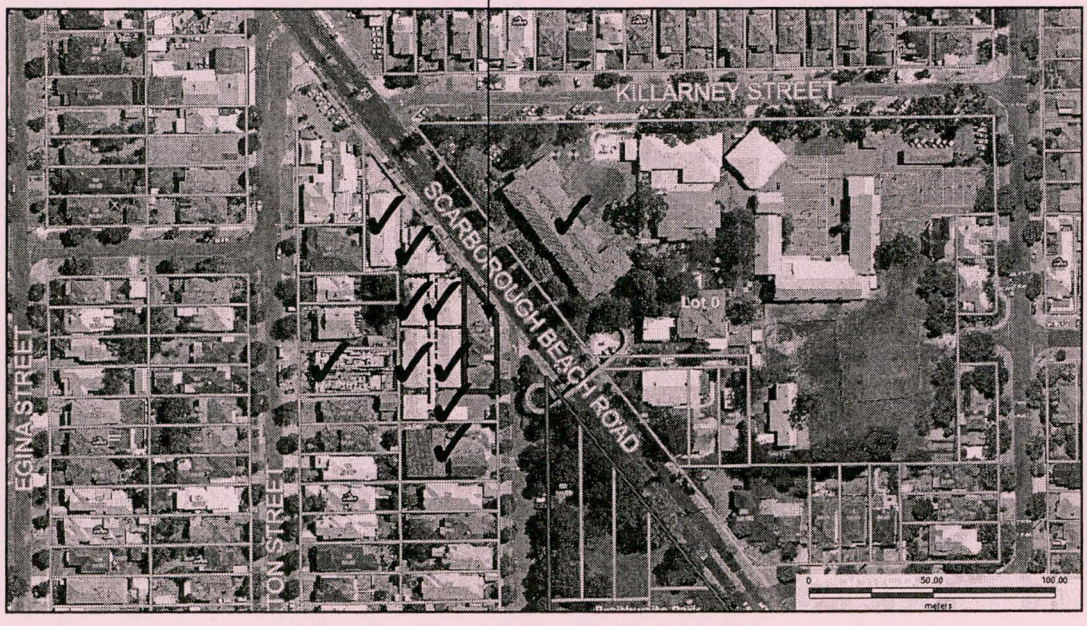
244 Vincent Street (cnr Loftus Street), Leederville,
Western Australia, 6007
PO Box 82, Leederville, 6902

Property Information Report:

No. 199 (Lot 176 D/P: 1791) Scarborough Beach Road, Mount Hawthorn

Pin: 113858
Assessment Number: 15888





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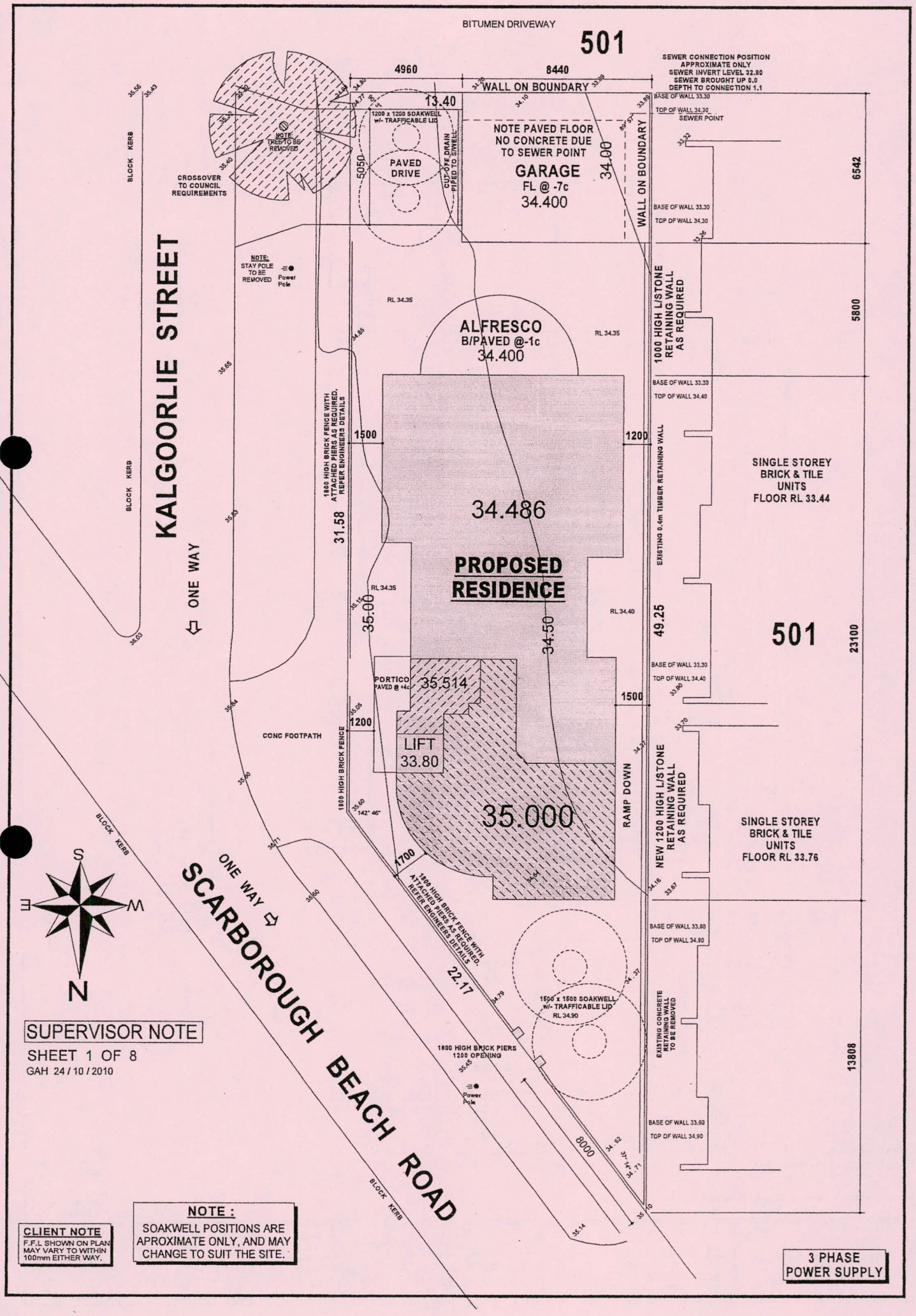
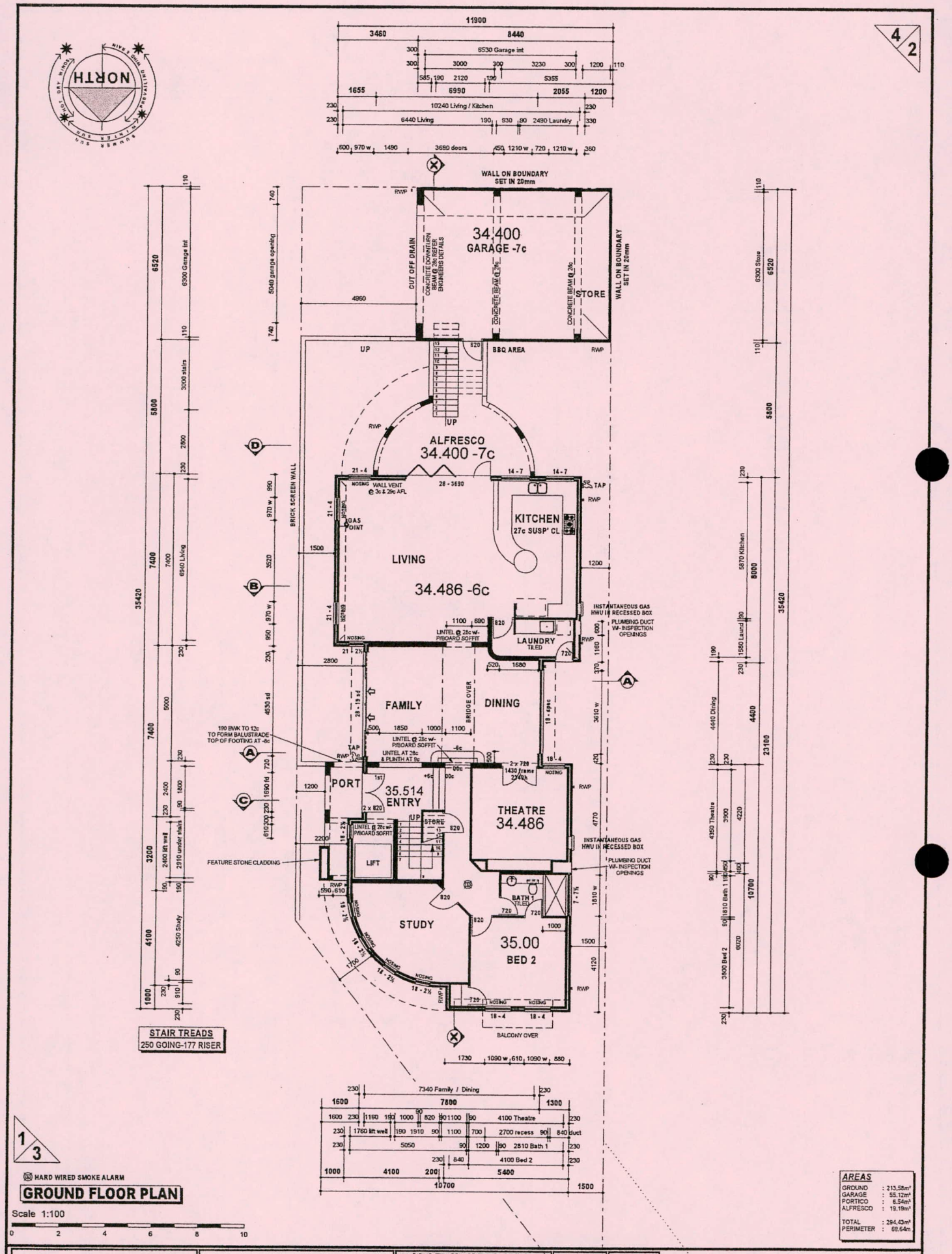
✓ Properties Consulted


BITUMEN DRIVEWAY
501
SEWER CONNECTION POSITION
APPROXIMATE ONLY
SEWER INVERT LEVEL 32.80
SEWER BROUGHT UP 0.0
DEPTH TO CONNECTION 1.1
4960
8440
WALL ON BOUNDARY
13.40
1200 x 1200 SOAKWELL w/- TRAFFICABLE LID
NOTE PAVED FLOOR NO CONCRETE DUE TO SEWER POINT
GARAGE
FL @ -7c
34.400
PAVED DRIVE
CUT-OFF DRAIN PIPED TO STREET
WALL ON BOUNDARY
34.00
5050
BASE OF WALL 33.30
TOP OF WALL 34.30
SEWER POINT
6542
NOTE TREE TO BE REMOVED
CROSSOVER TO COUNCIL REQUIREMENTS
BLOCK KERB
KALGOORLIE STREET
ONE WAY
NOTE: STAY POLE TO BE REMOVED
Power Pole
RL 34.35
ALFRESCO
B/PAVED @-1c
34.400
1000 HIGH L/STONE RETAINING WALL AS REQUIRED
5800
BASE OF WALL 33.30
TOP OF WALL 34.40
1800 HIGH BRICK FENCE WITH ATTACHED PIERS AS REQUIRED. REFER ENGINEERS DETAILS
1500
1200
EXISTING 0.4m TIMBER RETAINING WALL
SINGLE STOREY BRICK & TILE UNITS FLOOR RL 33.44
31.58
34.486
PROPOSED RESIDENCE
RL 34.35
35.00
34.50
RL 34.40
49.25
501
23100
BASE OF WALL 33.30
TOP OF WALL 34.40
PORTICO PAVED @ +4c
35.514
1500
1200
LIFT
33.80
CONC FOOTPATH
1800 HIGH BRICK FENCE
35.000
RAMP DOWN
NEW 1200 HIGH L/STONE RETAINING WALL AS REQUIRED
SINGLE STOREY BRICK & TILE UNITS FLOOR RL 33.76
142° 46'
1700
1800 HIGH BRICK FENCE WITH ATTACHED PIERS AS REQUIRED. REFER ENGINEERS DETAILS
22.17
BASE OF WALL 33.80
TOP OF WALL 34.90
1500 x 1500 SOAKWELL w/- TRAFFICABLE LID RL 34.90
EXISTING CONCRETE RETAINING WALL TO BE REMOVED
13808
1800 HIGH BRICK PIERS 1200 OPENING
Power Pole
8000
37° 14'
BASE OF WALL 33.60
TOP OF WALL 34.90
ONE WAY
SCARBOROUGH BEACH ROAD
BLOCK KERB
S
E
W
N
SUPERVISOR NOTE
SHEET 1 OF 8
GAH 24 / 10 / 2010
CLIENT NOTE
F.F.L SHOWN ON PLAN MAY VARY TO WITHIN 100mm EITHER WAY.
NOTE :
SOAKWELL POSITIONS ARE APROXIMATE ONLY, AND MAY CHANGE TO SUIT THE SITE.
3 PHASE POWER SUPPLY



HARD WIRED SMOKE ALARM

GROUND FLOOR PLAN

Scale 1:100

0 2 4 6 8 10

AREAS	
GROUND	: 213.58m²
GARAGE	: 55.12m²
PORTICO	: 6.54m²
ALFRESCO	: 19.19m²
TOTAL	: 294.43m²
PERIMETER	: 69.64m

HILL KEYS DRAFTING SERVICES
ABN 45 322 001 962

PROPOSED RESIDENCE for
Mr L. DEL BORRELLO
N° 199 LOT 176
SCARBOROUGH BEACH ROAD,
Mt HAWTHORN.

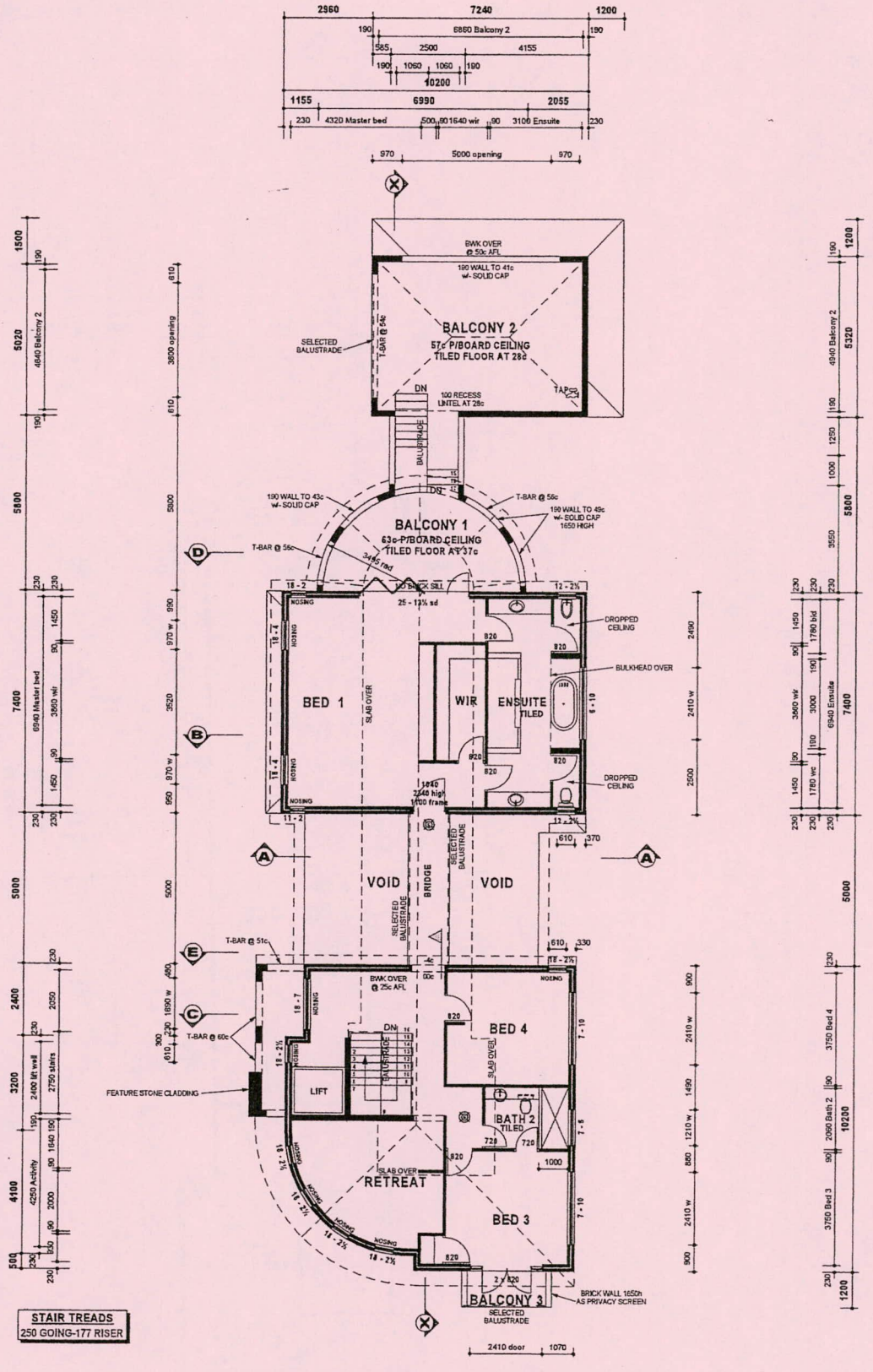
INDIVIDUAL

1. OWNER TO NOTE THAT ALL SIZES SHOWN ARE WITHOUT PLASTER (WHERE APPLICABLE) AND SHOULD BE ALLOWED FOR.
2. THE BUILDER RESERVES THE RIGHT TO ALTER DIMENSIONS OF SITE TO SUIT CONSTRUCTION, ENGINEERING, OR SITE CONDITIONS
3. EXACT NUMBER AND LOCATION OF RAINWATER PIPES ARE TO BE DETERMINED ON SITE BY ROOF PLUMBER / BUILDER

DRAWN GAH
DATE 25 - 07 - 10
AMENDMENTS
05-05-11 GAH
00-00-00 000
00-00-00 000
00-00-00 000

SHEET 3 of 8
JOB No 1333

PLANNING DWG'S



FIRST FLOOR PLAN

Scale 1:100

0 2 4 6 8 10

AREAS	
UPPER	: 158.76m²
STAIRS	: 8.46m²
BALCONY 1	: 19.19m²
BALCONY 2	: 34.64m²
BALCONY 3	: 3.61m²
TOTAL	: 224.86m²
PERIMETER	: 113.52m

HILL KEYS DRAFTING SERVICES
ABN 45 322 001 962

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for
Mr L. DEL BORRELLO
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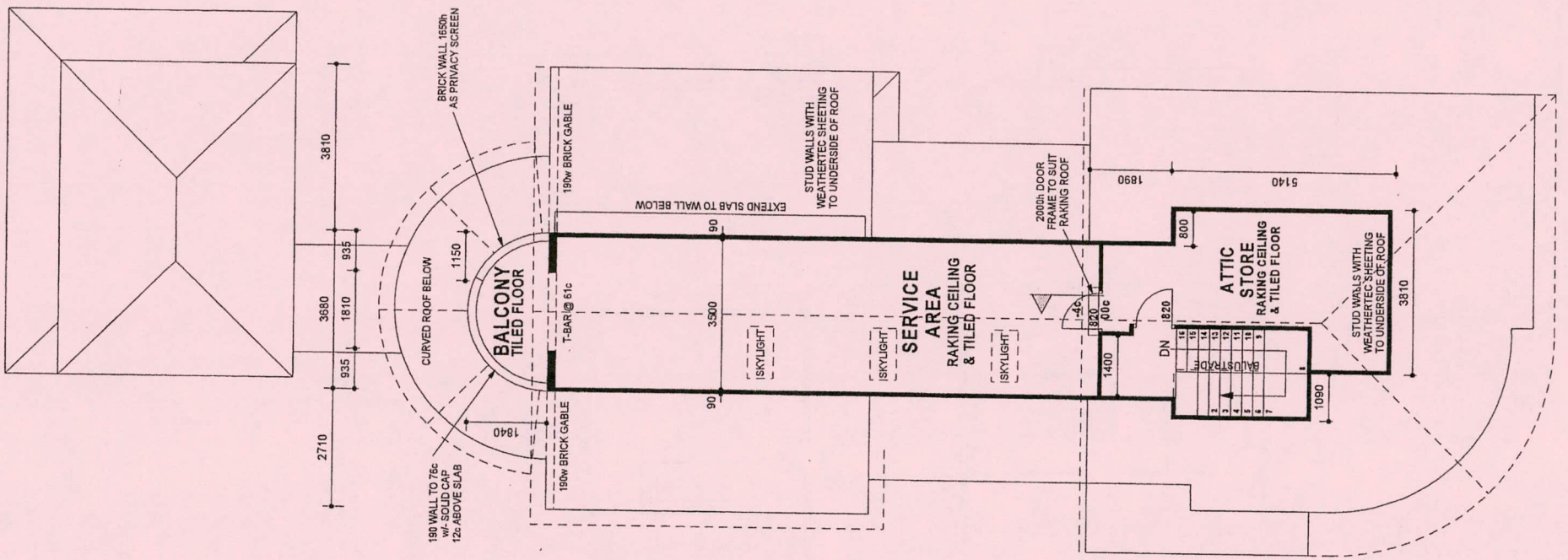
DRAWN GAH
DATE 25 - 07 - 10
AMENDMENTS
04-05-11 GAH
00-00-00 OOO
00-00-00 OOO
00-00-00 OOO

SHEET 4 of 8
JOB No 1333

PLANNING DWG'S

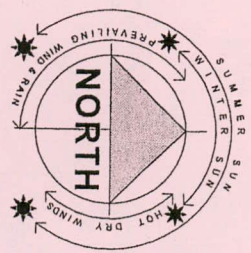
ITEM 9.1.5

4/2



AREAS

SERVICE	:	68.59m²
STAIRS	:	6.00m²
BALCONY 3	:	5.33m²
TOTAL	:	79.92m²



1/3

SERVICE AREA PLAN

HILL KEYS DRAFTING SERVICES

ABN 45 322 001 962

PROPOSED RESIDENCE
for
Mr L. DEL BORRELLO
N° 199 LOT 176
SCARBOROUGH BEACH ROAD,
Mt HAWTHORN.

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DRAWN GAH

DATE 25 - 07 - 10

AMENDMENTS

00-00-00	OOO
00-00-00	OOO
00-00-00	OOO
00-00-00	OOO

SHEET 5 of 8

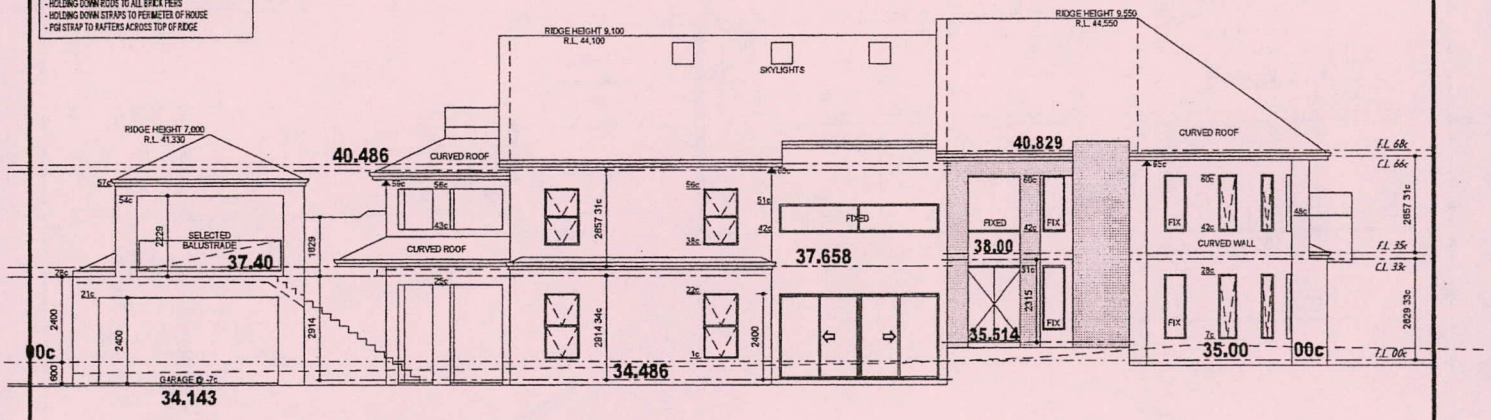
JOB No 1333

TILED ROOF @ 30° PITCH
AND 25° PITCH TO LOWER

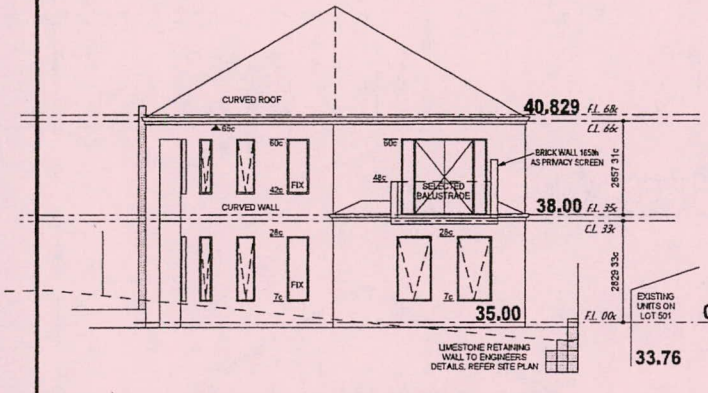
NON - COASTAL ZONE

N1 WIND CLASSIFICATION
AS PER ENGINEER'S CERTIFICATE OF INSPECTION

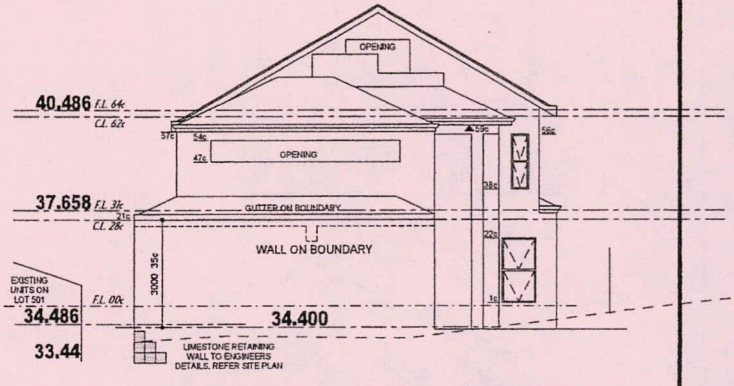
"REFER TO CONSTRUCTION DETAILS SHEETS"
- HOLDING DOWN RODS TO ALL BRICK PIERS
- HOLDING DOWN STRAPS TO PERIMETER OF HOUSE
- PGI STRAP TO RAFTERS ACROSS TOP OF RIDGE



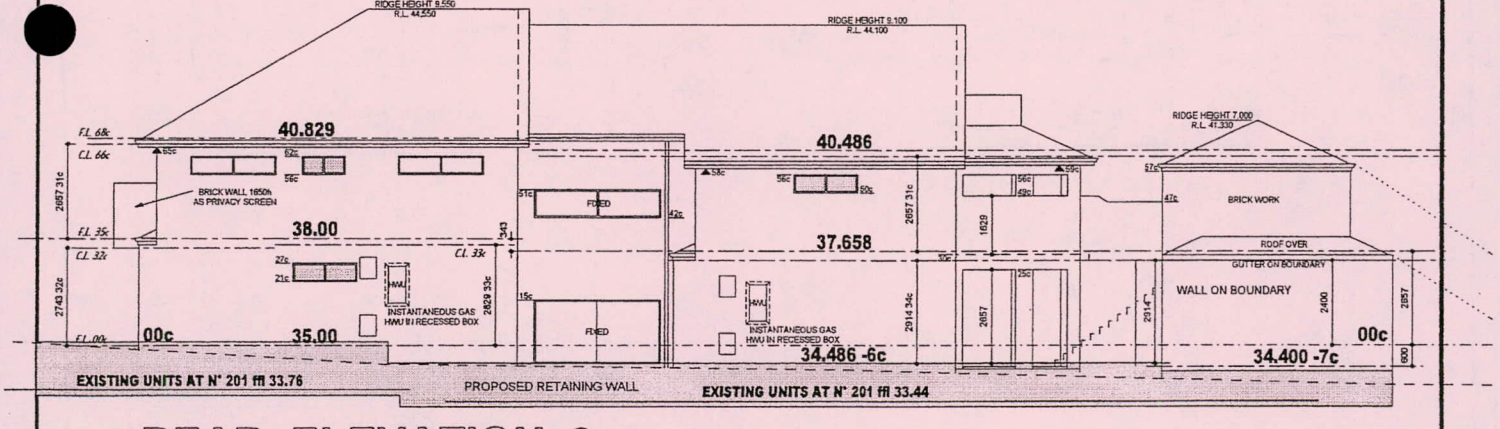
FRONT ELEVATION 1



SIDE ELEVATION 2



SIDE ELEVATION 4

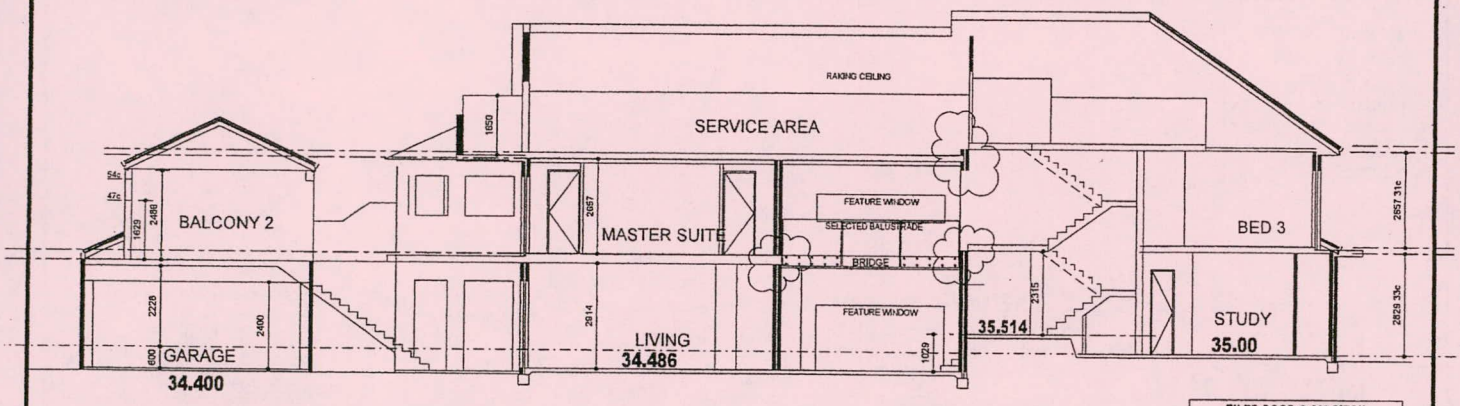


REAR ELEVATION 3

Scale 1:100

0 2 4 6 8 10

HILL KEYS DRAFTING SERVICES ABN 45 322 001 962	PROPOSED RESIDENCE for Mr L. DEL BORRELLO N° 199 -LOT 176 SCARBOROUGH BEACH ROAD, Mt HAWTHORN.	INDIVIDUAL 1. OWNER TO NOTE THAT ALL SIZES SHOWN ARE WITHOUT PLASTER (WHERE APPLICABLE) AND SHOULD BE ALLOWED FOR. 2. THE BUILDER RESERVES THE RIGHT TO ALTER DIMENSIONS OR SITE TO SUIT CONSTRUCTION, ENGINEERING, OR SITE CONDITIONS 3. EXACT NUMBER AND LOCATION OF RAINWATER PIPES ARE TO BE DETERMINED ON SITE BY ROOF PLUMBER / BUILDER	DRAWN GAH DATE 25 - 07 - 10 AMENDMENTS 08-05-11 GAH 00-00-00 000 00-00-00 000 00-00-00 000	SHEET 6 of 8 JOB No 1333	PLANNING DWG'S



SECTION X - X

TILED ROOF @ 30° PITCH
AND 25° PITCH TO LOWER
NON - COASTAL ZONE

N1 WIND CLASSIFICATION
AS PER ENGINEER'S CERTIFICATE OF INSPECTION

REFER TO CONSTRUCTION DETAILS SHEETS
- HOLDING DOWN RODS TO ALL BRICK PIERS
- HOLDING DOWN STRAPS TO PERIMETER OF HOUSE
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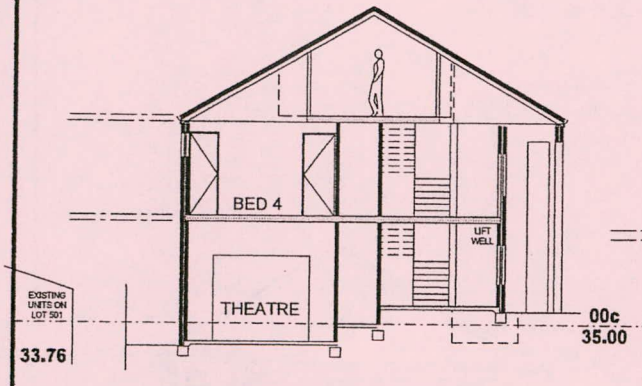
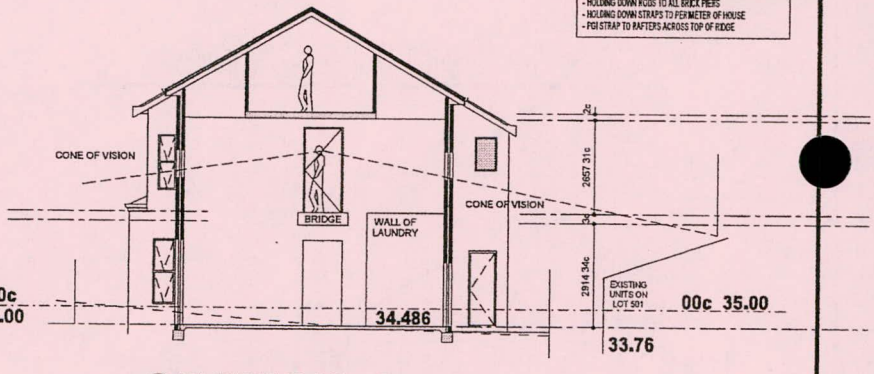
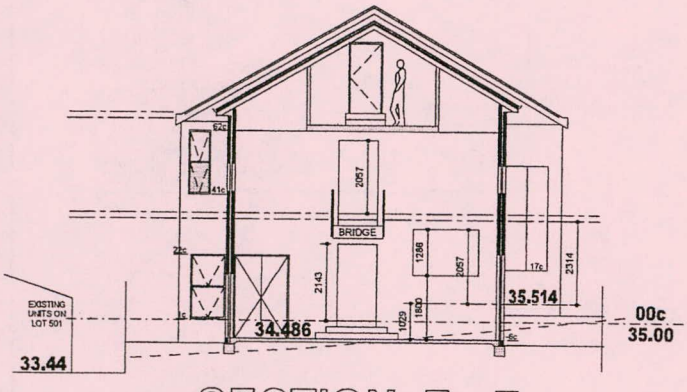


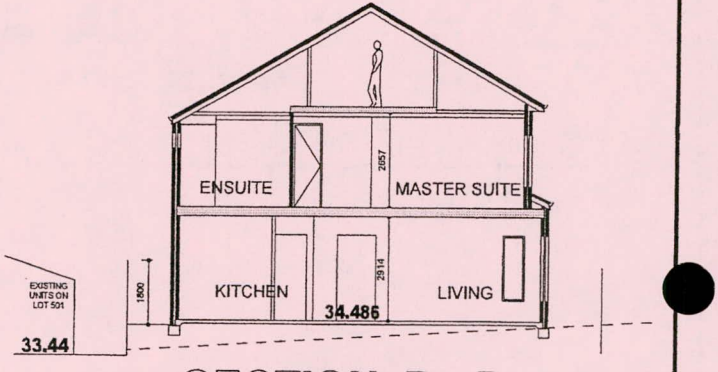
SECTION C - C



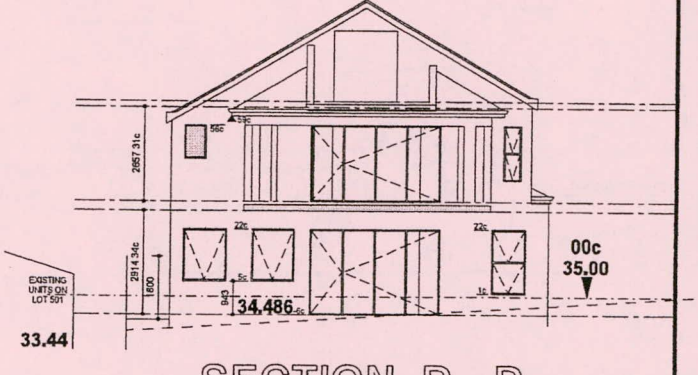
SECTION A - A



SECTION E - E



SECTION B - B



SECTION D - D

Scale 1:100

0 2 4 6 8 10

HILL KEYS DRAFTING SERVICES ABN 45 322 001 962	PROPOSED RESIDENCE for Mr L. DEL BORRELLO N° 199 LOT 176 SCARBOROUGH BEACH ROAD, Mt HAWTHORN.	INDIVIDUAL 1. OWNER TO NOTE THAT ALL SIZES SHOWN ARE WITHOUT PLASTER (WHERE APPLICABLE) AND SHOULD BE ALLOWED FOR. 2. THE BUILDER RESERVES THE RIGHT TO ALTER DIMENSIONS OR SITE TO SUIT CONSTRUCTION, ENGINEERING, OR SITE CONDITIONS 3. EXACT NUMBER AND LOCATION OF RAINWATER PIPES ARE TO BE DETERMINED ON SITE BY ROOF PLUMBER / BUILDER	DRAWN GAH DATE 25 - 07 - 10 AMENDMENTS 08-05-11 GAH 00-00-00 000 00-00-00 000 00-00-00 000	SHEET 7 of 8 JOB No 1333	PLANNING DWG'S

9.1.6 No. 31 (Lot 98; D/P: 1106) Chatsworth Road, corner Cavendish Street, Highgate – Proposed Demolition of Existing Single House and Construction of Three-Storey Single House

Ward:	South	**Date:**	30 June 2011
Precinct:	Hyde Park; P12	**File Ref:**	PRO5440; 5.2011.220.1
Attachments:	001 – Property Report and Development Application Plans 002 – Heritage Impact Assessment		
Tabled Items	Applicant's Submission		
Reporting Officer:	D Mrdja, Statutory Planning Officer		
Responsible Officer:	R Boardman, Director Development Services		

OFFICER RECOMMENDATION:

That the Council;

in accordance with the provisions of the City of Vincent Town Planning Scheme No. 1 and the Metropolitan Region Scheme, APPROVES the application submitted by Chindarsi Architects on behalf of the owner M Baccala & H Bell for proposed Demolition of Existing Single House and Construction of Three-Storey Single House, at No. 31 (Lot 98; D/P: 1106) Chatsworth Road, corner Cavendish Street, Highgate, and as shown on plans stamp-dated 4 April 2011, subject to the following conditions:

1. **A Demolition Licence shall be obtained from the City prior to commencement of any demolition works on the site;**

2. **All external fixtures, such as television antennas (of a non-standard type), radio and other antennas, satellite dishes, external hot water heaters, air conditioners, and the like, shall not be visible from the street(s), are designed integrally with the building, and be located so as not to be visually obtrusive from Chatsworth Road and Cavendish Street;**

3. **No street verge tree(s) shall be removed. The street verge tree(s) shall be retained and protected from any damage including unauthorized pruning;**

4. **First obtaining the consent of the owners of No. 29 Chatsworth Road for entry onto their land, the owners of the subject land shall finish and maintain the surface of the boundary (parapet) walls facing No. 29 Chatsworth Road in a good and clean condition;**

5. **The proposed spa does not form part of this approval and is subject to a separate Swimming Pool Licence being applied to and obtained from the City;**

6. **No new development shall occur within 1.5 metres of the south-western boundary of No. 31 Chatsworth Road, to facilitate future right of way widening; and**

7. **PRIOR TO THE ISSUE OF A BUILDING LICENCE, the following shall be submitted to and approved by the City:**

   7.1 **Construction Management Plan**

   A Construction Management Plan, detailing how the construction of the development will be managed to minimise the impact on the surrounding area, shall be submitted to and approved by the City, in accordance with the requirements of the City's Policy No. 3.5.23 relating to Construction Management Plans, and Construction Management Plan Guidelines and Construction Management Plan Application for approval Proforma;

7.2 Motorcycle Bay and Canopy

The proposed 'Motorcycle Bay' with canopy over, does not form part of this approval and shall be deleted from the plans; and

7.3 Street Walls and Fences

The proposed street/front wall, fence and gate (not including the clear glass portion) within the Chatsworth Road and Cavendish Street setback area, including along the side boundaries within this street setback area, shall comply with the City's Policy provisions relating to Street Walls and Fences, including the proposed wall containing the meter box shall be perpendicular to the street to a maximum depth of 1 metre and maximum width of 355 millimetres.

The revised plans shall not result in any greater variation to the requirements of the Residential Design Codes and the City's Policies.

COUNCIL DECISION ITEM 9.1.6

Moved Cr Buckels, Seconded Cr Maier

That the recommendation be adopted.

CARRIED UNANIMOUSLY *"EN BLOC"* (7-0)

(Cr Harvey had not yet arrived to the meeting. Mayor Catania was on approved leave of absence.)

Landowner:	M Baccala & H Bell
Applicant:	Chindarsi Architects
Zoning:	Metropolitan Region Scheme: Urban Town Planning Scheme No. 1 (TPS 1): Residential R60
Existing Land Use:	Single House
Use Class:	Single House
Use Classification:	"P"
Lot Area:	344 square metres
Access to Right of Way	South-west side, 3 metres wide, sealed, City owned

PURPOSE OF REPORT:

The application is being referred to the Council due to the height and scale of the dwelling proposed.

BACKGROUND:

No specific background relates to this proposal.

DETAILS:

The subject property is on the south-east corner of Chatsworth Road and Cavendish Street and is also abutting a 3 metre wide right of way to the rear.

The proposal involves the demolition of the existing single house and the construction of a three-storey single house.

COMPLIANCE:

NON-COMPLIANT REQUIREMENTS		
REQUIREMENTS	**REQUIRED**	**PROPOSED**
Minor Incursions into the Street Setback Area:	A porch, verandah, chimney or the equivalent may not project more than 1 metre into the street setback area.	Proposed motorcycle carport located within the street setback area.
Officer Comments:		
Not supported – Parking for vehicles, including motorcycles is not supported from Chatsworth Road as the property has rights to use a 3 metre wide right of way that is located at the rear of the site. In light of this, a condition has been applied to remove the colorbond canopy that is proposed within the street setback area.		
Side and Rear Setbacks:	First Floor -East Ensuite 1 metre Stair 1, Dining Room and Outdoor Area 1.7 metres	 Nil 1.1 metres
Officer Comments:		
Supported – The proposed variations to side setbacks are not considered to have an undue impact on the eastern neighbouring property, as the ensuite boundary wall is compliant with the boundary wall requirements of the R-Codes and a significant amount of building articulation has been incorporated into the eastern wall to reduce the overall bulk and impact of the eastern wall.		
Street Walls and Fences:	Street walls and fences within the primary street setback area, including along the side boundaries are to be as follows: • Maximum height of 1.8 metres above footpath level; and • Posts and piers are to have a maximum width 355 millimetres.	• The pier containing the meter box is 920 millimetres wide and is parallel to the Chatsworth Road boundary; and • A portion of the secondary street fence has a solid render wall which is 1.071 metres to 1.753 metres, with 1 metre of clear glass above the wall.
Officer Comments:		
Supported in part – Clear glass is proposed above a solid render wall on the Cavendish Street boundary to act as a balustrade for the footpath to the front door. Given the glass is clear, it is not considered to have an undue impact on the amenity of the streetscape. Furthermore, a condition has been applied for the pier containing the meter box to be perpendicular to the street.		
Building Height:	The maximum height of a dwelling is to be 2 storeys. The overall height of the building (concealed roof section) is to be a maximum of 7 metres above the natural ground level.	3 storeys proposed. The maximum height of the building at the concealed roof section of the dwelling is 8.9 metres.
Officer Comments:		
Supported – A small portion of the proposed loft, being the open balcony, presents as a third storey on the Cavendish Street elevation, therefore, considering the proposal as a three-storey building. It is noted that from Chatsworth Road, the development presents as a single storey with loft building, as the loft is entirely within the roof space at this point. Whilst the loft space for the dwelling is considered a third level, it is noted that the maximum height of a two-storey dwelling with a pitched roof can be a height of 9 metres; 8.9 metres is proposed at the three-storey portion. It is also noted the proposed loft complies with all the side setback requirements of the R-Codes and given the overshadowing proposed complies with the requirements, it is considered the loft/third storey will not be detrimental to the adjoining property owners nor to the amenity of the local area. It is on this basis that the variation is supported.		

NON-COMPLIANT REQUIREMENTS		
REQUIREMENTS	**REQUIRED**	**PROPOSED**
Retaining Walls and Fill:	Maximum of 500 millimetres above the natural ground level.	The maximum amount of fill is 1.72 metres on the western (Cavendish Street) boundary.
Officer Comments:		
Supported – The site slopes approximately 2.8 metres from its highest point at the front eastern corner, down to the opposite corner (the corner of Cavendish Street and the right of way). Due to the slope of the land, the proposal illustrates a significant amount of cutting into the land, but also some filling. It is noted that the highest amount of fill is on the Cavendish Street boundary, where the maximum amount is 1.72 metres. This is not considered to have an undue impact on the amenity of the streetscape, as this retaining wall is designed to fit in with the remainder of the boundary fence, thus giving the illusion of a side fence, as opposed to a retaining wall.		

The above Officer Comments are provided pursuant to Clause 38(5) of Town Planning Scheme No. 1

Consultation Submissions		
Item	**Comments Received**	**Officer Comments**
Support (0)	Nil	Noted.
Objections (3)	• The proposed building will result in a reduction of northern light to the southern neighbouring properties.	• Not supported – The proposed overshadowing onto the southern neighbouring properties is compliant with the requirements of the R-Codes.
	• The proposed building height exceeds the requirements of the R-Codes.	• Not supported – refer to previous comments.
	• The proposed fill adds to the overall bulk and scale of the building and impact on the streetscape.	• Not supported – refer to previous comments.
	• The proposed motorcycle carport from Chatsworth Road.	• Supported – A condition has been applied to delete the canopy and motorcycle bay from the front setback area.
	• The height of the fence on Cavendish Street.	• Not supported – refer to previous comments.
Advertising	Advertising for a period of 14 days was carried out as per the City's Policy No. 4.1.5 – relating to Community Consultation.	

Other Implications	
Legal/Policy	TPS 1, R-Codes and associated Policies.
Strategic	The City's *Strategic Plan 2011-2016* - Objective 1 states: *"Natural and Built Environment* *1.1 Improve and maintain the natural and built environment and infrastructure* *1.1.2 Enhance and maintain the character and heritage of the City."*
Sustainability	Nil.
Financial/Budget	Nil.

COMMENTS:

Demolition

The subject brick and iron dwelling at No. 31 Chatsworth Road, Highgate is an example of the Interwar Bungalow style of architecture constructed circa 1921.

The WA Post Office Directories first listed the subject place in 1922 and the occupiers that lived at the subject dwelling over the years included M Macartney (1922-1925), C Derby (1925-1930), Harry Allpike (1930-1935) and Richard Augustine (1935-1949). Since then, the subject dwelling has been transferred several times to new owners and occupiers.

A full Heritage Assessment was undertaken for No. 31 Chatsworth Road which concludes that the place has little aesthetic, historic, scientific or social heritage significance. In accordance with the City's Policy relating to Heritage Management – Assessment, the place does not meet the threshold for entry on the City's Municipal Heritage Inventory.

Redevelopment

The proposed three-storey single house is of a quality contemporary design, and incorporates building articulation across the Primary Street elevation in an effort to retain the visual character and scale of the existing streetscape. On the adjacent Secondary Street façade, the articulation transitions away from the primary street with more expressive, sculpted building elements and surface patterned textures.

The proposed loft/third storey is primarily tucked under the pitched roof and, therefore, presents as a single storey development from the street and a two-storey development from the neighbouring property (No. 29 Chatsworth Road). It is noted that the only reason the loft is considered a third storey, is due to the open balcony on the Cavendish Street elevation. This balcony allows for the loft space to be a usable living and entertaining area and provides uninterrupted views to the city. As this balcony is located on the western side of the dwelling and faces Cavendish Street, there are no issues with overlooking onto neighbouring properties, and the balcony provides passive surveillance to the street.

In light of the above, it is recommended that the Council approve the application, subject to standard and appropriate conditions to address the above matters.

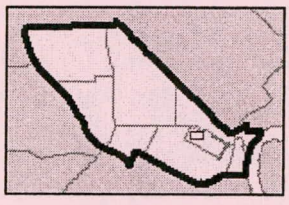
CITY OF VINCENT

244 Vincent Street (cnr Loftus Street), Leederville,
Western Australia, 6007
PO Box 82, Leederville, 6902

Property Information Report:

No. 31 Chatsworth Road, Highgate (Lot 98; D/P 1106)

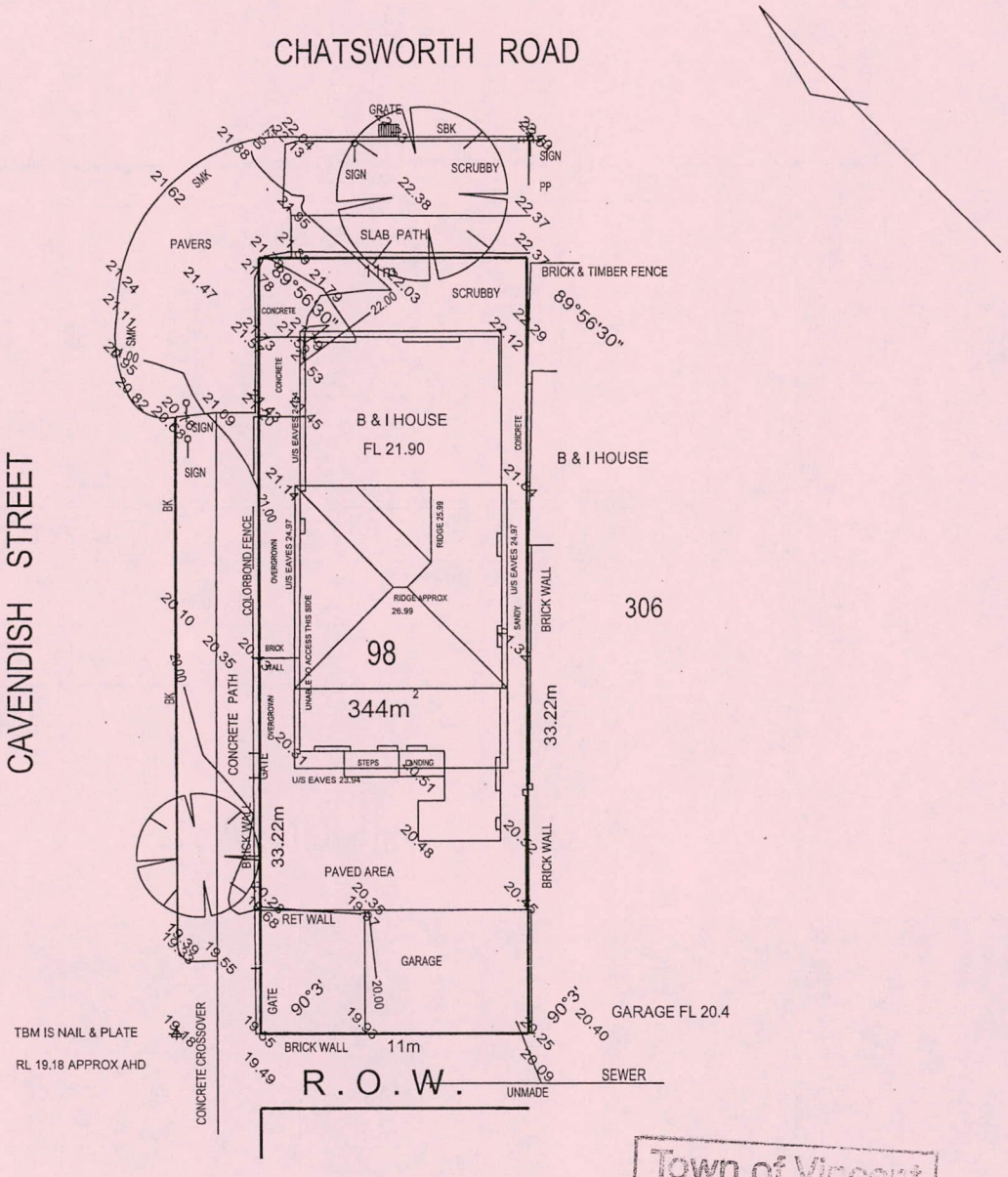
Pin: 118033
Assessment Number: 18850



The City of Vincent does not warrant the accuracy of information in this publication and any person using or relying upon such information does so on the basis that the City of Vincent shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information.

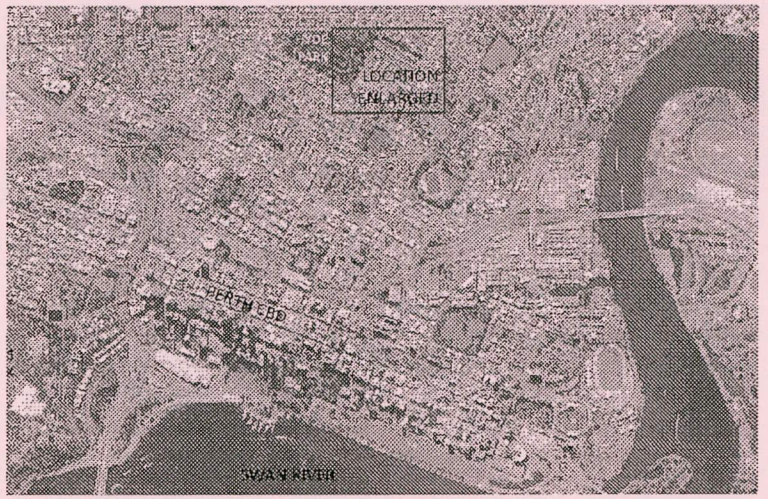
✓ Properties Consulted

This survey does not guarantee the location of boundary pegs or fences in relation to the boundaries.It is a site survey only. For easements check Certificate of Title. Earthworks/setout dimensions may vary on site at the builder's discretion. Sewer/drainage may vary from schematic presentation. Check minimum clearance. Retaining not included/in addition remains owner's responsibilty.
Total Survey Solutions Pty Ltd accepts no responsibility for any changes to the parcel or portion thereof, shown on this survey including, but not limited to, any adjoining property levels or features that may have since the date of this survey.

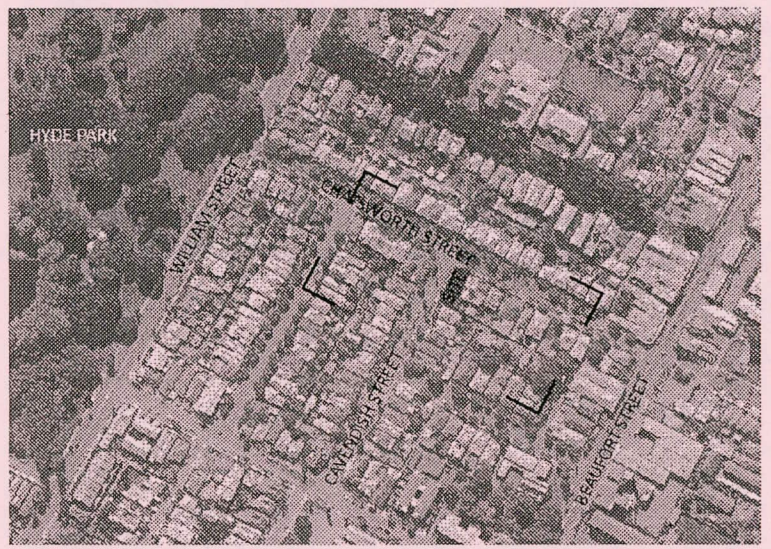


Town of Vincent
04 APR 2011
Received

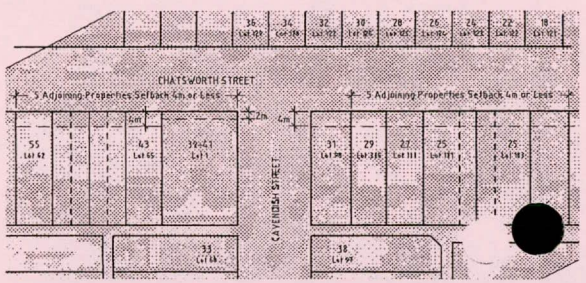
CONTOUR & FEATURE SURVEY			
		DWG10065	
31 CHATSWOOD ROAD HIGHGATE	CLIENT : J CHINDARSI	SCALE: 1:200 REF: 10/065	TOTAL SURVEY SOLUTIONS P/L 10 GARROW COURT KINGSLEY WA 6026
LOT 98 PLAN 1106 C/T 1730/215	LOCAL AUTHORITY : VINCENT	DATE: 3/3/10	P 9309 2042 F 9409 5882



LOCALITY MAP - PERTH
NTS

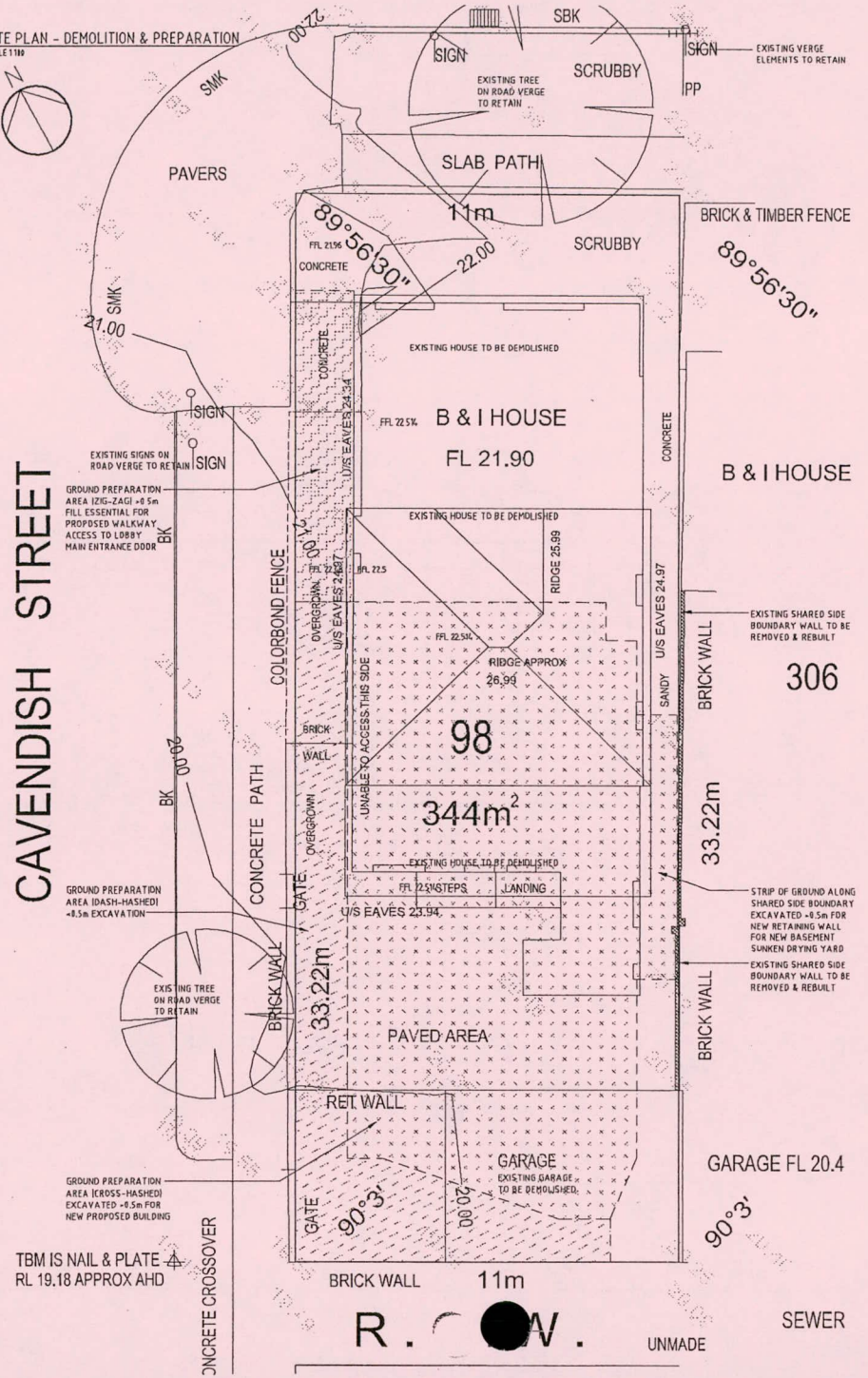


LOCATION MAP - HIGHGATE
NTS



LOCATION PLAN
1:1000

SITE PLAN - DEMOLITION & PREPARATION
SCALE 1:100



DRAWING LIST

A-010	A2	LOCATION & SITE PLAN
A-011	A2	EXISTING SINGLE RESIDENCE DRAWINGS
A-101	A2	BASEMENT & GROUND FLOOR PLAN
A-102	A2	LOFT FLOOR & ROOF PLANS
A-201	A2	ELEVATIONS NE & NW
A-202	A2	ELEVATIONS SW & SE
A-210	A2	BOUNDARY ELEVATIONS NE NW SW SE
DWG 10065	A3	CONTOUR & FEATURE SURVEY by TOTAL SURVEY SOLUTIONS
11 Sheets	A3	DEMOLITION APPLICATION IMAGES

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BB RESIDENCE
24 CHATSWORTH STREET, HIGHGATE

KEY PLANS
LOCATION & SITE PLANS

SCALE	1:200 A2
DATE	05/04/2011
DRAWN BY	WKL
DRAWING NO.	10-07 A-010
REVISION	P1

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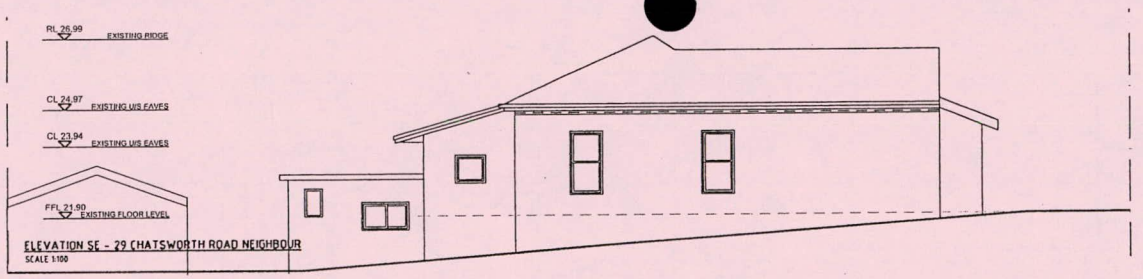
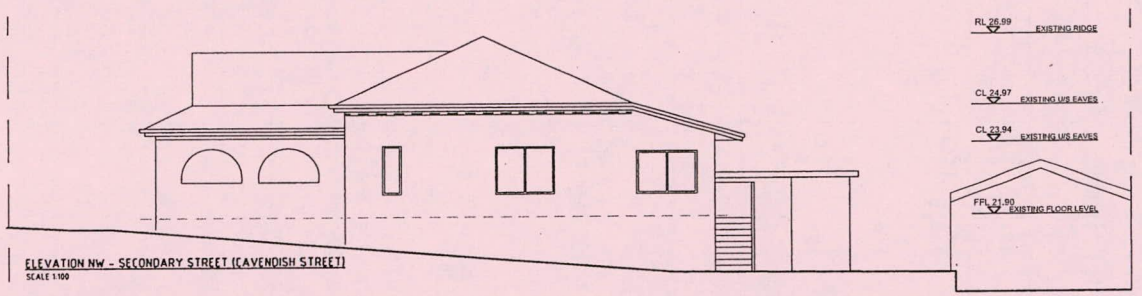
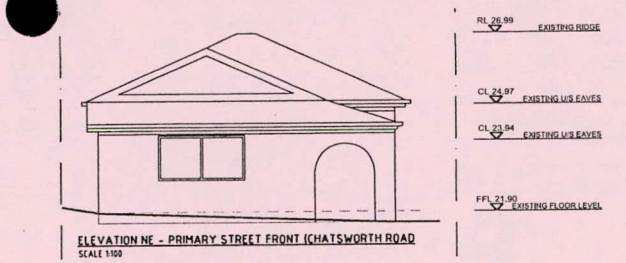


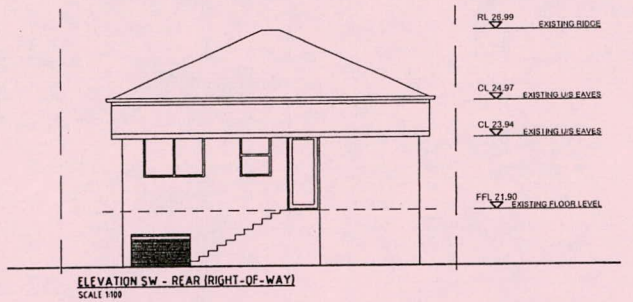
ELEVATION SE - 29 CHATSWORTH ROAD NEIGHBOUR
SCALE 1:100



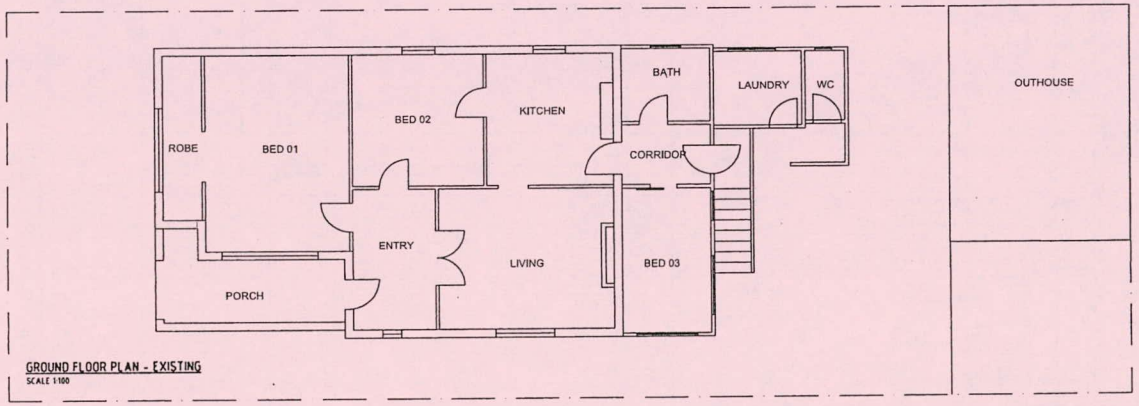
ELEVATION NW - SECONDARY STREET (CAVENDISH STREET)
SCALE 1:100



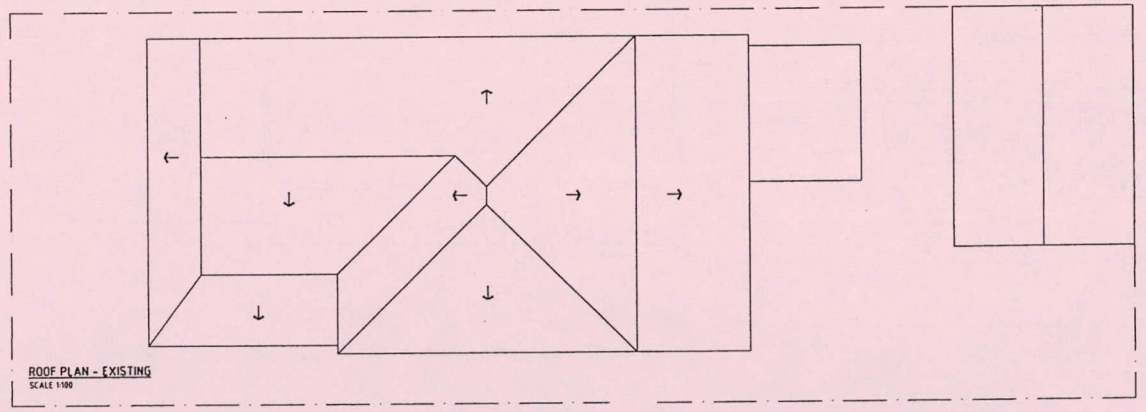
ELEVATION NE - PRIMARY STREET FRONT (CHATSWORTH ROAD
SCALE 1:100



ELEVATION SW - REAR (RIGHT-OF-WAY)
SCALE 1:100



GROUND FLOOR PLAN - EXISTING
SCALE 1:100



ROOF PLAN - EXISTING
SCALE 1:100

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NORTH

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31 CHATSWORTH ROAD
RESIDENCE

EXISTING SINGLE RESIDENCE
PLANS & ELEVATIONS

SCALE: 1:100 @ A2	DATE: 02/05/2010
DRAWN BY: A.L.	DRAWING NO: A-011
CHECKED BY:	APPROVED BY:

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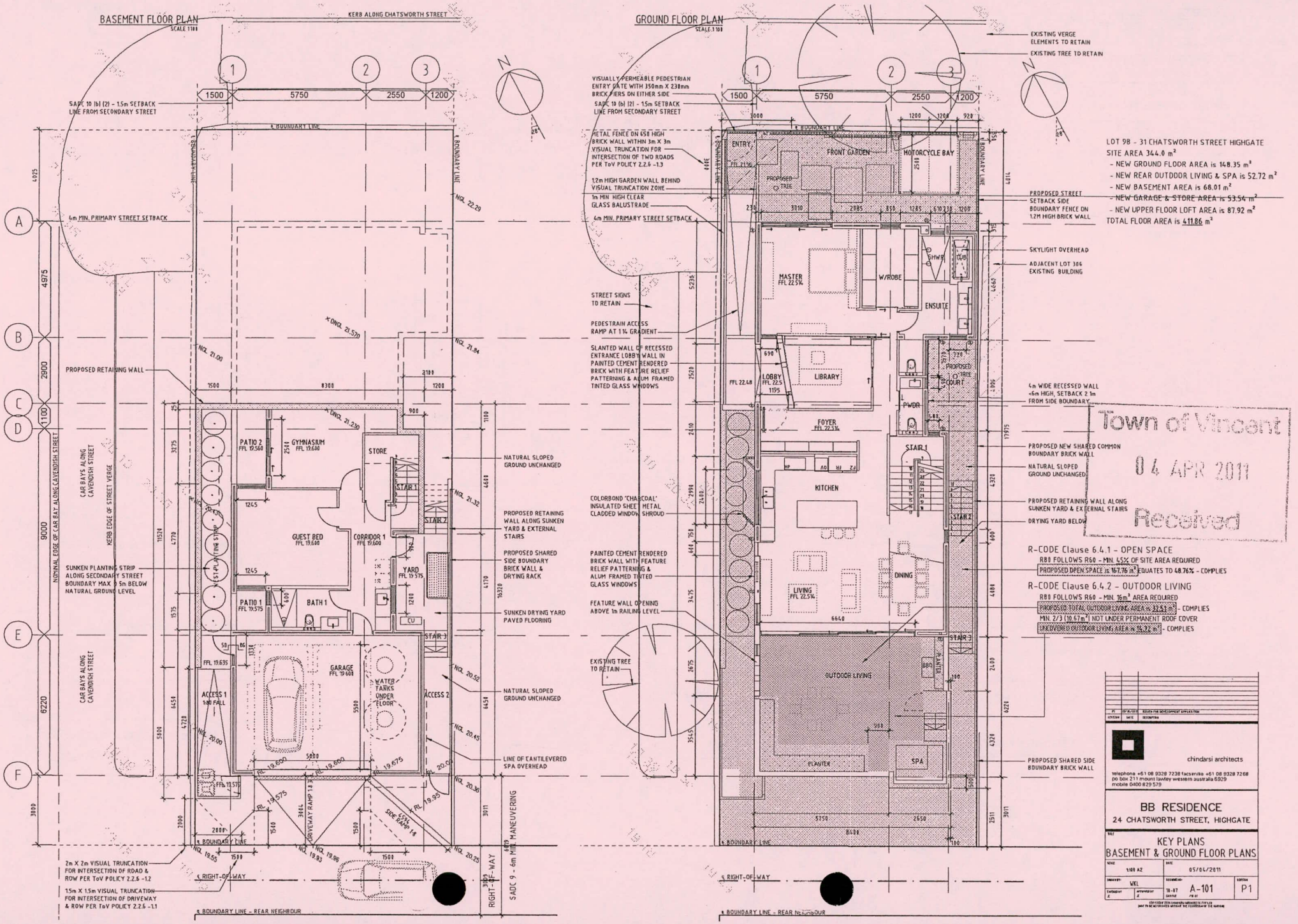
BASEMENT FLOOR PLAN
SCALE 1:100
KERB ALONG CHATSWORTH STREET
SADC 10 (b) (2) - 1.5m SETBACK LINE FROM SECONDARY STREET
4m MIN. PRIMARY STREET SETBACK
PROPOSED RETAINING WALL
NOMINAL EDGE OF CAR BAY ALONG CAVENDISH STREET
CAR BAYS ALONG CAVENDISH STREET
KERB EDGE OF STREET VERGE
SUNKEN PLANTING STRIP ALONG SECONDARY STREET BOUNDARY MAX 0.5m BELOW NATURAL GROUND LEVEL
PATIO 2 FFL 19.560
GYMNASIUM FFL 19.600
STORE
STAIR 1
GUEST BED FFL 19.600
CORRIDOR 1 FFL 19.600
STAIR 2
PATIO 1 FFL 19.575
BATH 1
YARD FFL 19.575
STAIR 3
GARAGE FFL 19.600
WATER TANKS UNDER FLOOR
ACCESS 1 1:20 FALL
ACCESS 2
FFL 19.635
FFL 19.575
NATURAL SLOPED GROUND UNCHANGED
PROPOSED RETAINING WALL ALONG SUNKEN YARD & EXTERNAL STAIRS
PROPOSED SHARED SIDE BOUNDARY BRICK WALL & DRYING RACK
SUNKEN DRYING YARD PAVED FLOORING
NATURAL SLOPED GROUND UNCHANGED
LINE OF CANTILEVERED SPA OVERHEAD
DRIVEWAY RAMP 1:8
SIDE ENTRY RAMP 1:8
2m X 2m VISUAL TRUNCATION FOR INTERSECTION OF ROAD & ROW PER ToV POLICY 2.2.6 -1.2
1.5m X 1.5m VISUAL TRUNCATION FOR INTERSECTION OF DRIVEWAY & ROW PER ToV POLICY 2.2.6 -1.1
℄ BOUNDARY LINE - REAR NEIGHBOUR
℄ RIGHT-OF-WAY
SADC 9 - 6m MIN. MANEUVERING
GROUND FLOOR PLAN
SCALE 1:100
EXISTING VERGE ELEMENTS TO RETAIN
EXISTING TREE TO RETAIN
VISUALLY PERMEABLE PEDESTRIAN ENTRY GATE WITH 350mm X 238mm BRICK PIERS ON EITHER SIDE
METAL FENCE ON 650 HIGH BRICK WALL WITHIN 3m X 3m VISUAL TRUNCATION FOR INTERSECTION OF TWO ROADS PER ToV POLICY 2.2.6 -1.3
1.2m HIGH GARDEN WALL BEHIND VISUAL TRUNCATION ZONE
1m MIN HIGH CLEAR GLASS BALUSTRADE
STREET SIGNS TO RETAIN
PEDESTRAIN ACCESS RAMP AT 1:14 GRADIENT
SLANTED WALL OF RECESSED ENTRANCE LOBBY WALL IN PAINTED CEMENT RENDERED BRICK WITH FEATURE RELIEF PATTERNING & ALUM FRAMED TINTED GLASS WINDOWS
COLORBOND 'CHARCOAL' INSULATED SHEET METAL CLADDED WINDOW SHROUD
PAINTED CEMENT RENDERED BRICK WALL WITH FEATURE RELIEF PATTERNING & ALUM FRAMED TINTED GLASS WINDOWS
FEATURE WALL OPENING ABOVE 1m RAILING LEVEL
EXISTING TREE TO RETAIN
ENTRY
FRONT GARDEN
MOTORCYCLE BAY
PROPOSED TREE
MASTER FFL 22.54
W/ROBE
ENSUITE
SHWR
CUB
LOBBY FFL 22.5
LIBRARY
COURT
PWDR
FOYER FFL 22.54
KITCHEN
STAIR 1
STAIR 2
STAIR 3
LIVING FFL 22.54
DINING
OUTDOOR LIVING
PLANTER
BBQ
SPA
PROPOSED STREET SETBACK SIDE BOUNDARY FENCE ON 1.2M HIGH BRICK WALL
SKYLIGHT OVERHEAD
ADJACENT LOT 306 EXISTING BUILDING
4m WIDE RECESSED WALL <6m HIGH, SETBACK 2.1m FROM SIDE BOUNDARY
PROPOSED NEW SHARED COMMON BOUNDARY BRICK WALL
NATURAL SLOPED GROUND UNCHANGED
PROPOSED RETAINING WALL ALONG SUNKEN YARD & EXTERNAL STAIRS
DRYING YARD BELOW
PROPOSED SHARED SIDE BOUNDARY BRICK WALL
℄ BOUNDARY LINE - REAR NEIGHBOUR
℄ RIGHT-OF-WAY
LOT 98 - 31 CHATSWORTH STREET HIGHGATE
SITE AREA 344.0 m²
- NEW GROUND FLOOR AREA is 148.35 m²
- NEW REAR OUTDOOR LIVING & SPA is 52.72 m²
- NEW BASEMENT AREA is 68.01 m²
- NEW GARAGE & STORE AREA is 53.56 m²
- NEW UPPER FLOOR LOFT AREA is 87.92 m²
TOTAL FLOOR AREA is 411.86 m²
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R-CODE Clause 6.4.1 - OPEN SPACE
R80 FOLLOWS R60 - MIN. 45% OF SITE AREA REQUIRED
PROPOSED OPEN SPACE is 167.76 m² EQUATES TO 48.76% - COMPLIES
R-CODE Clause 6.4.2 - OUTDOOR LIVING
R80 FOLLOWS R60 - MIN. 16m² AREA REQUIRED
PROPOSED TOTAL OUTDOOR LIVING AREA is 52.51 m² - COMPLIES
MIN. 2/3 (10.67m²) NOT UNDER PERMANENT ROOF COVER
UNCOVERED OUTDOOR LIVING AREA is 34.32 m² - COMPLIES
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24 CHATSWORTH STREET, HIGHGATE
KEY PLANS
BASEMENT & GROUND FLOOR PLANS
1:100 A2
05/04/2011
WEL
A-101
P1

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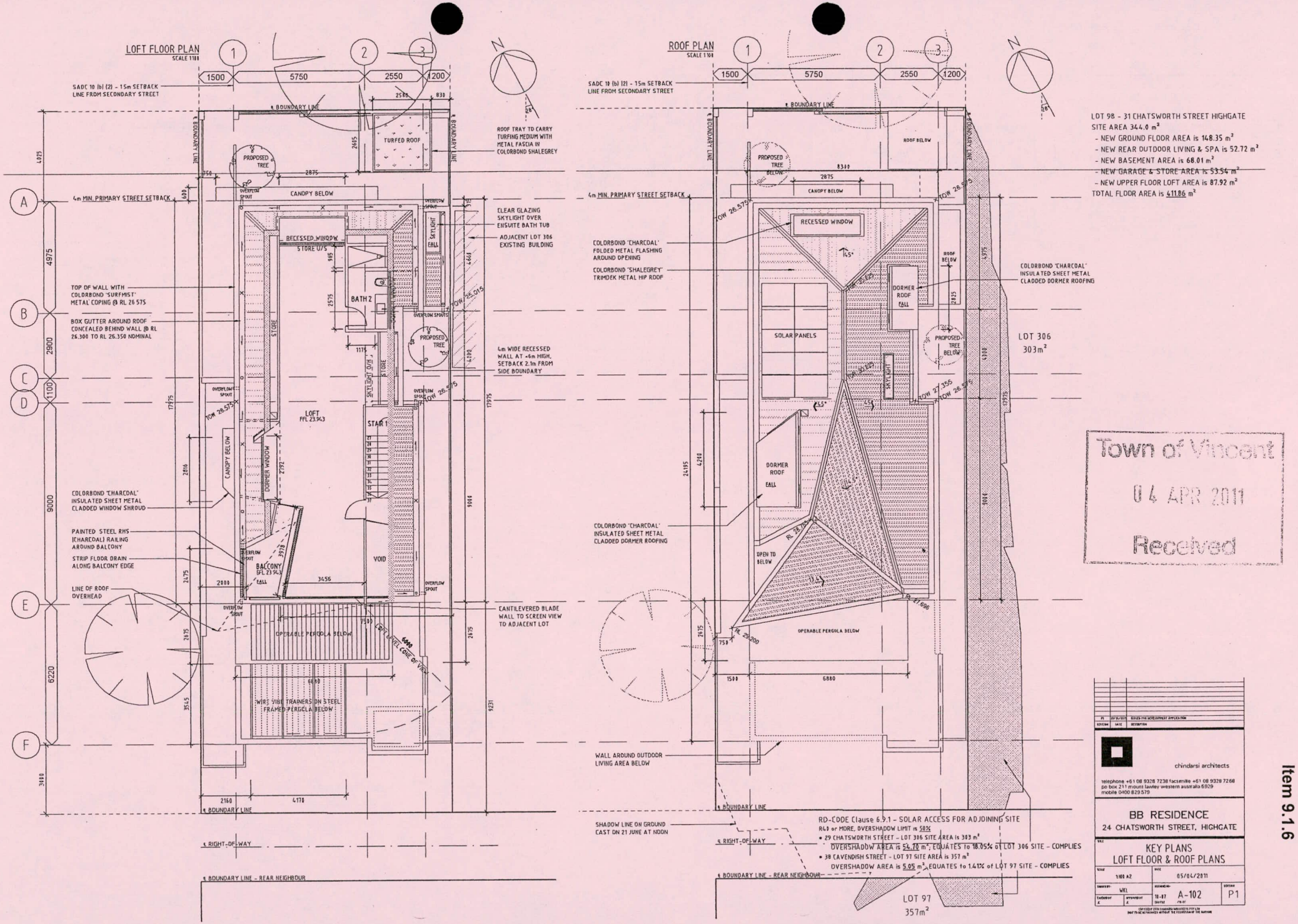
LOFT FLOOR PLAN
SCALE 1:100
ROOF PLAN
SCALE 1:100
SADC 10 (b) (2) - 1.5m SETBACK LINE FROM SECONDARY STREET
SADC 10 (b) (2) - 1.5m SETBACK LINE FROM SECONDARY STREET
1500
5750
2550
1200
BOUNDARY LINE
PROPOSED TREE
TURFED ROOF
ROOF TRAY TO CARRY TURFING MEDIUM WITH METAL FASCIA IN COLORBOND SHALEGREY
CANOPY BELOW
4m MIN. PRIMARY STREET SETBACK
RECESSED WINDOW
STORE U/S
SKYLIGHT
FALL
CLEAR GLAZING SKYLIGHT OVER ENSUITE BATH TUB
ADJACENT LOT 306 EXISTING BUILDING
BATH 2
TOP OF WALL WITH COLORBOND 'SURFMIST' METAL COPING @ RL 26.575
BOX GUTTER AROUND ROOF CONCEALED BEHIND WALL @ RL 26.300 TO RL 26.350 NOMINAL
4m WIDE RECESSED WALL AT +6m HIGH, SETBACK 2.1m FROM SIDE BOUNDARY
LOFT FFL 23.343
STAIR
DORMER WINDOW
CANOPY BELOW
COLORBOND 'CHARCOAL' INSULATED SHEET METAL CLADDED WINDOW SHROUD
PAINTED STEEL RHS (CHARCOAL) RAILING AROUND BALCONY
STRIP FLOOR DRAIN ALONG BALCONY EDGE
BALCONY FFL 23.543
VOID
LINE OF ROOF OVERHEAD
CANTILEVERED BLADE WALL TO SCREEN VIEW TO ADJACENT LOT
OPERABLE PERGOLA BELOW
CAST PANEL EDGE OF VOID
WIRE VINE TRAINERS ON STEEL FRAMED PERGOLA BELOW
RIGHT-OF-WAY
BOUNDARY LINE - REAR NEIGHBOUR
ROOF BELOW
RECESSED WINDOW
COLORBOND 'CHARCOAL' FOLDED METAL FLASHING ARDUND OPENING
COLORBOND 'SHALEGREY' TRIMDEK METAL HIP ROOF
COLORBOND 'CHARCOAL' INSULATED SHEET METAL CLADDED DORMER ROOFING
DORMER ROOF FALL
SOLAR PANELS
LOT 306
303m²
OPEN TO BELOW
WALL AROUND OUTDOOR LIVING AREA BELOW
SHADOW LINE ON GROUND CAST ON 21 JUNE AT NOON
LOT 97
357m²
RD-CODE Clause 6.9.1 - SOLAR ACCESS FOR ADJOINING SITE
R40 or MORE, OVERSHADOW LIMIT is 50%
• 29 CHATSWORTH STREET - LOT 306 SITE AREA is 303 m²
OVERSHADOW AREA is 54.70 m², EQUATES to 18.05% of LOT 306 SITE - COMPLIES
• 38 CAVENDISH STREET - LOT 97 SITE AREA is 357 m²
OVERSHADOW AREA is 5.05 m², EQUATES to 1.41% of LOT 97 SITE - COMPLIES
LOT 98 - 31 CHATSWORTH STREET HIGHGATE
SITE AREA 344.0 m²
- NEW GROUND FLOOR AREA is 148.35 m²
- NEW REAR OUTDOOR LIVING & SPA is 52.72 m²
- NEW BASEMENT AREA is 68.01 m²
- NEW GARAGE & STORE AREA is 53.54 m²
- NEW UPPER FLOOR LOFT AREA is 87.92 m²
TOTAL FLOOR AREA is 411.86 m²
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24 CHATSWORTH STREET, HIGHGATE
KEY PLANS
LOFT FLOOR & ROOF PLANS
1:100 A2
05/01/2011
WKL
A-102
P1
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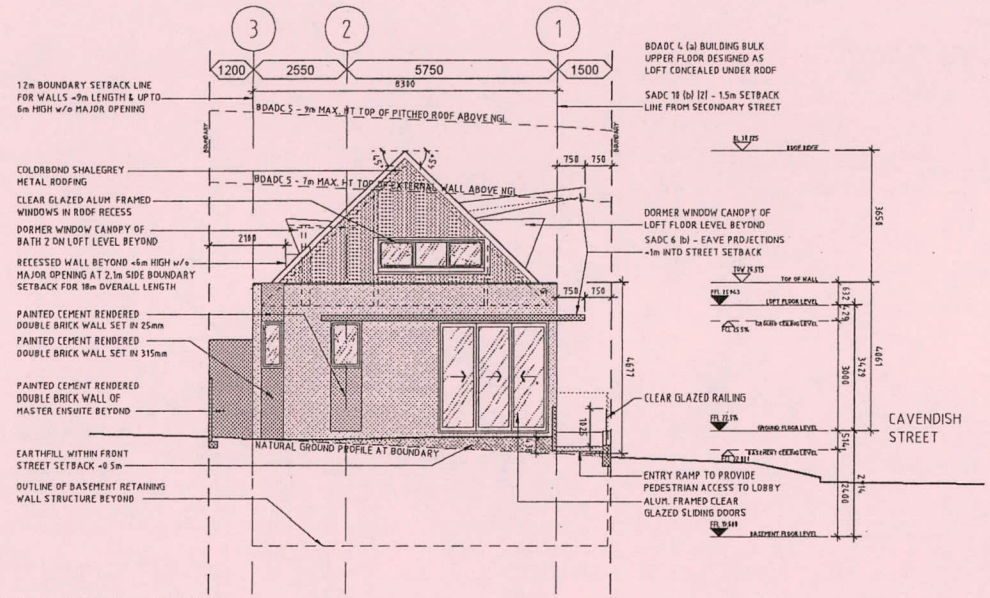
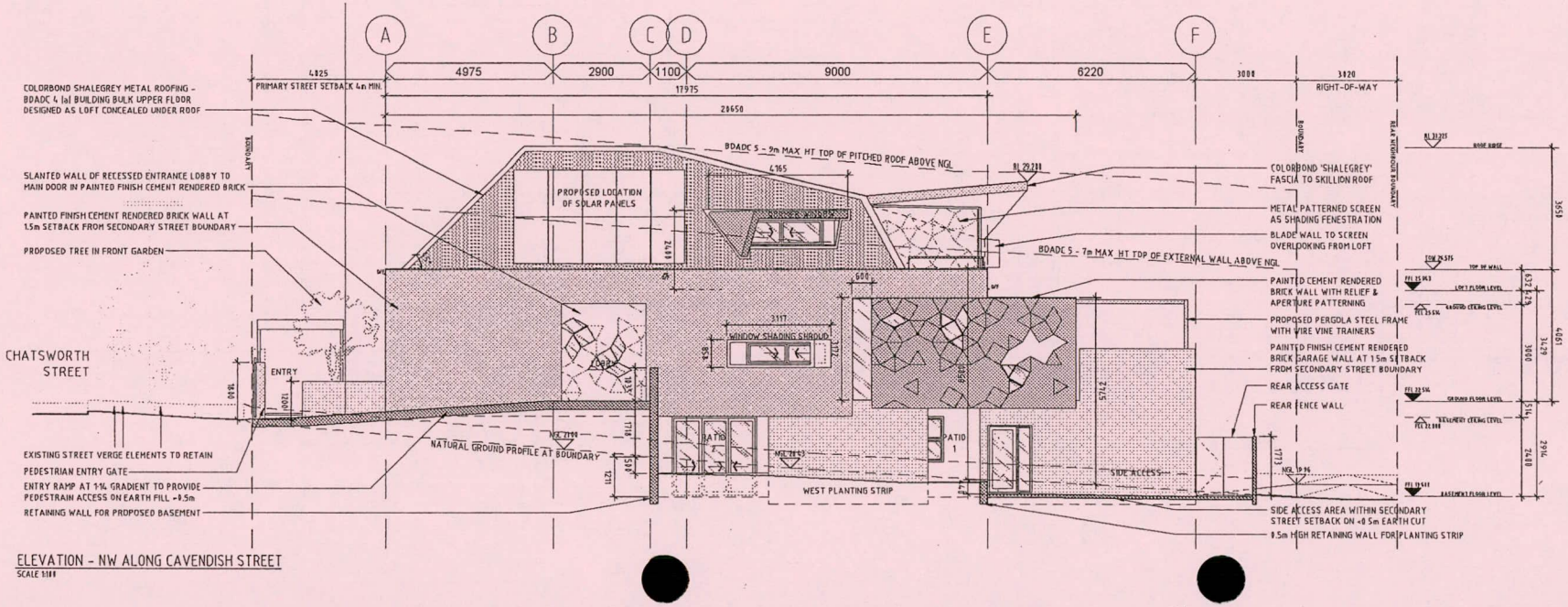


ELEVATION - NE ALONG CHATSWORTH STREET
SCALE 1:100



ELEVATION - NW ALONG CAVENDISH STREET
SCALE 1:100

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P1	05/04/11	ISSUED FOR DEVELOPMENT APPLICATION
ISSUE	DATE	DESCRIPTION

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BB RESIDENCE
24 CHATSWORTH STREET, HIGHGATE

KEY ELEVATIONS
ELEVATIONS NE NW

SCALE: 1:100 A2		DATE: 05/04/2011	
DRAWN BY: WKL		DRAWING NO: A-201	ISSUE: P1
CHECKED BY:	APPROVED BY:	10-17	

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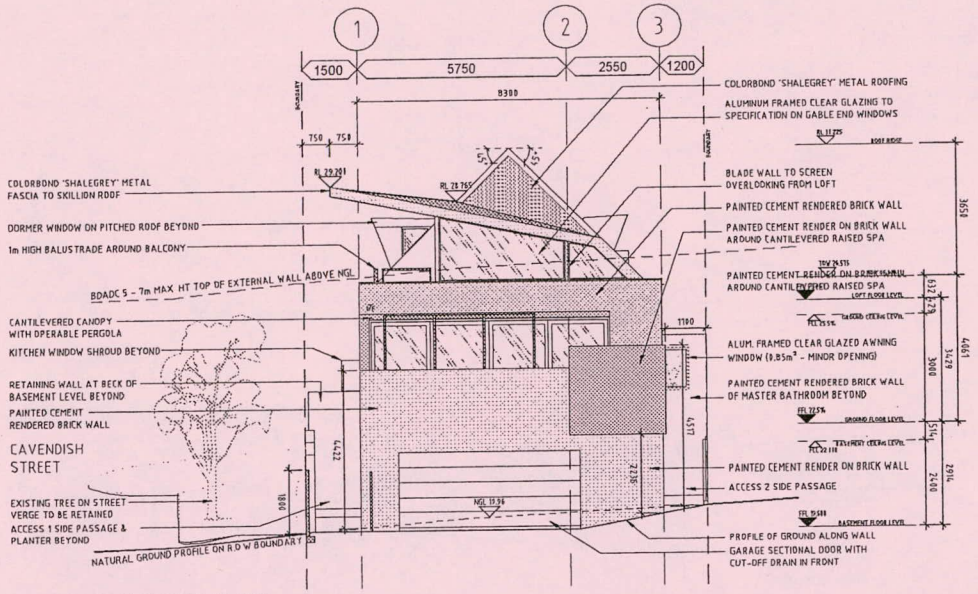
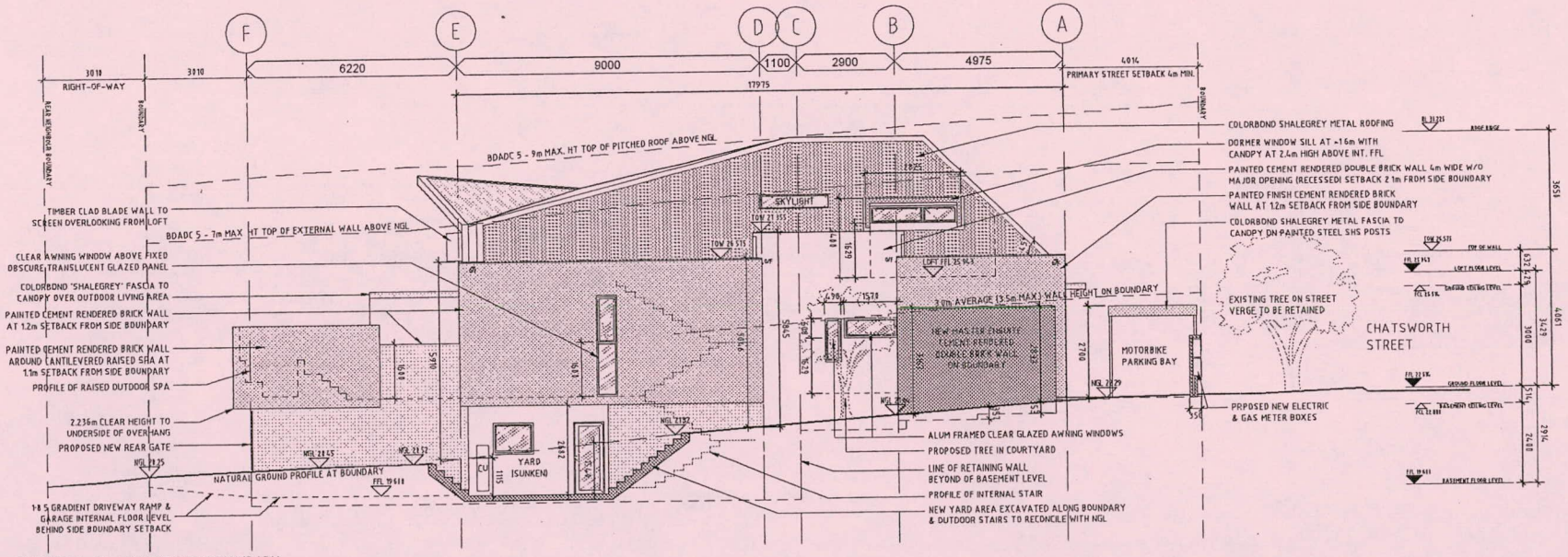


ELEVATION - SW ALONG RIGHT-OF-WAY
SCALE 1:100



ELEVATION - SE ALONG COMMON BOUNDARY
SCALE 1:100

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BB RESIDENCE
24 CHATSWORTH STREET, HIGHGATE

KEY ELEVATIONS
ELEVATIONS SW SE

SCALE	DATE
1:100 A2	05/04/2011
DRAWN BY: WKL	DRAWING NO: A-202
CHECKED BY:	APPROVED BY:
JOB NO: 10-07	REVISION: P1

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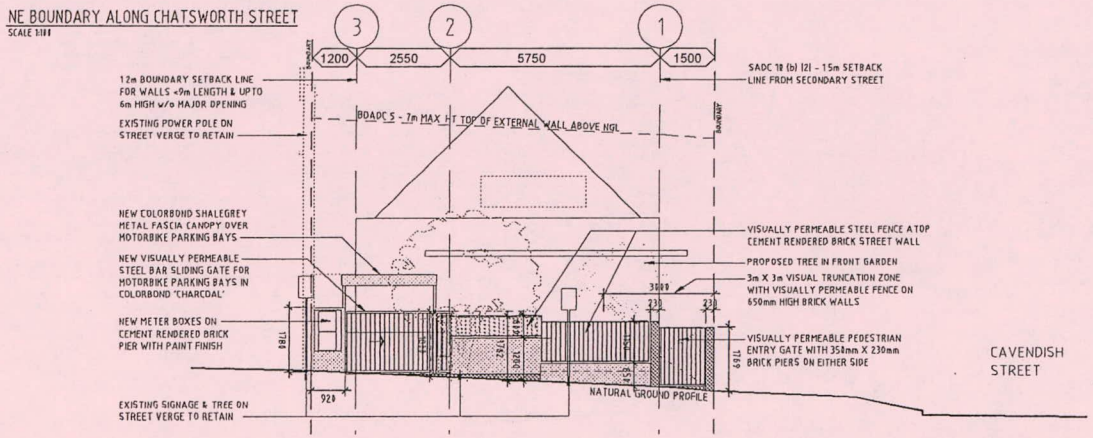
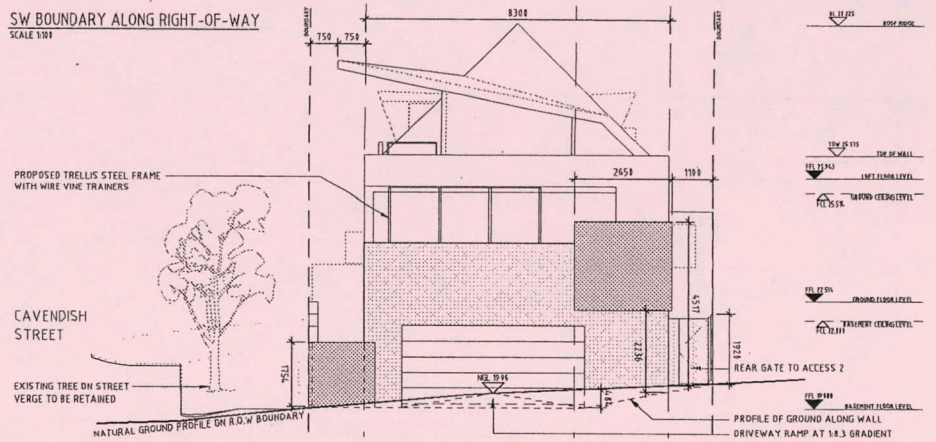
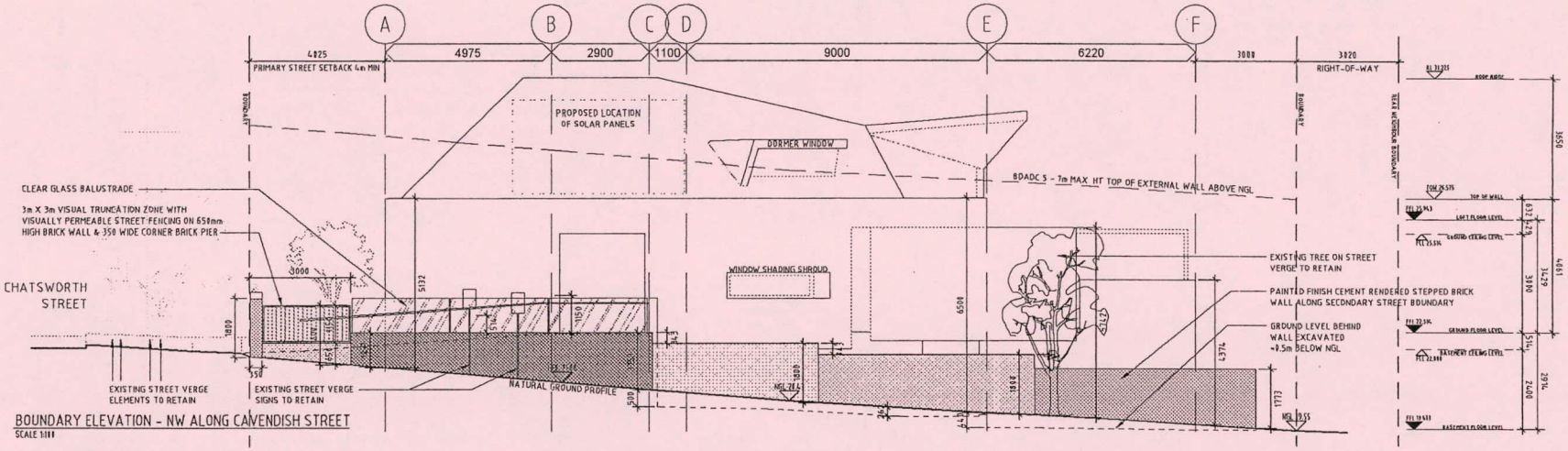
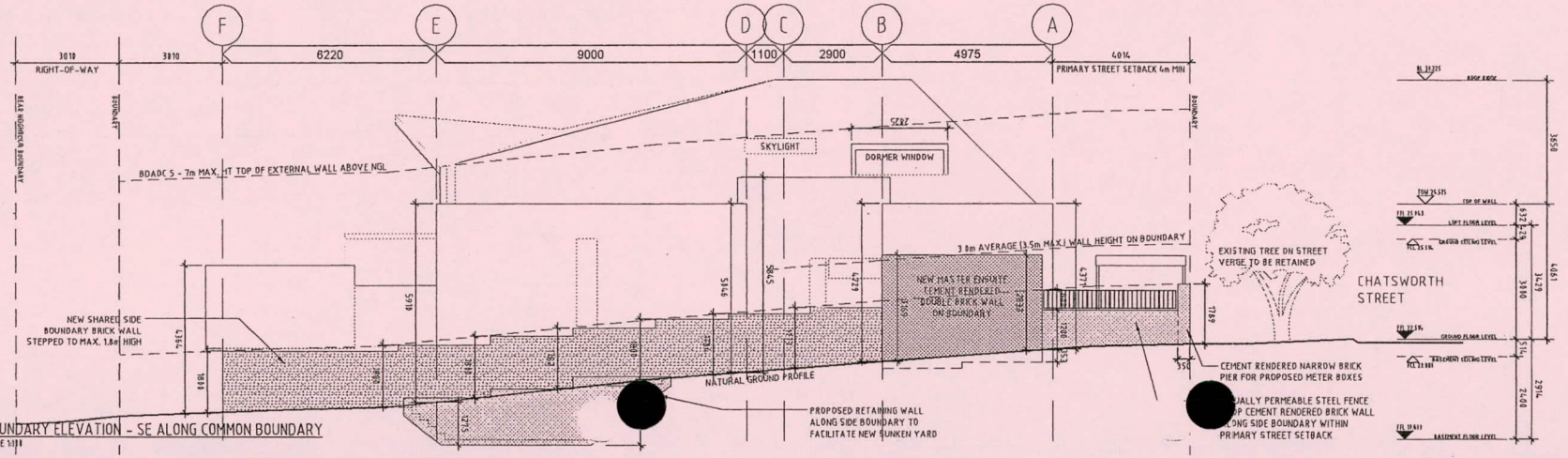






BOUNDARY ELEVATION - NW ALONG CAVENDISH STREET
SCALE 1:100



BOUNDARY ELEVATION - SE ALONG COMMON BOUNDARY
SCALE 1:100

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BB RESIDENCE
24 CHATSWORTH STREET, HIGHGATE

BOUNDARY ELEVATIONS
ELEVATIONS NE SW NW & SE

SCALE	DATE
1:100 A2	05/04/2011
DRAWN BY: WILL	REFERENCE: 10-07 A-210
CHECKED BY: A	APPROVED BY: A

ISSUE: P1

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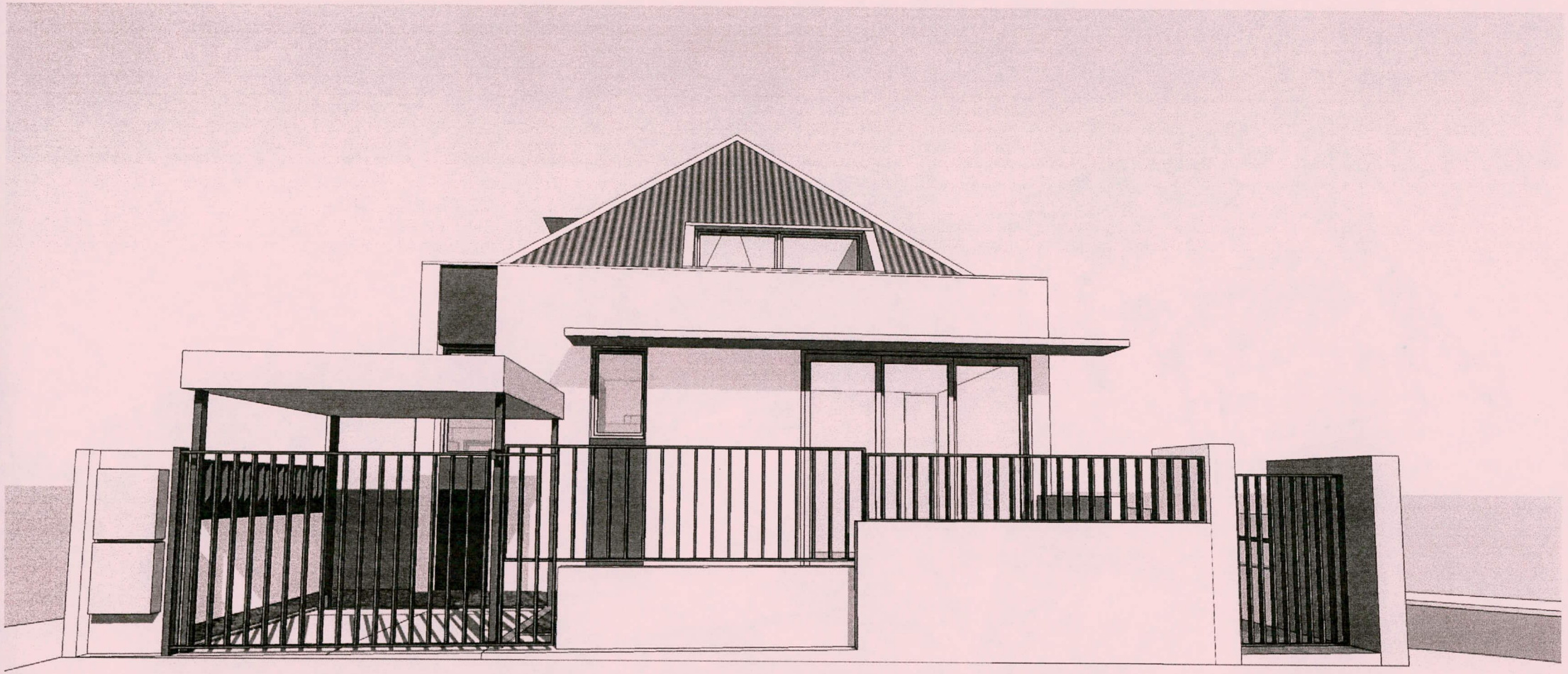

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TOWN OF VINCENT

HERITAGE ASSESSMENT

File No. PRO5440	**Address**: No. 31 Chatsworth Road, Highgate			
Precinct: Hyde Park	**Place Name:** N/A			
Locality: St Albans	**Folio:** 215	**Lot:** 98	**D/P:** 1106	**Vol.** 1730

STATEMENT OF SIGNIFICANCE The place has *little* significance and does not meet the threshold for inclusion on the Municipal Heritage Inventory.
MANAGEMENT CATEGORY: Not applicable

1.0 ASSESSMENT OF CULTURAL HERITAGE SIGNIFICANCE

The Policy '*Heritage Management – Assessment*', adopted by the Council at its Ordinary Meeting held on 17 January 2006, has been used to determine the cultural heritage significance of the place.

1.1 PRINCIPAL HISTORIC THEMES

- Population and settlement

HISTORIC SUB THEMES

- Residential Development

1.2 AESTHETIC VALUE

The place has *little aesthetic value*. The place exhibits limited aesthetic characteristics valued by the community.

1.3 HISTORIC VALUE

The place has *little historic value* as it plays only a minor role in the evolution or pattern of history in the Town of Vincent. No specific links of historical importance have been established with the place.

1.4 SCIENTIFIC VALUE

The place has *little scientific value*. There is no obvious potential for the place to yield information that will contribute to an understanding of the natural or cultural history of the Town.

1.5 SOCIAL VALUE

The place has *little social value*. It contributes in a minor way to the community's sense of place.

2.0 DEGREE OF SIGNIFICANCE

2.1 RARITY

The place is not rare and does not represent any aspect of cultural heritage of the Town of Vincent that may be endangered.

2.2 REPRESENTATIVENESS

The place is representative of an Interwar Bungalow style of architecture.

2.3 CONDITION

The place appears to be in *good condition.*

2.4 INTEGRITY

The place has a *high level* of integrity due to its continued use as a residence.

2.5 AUTHENTICITY

The exterior of the place appears to have a *medium level* of authenticity as the front elevation of the dwelling has undergone a number of alterations and additions.

3.0 SUPPORTING EVIDENCE

3.1 DOCUMENTARY EVIDENCE

The area currently known as Highgate is bounded by Lincoln, Lord, Harold and William Streets. It is believed to have been named 'Highgate Hill' after the town of Highgate in Kent, England. The subdivision of Highgate Hill was one of the first suburbs on the north of Perth. Between 1891 and 1919 subdivisions grew gradually and many of the estates were owned and maintained by the developers. In the short period post World War I and the late 1920s there was a building boom where residential infill occurred.[1]

The land on which Chatsworth Road was developed, was originally owned and subdivided by Samuel William Copley and William Britnall. Copley and Britnall owned five Perth Town Lots, N142, N143, N144, N145 and N151, bounded by Lincoln Street to the south, Beaufort Street to the east and Clifton Street (now William Street) to the west. Samuel William Copley also originally owned and subdivided a large portion of land to the north, which became known as the prestigious Mount Lawley Estates 1 & 2.

In 1896, Chatsworth Road was subdivided and development of residential lots immediately proceeded. At this time, Perth was experiencing a shortage in housing, as a result of the population explosion that accompanied the Gold Rush. Previously undeveloped land within a mile and a half radius of the city, including Chatsworth Road, was rapidly and densely developed during the late 1890s and into the early years of the twentieth century. Records show that by 1904, 33 of the 51 lots along Chatsworth Road had already been developed. Construction of residences continued along the street for a number of years and by 1912, the street was almost entirely developed.

The subject place at No. 31 Chatsworth Road first appears in the WA Post Office Directories in 1922. The occupiers listed in the Directories changed frequently which infers that the subject place was likely to be leased out over the years. The occupiers lived at the subject dwelling included M Macartney (1922), C Derby (1925), Harry Allpike (1930), Richard Augustine (1935-1949).[2]

A Metropolitan Water Supply Sewerage & Drainage Department (MWSS&DD) Plan dated 1952 indicates that a turned verandah wrapped up the frontage of the subject brick dwelling. An addition was located at the rear of the dwelling and an asbestos garage was located along the rear boundary of the subject property.[3]

Richard Augustine, the then owner of the subject place, submitted an application to the City of Perth proposed to erect a sleep out addition to front of the existing

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[1] Town of Vincent Local Studies, *A Brief History of the Suburb Highgate*, 2005.

[2] H. Pierssené & H. Wise & Co., The Western Australian Post Office Directories.

[3] Metropolitan Water Supply Sewerage & Drainage Department (MWSS&DD) Plan dated 1952. See appendix.

dwelling. The Building Licence Plan dated 1950 reveals the internal layout of the subject place at the time. The main entrance of the subject dwelling was located behind the front protruding room. A hall way opens to a front bedroom, second bedroom, lounge, kitchen, bathroom and back verandah. The proposed sleep out was located in front of the front protruding room and connected by a pair of new doors. A wash house and water closet were located to the south east of the dwelling. A garage, which ran along the rear boundary, was next to a cyclone gate that opened to the right of way.[4]

No other historical information relating to the subject place was obtained as part of this assessment.

3.2 PHYSICAL EVIDENCE

An external inspection was undertaken on 3 June 2011 for the purpose of this assessment, and the following is also based on the plans dated 4 April 2011 and the information provided in the Development Application received for the demolition and redevelopment of the property and the Town of Vincent Property File.

The subject brick and iron dwelling at No. 31 Chatsworth Road is an example of the Interwar Bungalow style of architecture constructed circa 1921.

The subject dwelling is located on the south east side of the intersection at Chatsworth Road and Cavendish Street. The house has a relatively narrow front set back which is approximately two metres from the footpath and delineated from the street by an open front yard. The house has a hipped roof with corrugated iron and an exterior wall rendered in white.

The original turned verandah of the subject dwelling is enclosed by a brick wall addition which appears to be built in a later stage after 1950. The brick wall, which is painted in white, features one arched loggias entrance across the street frontage fronting Chatsworth Street and two arched window facing Cavendish Street.

The front arched loggias leads to the main entry door under the enclosed verandah. The original window frames throughout the dwelling have been modified to aluminium windows. Internally, the original simple ceiling cornices, timber doors and flooring and a fireplace are still extant. The bathroom and kitchen have been renovated in some later stages since 1921. A staircase at the rear addition leads to the backyard where an outbuilding is in a disrepair condition.

Streetscape

Chatsworth Road is an intact streetscape of residences that were built around the turn of the last century, in response to the increased demand for housing that accompanied the population explosion of the Gold Rush. The street is characterised by consistent short front and side setbacks and single storey cottages of a modest scale. The historic value of this is in the ability of Chatsworth Road to demonstrate the pattern and form of development that occurred in the inner city areas of Perth around the turn of the last century. Much of the original housing stock is still intact and the majority of residences exhibit characteristics of Federation style architecture, thus comprising a streetscape that is not only uniform in terms of the pattern of development, but also architectural style.

[4] Building Licence Plan dated 1950. See appendix.

3.3 COMPARATIVE INFORMATION

The subject dwelling is constructed in the Interwar Bungalow style of architecture however the number of alterations that have been undertaken over the years have served to limit comparative examples being made in terms of architectural style. Whilst there are many variations on the Interwar Bungalow style of architecture, they are generally characterised by tiled roof, exposed gable with decorative battens, face brickwork, shady verandah and masonry verandah piers.

3.4 REFERENCES

Building Licence Plan dated 1950.
H. Pierssené & H. Wise & Co., The Western Australian Post Office Directories.
Metropolitan Water Supply Sewerage & Drainage Department (MWSS&DD) Plan dated 1952.
Town of Vincent Local Studies, *A Brief History of the Suburb Highgate*, 2005.

Appendix 1: Themes and Sub-Themes

Theme	Sub-Theme
1. Population and settlement	a. Aboriginal occupation b. Surveys and land allocation c. Workers d. Technology e. Government policy f. Depression and boom g. Exploitation h. Residential development i. Redevelopment and infill j. Refurbishment and recycling
2. Transport and communication	a. Roads b. Horses c. Rail d. Mail services e. Newspapers f. Telecommunications g. Bus transport h. Trams
3. What people did for a living	a. Rural activities b. Domestic activities c. Factories d. Retail and commercial businesses e. Government utilities and agencies f. Service industries
4. What people did together	a. Government and politics b. Education c. Law and order d. Community services and utilities e. Sport, recreation and entertainment f. Religion g. Cultural activities h. Health i. Community organisations j. Environment
5. Outside influences	a. Wars b. Other national and world events c. Depression and boom d. Transport routes e. Immigration
6. Famous people and events	a. Aborigines b. Early settlement c. Local heroes and battlers d. Famous and infamous

Appendix 2: Plans

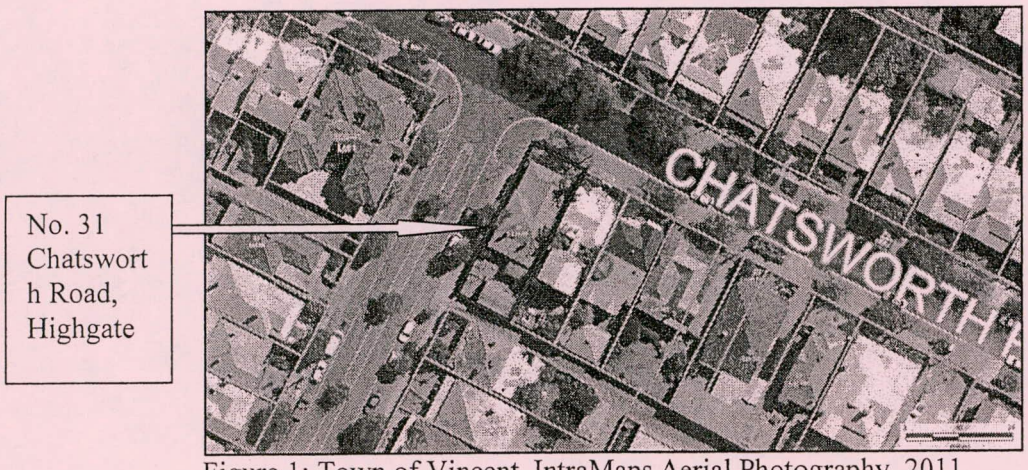
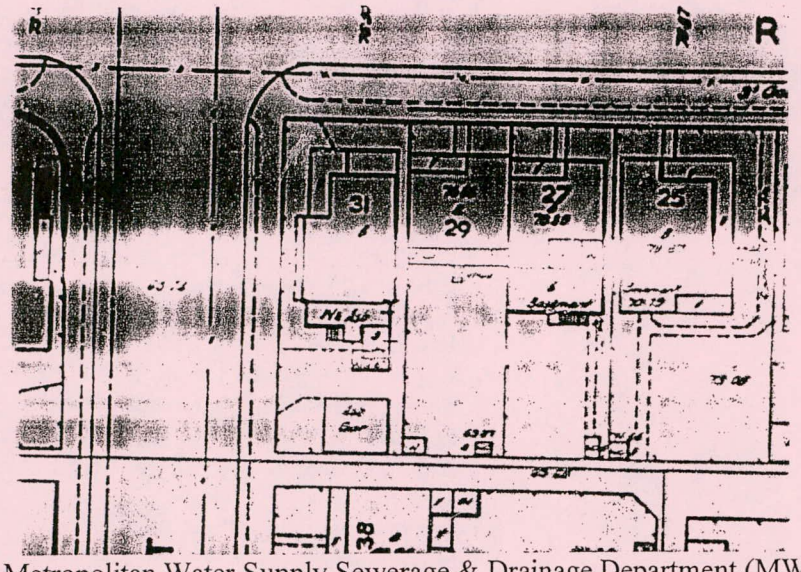
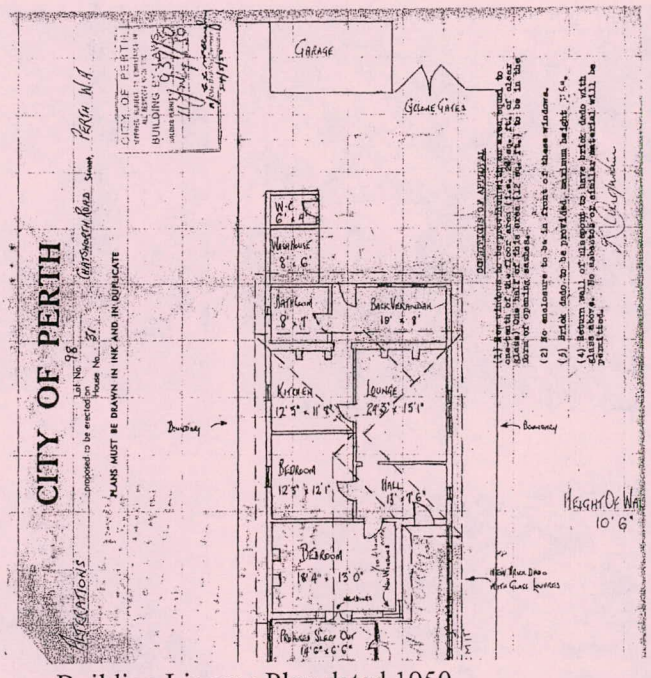


Figure 1: Town of Vincent, IntraMaps Aerial Photography, 2011.



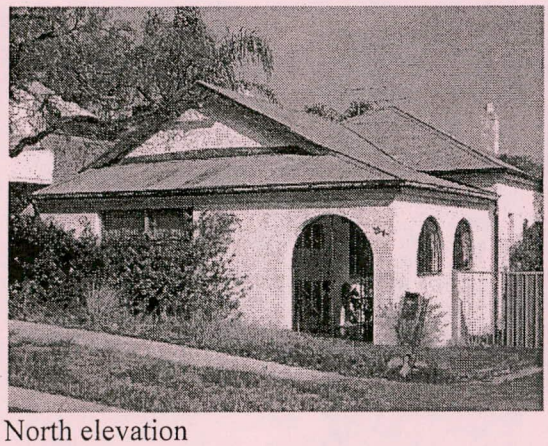
Metropolitan Water Supply Sewerage & Drainage Department (MWSS&DD) Plan dated 1952.

Appendix 2: Plans

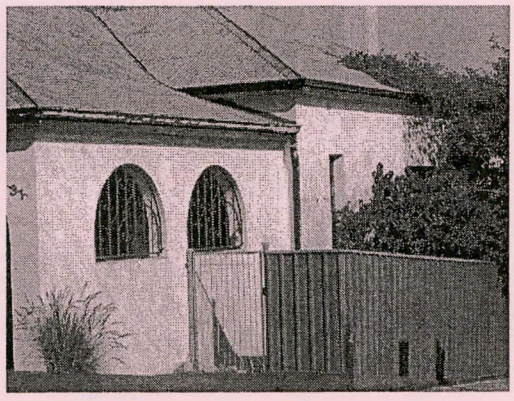


Building Licence Plan dated 1950.

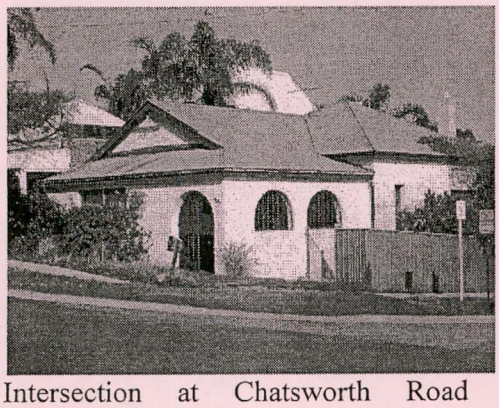
Appendix 3: Images



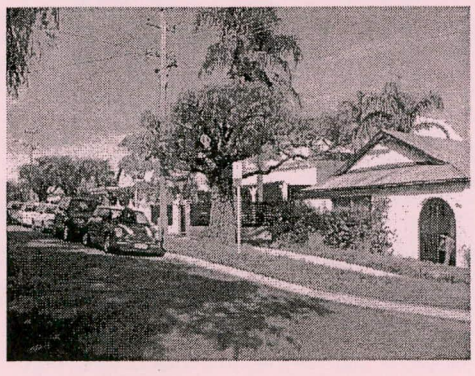
North elevation



West elevation



Intersection at Chatsworth Road and Cavendish Street



North elevation

9.2.3 Provision of Energy and Water Audits for Residents in the City of Vincent – Progress Report No. 4

Ward:	Both	**Date:**	1 July 2011
Precinct:	All	**File Ref:**	TES0578
Attachments:	-		
Tabled Items:	-		
Reporting Officer:	C. Chaudhry, Project Officer – Environment		
Responsible Officer:	R. Lotznicker, Director Technical Services		

OFFICER RECOMMENDATION:

That the Council;

1. **NOTES that the;**

   1.1 **Energy and Water Audits for Residents Program was successfully completed;**

   1.2 **Office of Energy has ceased funding this program and will no longer be supporting them in the future; and**

2. **RECEIVES a further report on the *"Switch Your Thinking Program"* and the *"Living Smart Program"*, which will be replacing Energy and Water Audits Program.**

COUNCIL DECISION ITEM 9.2.3

Moved Cr Buckels, Seconded Cr Maier

That the recommendation be adopted.

CARRIED UNANIMOUSLY *"EN BLOC"* (7-0)

(Cr Harvey had not yet arrived to the meeting. Mayor Catania was on approved leave of absence.)

PURPOSE OF REPORT:

The purpose of this report is to provide information to the Council regarding the recently completed the State Energy Development Office (SEDO) Community Energy Grant.

BACKGROUND:

In 2010, the City received a grant from the Office of Energy to conduct home audits for one hundred and fifty (150) households to encourage the residents to embrace behavioural change and increase knowledge on becoming more sustainable in their living.

The residents were encouraged to assess their energy use and make changes to reduce greenhouse gas (GHG) emissions through behaviour change, guidance from an auditor and implementation from sponsored resources. The project was also designed to reach non English-speaking community groups.

A progress report on the matter was presented at its Ordinary Meeting held on 25 August 2009 where the following decision was made.

"That the Council;

(i) RECEIVES the progress report No 3 – for the provision of Energy and Water Audits for residents in the Town;

(ii) NOTES;

(a) that the City was successful in receiving the Sustainable Energy Development Office (SEDO) grant for $25,000 for energy and water auditing of the Town's residents;

(b) that $25,000 has been allocated in the 2009/2010 Budget as the Town's contribution to energy and water auditing; and

(c) the progress to date on the actions previously requested as outlined in the report;

(iii) RECEIVES a further report on the above matters as the audit program and associated actions are further progressed."

DETAILS:

The project was split into five (5) Milestones which were carried by a suitably qualified consultant

Milestones:

Milestone 1: Comprised working with the auditors and linguistics to set dates for workshops, commenced advertising at events and seeking expressions of interest from the community for participations.

Milestone 2: Comprised the running of Two (2) workshops, on energy and water saving for the community, two (2) with interpreters (refer attached Photo 1 and 2). A total of 35 people attended the first workshop with 25 persons attending the second workshop.

Milestone 3: Comprised undertaking home audits (150) for registered participants and retrofit programmed items for energy and water saving. The audits conducted by the consultant were difficult to achieve due to the lack of interest from residents and resulted in a delay of payment from SEDO.

Milestone 4: This comprised promotion of the overall project, community education about greenhouse gas (GHG) and energy efficiency through the provision of info packs, globes and timers and booklets.

Residents were provided with of over 150 CFL, 150 LED Lights and 150 timers. In addition 22 Eco Power Boards were provided to the residents, all at no cost to the residents, as an in-kind agreement component of the grant. Information packs were also provided to audited residents and promotion was carried through the website and through some community services events.

Milestone 5: This comprised evaluation and monitoring of residents who went through the audit program. It was agreed by the consultant and the Office of Energy to audit only 12 of the 150 resident.

Evaluation of Project:

A random telephone survey of twelve (12) participants was conducted by the consultant with the following outcomes:

- The home audits were useful in reducing the residents overall energy, water and fuel consumption from a behavioural stance in the personal opinions of the residents.
- The retrofitting of free sustainable products provided by the City was an incentive to buy more of them to continue the change.

- The higher income earners felt that the program was not beneficial to them as they had already transitioned to the more sustainable technologies.

- The workshops were useful for the elderly but they felt they needed more follow up support.

- The multi linguistically workshops carried out were useful for non English speaking people and was appreciated by the community.

Carbon Emissions Offsets:

The estimated total carbon offset based on the random residents selected was estimated to be 210 tonnes which was a great outcome. The original aim was to offset approximately 217 tonnes of Green House Gases as per the grant application.

Replacement Programs for the Provision of Energy and Water Audits for Residents:

Funds for the following programs have been allocated in the 2011/2012 budget:

Switch Your Thinking (Syt) Program:

The Syt Program is designed to promote sustainability through the provision of a multitude of workshops, discount incentives, demonstration homes and information sessions.

Living Smart Program:

Living Smart in a multi-week course provides participants with the practical knowledge and skills to take action in their own homes and around the community to reduce their carbon foot print and to live more sustainably. It emphasis is to strengthen community relationships through common interest groups on sustainable behaviour change.

CONSULTATION/ADVERTISING:

Not applicable.

LEGAL/POLICY:

Not applicable.

RISK MANAGEMENT IMPLICATIONS:

Nil.

STRATEGIC IMPLICATIONS:

The City's *Strategic Plan 2011-2016* states:

"Natural and Built Environment

Objective 1.1: Improve and maintain the natural and built environment and infrastructure.
1.1.3: Take action to reduce the Cities environmental impacts and provide leadership on environmental matters.

SUSTAINABILITY IMPLICATIONS:

The program achieved community sustainable behaviour change, community carbon emission reductions and waste reduction.

FINANCIAL/BUDGET IMPLICATIONS:

Replacement programs have been budgeted for in the 2011/2012 financial year.

COMMENTS:

The Community Energy Audit Project whilst a great driver for sustainable behavioural change was difficult to complete on time due to the general lack of interest in the project from the community and the elderly demographic resistance to change. This lack of interest and attitude may have been adverted by better advertising for the project in the beginning and assessing the demographical need and interest*.

Note*: There were staff changes and some delay in the recruitment of staff during the establishment of the program

It is considered that the proposed programs including Syt and Living Smart will be better suited to promoting sustainable behavioural change across the community than the grant project method used in the Community Energy Audit. Also these two (2) programs are less invasive and are better suited to dealing with a more elderly demographic.

9.2.4 Proposed Continuation of the Name Florence Place, West Perth, along the Right of Way Bounded by Vincent Street, Florence Street, Hammond Street and Charles Street, until it Intersects with Oak Lane.

Ward:	South	**Date:**	1 July 20011
Precinct:	Cleaver Precinct (5)	**File Ref:**	TES0008
Attachments:	001 – Plan No. 2825-CP-01		
Tabled Items	Nil		
Reporting Officer:	G Bellinger, Technical Officer – Development		
Responsible Officer:	R Lotznicker, Director Technical Services		

OFFICER RECOMMENDATION:

That the Council;

1. **APPROVES the application for the continuation of the name Florence Place to the Right of Way (ROW) bounded by Vincent Street, Florence Street, Hammond Street and Charles Street, West Perth, as illustrated by the attached Plan No. 2825-CP-01; and**

2. **REQUESTS approval from Geographic names committee for the use of the name "Florence Place" to be continued in the right of way extending to Oak Lane.**

COUNCIL DECISION ITEM 9.2.4

Moved Cr Buckels, Seconded Cr Maier

That the recommendation be adopted.

CARRIED UNANIMOUSLY *"EN BLOC"* (7-0)

(Cr Harvey had not yet arrived to the meeting. Mayor Catania was on approved leave of absence.)

PURPOSE OF REPORT:

The purpose of this report is to seek the Council's approval of the application of the continuation of "Florence Place" to the ROW extending from the existing "Florence Place" to Oak Lane.

BACKGROUND:

The City has, through its naming and lighting program, previously named those ROWs which are dedicated as public roads. The naming of other ROW is facilitated upon the request of a residents, provided the cost of installing name plates is borne by the applicant and the name is approved by both the Council and Landgate's Geographic Names Committee.

Naming the ROW has a number of positive outcomes for adjacent residents. Once approved by the Geographic Names Committee, ROW names are included in the Streetsmart guide, and are therefore identifiable to FESA, should their attendance be necessary and to the public in general.

DETAILS:

The City has received a request from a resident for the continuation of the name Florence Place to Oak Lane. The applicant is a resident in a three (3) unit development which has primary main access off the unnamed section of the ROW previous thought to be Florence Place. The applicant recently discovered that the adjacent ROW was in fact not part of "Florence Place" when contacting Australia Post to get their mail delivered to the ROW. Extending the name "Florence Place" is a logical outcome, which will assist with addressing for these properties. The Geographic Naming Committee has indicated their support for the continuation of Florence Place to Oak Lane.

CONSULTATION/ADVERTISING:

Public consultation regarding ROW, road or place names is not usually undertaken. Such naming is based on the decision of the Council together with the approval of the Geographic Names Committee.

LEGAL/POLICY:

There are no legal implications in naming the ROW.

RISK MANAGEMENT IMPLICATIONS:

Not applicable.

STRATEGIC IMPLICATIONS:

The City's *Strategic Plan 2011-2016* states:

"Natural and Built Environment

Objective 1.1: Improve and maintain the natural and built environment and infrastructure.
1.1.5: Enhance and maintain the City's infrastructure, assets and community facilities to provide a safe, sustainable and functional environment".

SUSTAINABILITY IMPLICATIONS:

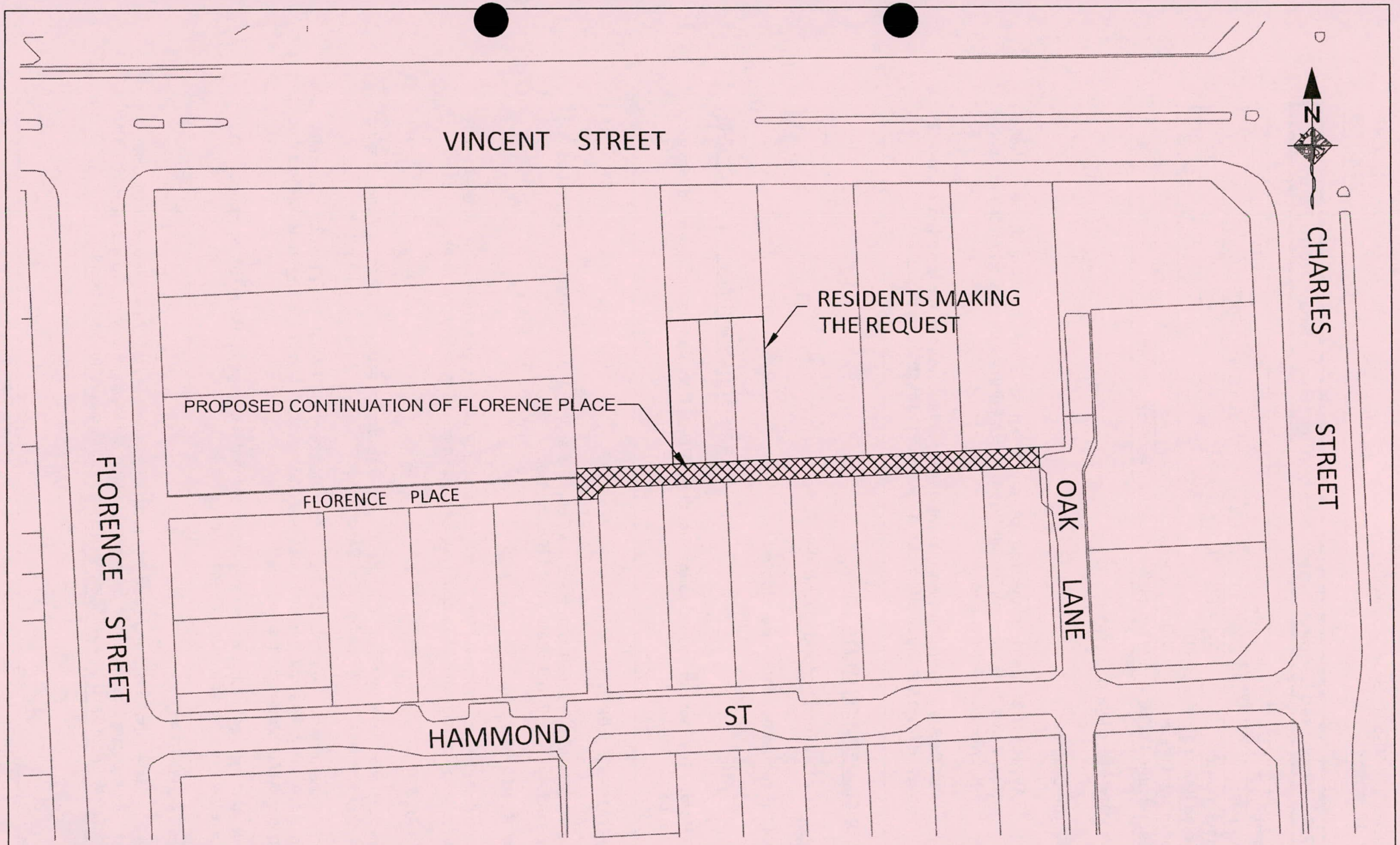
Not applicable.

FINANCIAL/BUDGET IMPLICATIONS:

The cost to erect one pole and sign in the ROW will cost approximately $175.00 (incl. GST). The applicant has given an undertaking to pay the costs of manufacture and installation of the street nameplates.

COMMENTS:

The naming of this section of the ROW "Florence Place will rectify a perception that the ROW had been previously named and allow the residence to have their mail delivered.



CITY OF VINCENT 244 VINCENT STREET LEEDERVILLE, 6007 TECHNICAL SERVICES	PROPOSED CONTINUATION OF FLORENCE PLACE WEST PERTH	SCALE: N.T.S.	DRAWN: FNM	DRAWING NO: 2825-CP-01
		DATE: 10/06/2011	CHECKED: CW	SHEET 1 OF 1. A4

ITEM 9.2.4

9.2.5 Proposed Loading Zone in Scarborough Beach Road, North Perth

Ward:	North	**Date:**	1 July 2011
Precinct:	Charles Centre (7)	**File Ref:**	PKG0006
Attachments:	001 – Plan No. 2839-PP-01		
Tabled Items:	Nil		
Reporting Officer:	R Ostle, Technical Officer – Assets & Fleet		
Responsible Officer:	R Lotznicker, Director Technical Services		

OFFICER RECOMMENDATION:

That the Council;

1. **APPROVES the introduction of the Loading Zone Loading Zone outside Nos. 7 to 9 Scarborough Beach Road, North Perth as illustrated on the attached Plan No. 2839-PP-01; and**

2. **PLACES a moratorium on issuing infringement notices for a period of two (2) weeks from the installation of the new parking restriction signs.**

COUNCIL DECISION ITEM 9.2.5

Moved Cr Buckels, Seconded Cr Maier

That the recommendation be adopted.

CARRIED UNANIMOUSLY *"EN BLOC"* (7-0)

(Cr Harvey had not yet arrived to the meeting. Mayor Catania was on approved leave of absence.)

PURPOSE OF REPORT:

The purpose of this report is to seek the Council's approval for the introduction of a Loading Zone outside Nos. 7 to 9 Scarborough Beach Road.

BACKGROUND:

The initial planning approval for the subject property was for shop/office use. Subsequently several applications have been approved for change of use to eatery/restaurant.

DETAILS:

A request was recently received for the City to consider introducing a Loading Zone Loading Zone outside Nos 7 to 9 Scarborough Beach Road.

The original planning approval for Nos 7 to 9 Scarborough Beach Road was for shop/office and therefore it was not deemed necessary to have an onsite loading zone sufficient to accommodate frequent deliveries.

Several of the strata lots were subsequently granted a change of use to Eating House, which now require regular deliveries of fresh produce.

Officers Comments:

It is considered that a Loading Zone is warranted adjacent to Nos. 7 to 9. It is also considered that the proposed Loading Zone be in place during office hours only i.e. from 8AM to 5.30PM Monday to Friday, and be available for customer parking outside these times.

CONSULTATION/ADVERTISING:

As the Loading Zone will be adjacent to the applicant's property only, no further consultation is considered necessary.

LEGAL/POLICY:

The City's Rangers will enforce the restrictions following a two (2) week moratorium.

RISK MANAGEMENT IMPLICATIONS:

Not applicable.

STRATEGIC IMPLICATIONS:

The City's *Strategic Plan 2011-2016* states:

"Natural and Built Environment

Objective 1.1: Improve and maintain the natural and built environment and infrastructure.
1.1.5: Enhance and maintain the City's infrastructure, assets and community facilities to provide a safe, sustainable and functional environment".

SUSTAINABILITY IMPLICATIONS:

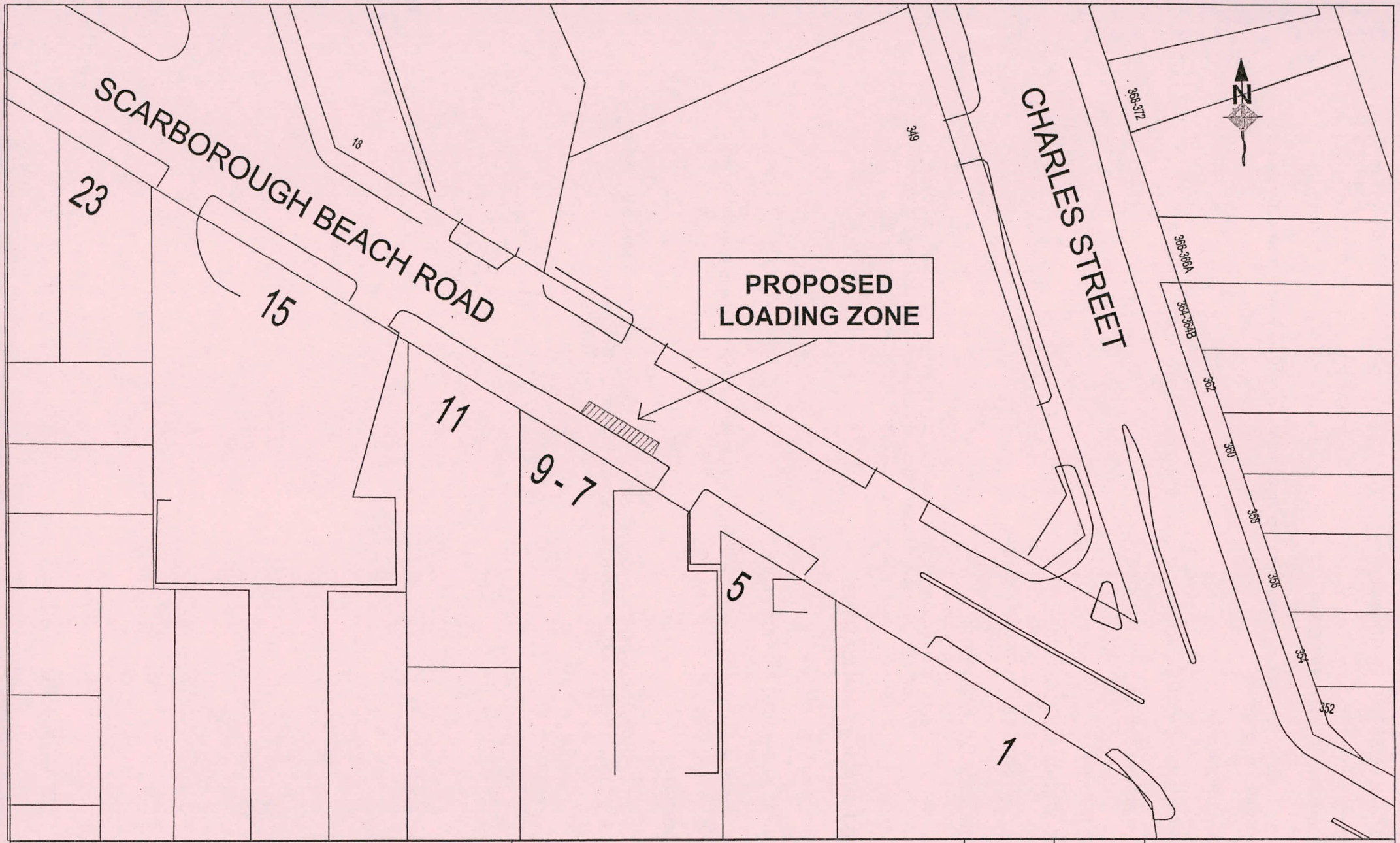
Not applicable.

FINANCIAL/BUDGET IMPLICATIONS:

The cost of installing two (2) poles and signs with associated line marking is in the order of $300.00.

COMMENTS:

As there is insufficient space for a loading zone within the property, it is considered that a loading zone on Scarborough Beach Road, as recommended, should be supported.



CITY OF VINCENT
244 VINCENT STREET LEEDERVILLE, 6007
TECHNICAL SERVICES

PROPOSED LOADING ZONE
7-9 SCARBOROUGH BEACH ROAD
NORTH PERTH

SCALE:	DRAWN:	DRAWING NO:
N.T.S.	RJO	2839-PP-01
DATE: 29/06/2011	CHECKED: CW	SHEET 1 OF 1. A4

ITEM 9.2.5

9.2.6 Proposed 2011/2012 Footpath Upgrade Program

Ward:	Both	**Date:**	1 July 2011
Precinct:	All	**File Ref:**	TES0174
Attachments:	001 – 2011-2012 Footpath Replacement Program		
Tabled Items:	Nil		
Reporting Officers:	R Lotznicker, Director Technical Services C Economo, Manager Engineering Operations		
Responsible Officer:	R Lotznicker, Director Technical Services		

OFFICER RECOMMENDATION:

That the Council;

1. **ADOPTS the first year, 2011/2012, of the three (3) year Footpath Upgrade Program as outlined in Attachment one (1); and**

2. **NOTES that the remaining two (2) years (2012/2013 to 2013/2014) of the program is "preliminary only" and may be subject to change.**

COUNCIL DECISION ITEM 9.2.6

Moved Cr Buckels, Seconded Cr Maier

That the recommendation be adopted.

CARRIED UNANIMOUSLY *"EN BLOC"* (7-0)

(Cr Harvey had not yet arrived to the meeting. Mayor Catania was on approved leave of absence.)

PURPOSE OF REPORT:

The purpose of this report is to obtain the Council's approval for the allocation of funds allowed for in the 2011/2012 budget to specific projects in the 2011/2012 Footpath Upgrade Program.

BACKGROUND:

The Council, in 1996, resolved to adopt a long term Program to ensure the City's footpath infrastructure is maintained at an acceptable level of service and safety.

To ensure that the program was dynamic in reflecting changing circumstances, including development activity, other capital improvement projects, residents' requests and changing conditions, it was considered appropriate to review and update the program annually and request that only the first year of the program be adopted by the Council annually.

DETAILS:

The first year of the program, as outlined in this report, relates to the 2011/2012 financial year.

As outlined in detail in the report presented to Council on 12 August 1996, this program was initially developed by assessing the condition and locality of all existing paths in the City and by prioritising paths to be upgraded accordingly.

The program is continually revised and updated, based on the revised condition of some paths, requests received, footpaths listed in the current program either brought forward or deferred, and footpaths on the current program being already upgraded by either service authorities or developers.

The three (3) Year Footpath Replacement Program is outlined in attachment one (1).

CONSULTATION/ADVERTISING:

Residents are advised by means of an 'information bulletin' prior to works proceeding in their street.

LEGAL/POLICY

The City is responsible for the care, control and management of approximately 300 kilometres of footpaths.

RISK MANAGEMENT IMPLICATIONS:

High: It is important to maintain the footpath infrastructure to a high level of service and safety.

STRATEGIC IMPLICATIONS:

The City's *Strategic Plan 2011-2016* states:

"Natural and Built Environment

Objective 1.1: Improve and maintain the natural and built environment and infrastructure.
1.1.5: Enhance and maintain the City's infrastructure, assets and community facilities to provide a safe, sustainable and functional environment".

SUSTAINABILITY IMPLICATIONS:

Not applicable.

FINANCIAL/BUDGET IMPLICATIONS:

Since 1997 the Council has expended just under $5.0 million on the footpath program.

The 2011/2012 budget includes $460,000 for footpaths.

Note: A new footpath estimated to cost $60,000 for the south side of Green Street between Matlock and Scarborough beach Road has been separately listed in the 2011/2012 Capital Works budget.

The 2011/2012 Capital Works Budget includes funds of $460,000 for year 15 of the program. At the current contract price with an allocation of $485,000 per annum (for the next two years), it is estimated the program should be fully completed in 2013/2014 all going well.

Note: The only exclusions are the 400mm x 400mm slabs in the Old City of Perth areas. The only 600mm x 600 mm slab path not included in this program is Newcastle Street (Loftus St to Carr Place).

COMMENTS:

The purpose of this report is to obtain Council's approval for the allocation of funds allowed for in the 2011/2012 budget to specific projects in the 2011/2012 Footpath Replacement Program. It is requested that the officer recommendation be adopted.

CITY OF VINCENT
2011 / 2012 FOOTPATH REPLACEMENT PROGRAM

Road	Location	Comments	Ward	Side	Width (m)	Length (m)	Estimated Cost
Barnet St	Bourke St to Richmond St	kerb required	South	E	1.8	170	$ 25,000.00
Brisbane St	Beaufort St to Stirling St	Full width brick pave / kerb	South	S	3.2	130	$ 55,000.00
Carr St	Loftus St to Cleaver St		South	S	1.8	280	$ 30,000.00
Chelmsford Rd	Ethel to Norfolk St		South	N	1.5	200	$ 18,000.00
Chelmsford Rd	Hyde St to William St		South	S	1.6	180	$ 20,000.00
Cleaver Street	Newcastle St to Drummond Street	Kerb	South	W	2.5	150	$ 30,000.00
Hyde St	Forrest St to Alma Rd		South	E	1.5	70	$ 7,000.00
Lake Street	Glendower to Bulwer Street		South	E	1.5	100	$ 9,000.00
Mabel Street	Fitzgerald St to Knutsford St		North	South	1.5	170	$ 16,000.00
Scott St	Richmond St to Bourke St		South	E	1.5	150	$ 14,000.00
Shakespeare Street	Scarb Bch Rd to Hobart Street	Includes corner Scarb Bch Rd	North	W	varies	120	$ 20,000.00
Stirling St	Bulwer St to Brisbane St	Kerb / Brickpave/embayed parkin	South	W	5	100	$ 52,000.00
Stirling St	Brisbane St - Brick paved area		South	E	1.5	70	$ 10,000.00
Stirling St	Bulwer St to Lincoln St		South	E	1.6 & 5.0	195	$ 54,000.00
William Street	Glendower to Bulwer Street	Kerb	South	W	2	100	$ 20,000.00
Zebina St	Gardiner St to East Pde		South	W	1.6	200	$ 20,000.00
						Total	**$ 400,000.00**

Included in 2011/2012 Budget as separate item

Green Street	Matlock to Scarb Bch Road	New path (no existing)	North	S	1.5	**Total**	**$ 60,000.00**

ITEM 9.2.6

CITY OF VINCENT
2012 / 2013 FOOTPATH REPLACEMENT PROGRAM

Road	Location	Comments	Ward	Side	Width (m)	Length (m)	Estimated Cost
Ashby Street	Kalgoorlie St to Coogee St		North	N	1.5	270	$ 30,000.00
Charles Street	Carr St to Newcastle St	Brick pave/kerb	South	E	3.0	210	$ 90,000.00
Chelmsford Rd	William St to Beaufort St		South	S	1.6	320	$ 32,000.00
Elma Street	Doris to Walcott Street		North	S	1.5	130	$ 12,000.00
Eton St	130 Eton St to Green St		North	E	1.6	170	$ 16,000.00
West Parade	Guildford Rd to Chertsey St	Full width pave / kerb	South	W	2.8	210	$ 50,000.00
Hobart St	Shakespeare to Dundedin		North	N	1.5	100	$ 10,000.00
Franklin Street	Oxford St to end		North	N	1.8	70	$ 9,000.00
Grosvenor Rd	Norfolk St to William St		South	S	1.5	370	$ 35,000.00
Grosvenor Rd	Norfolk St to William St		South	N	1.5	370	$ 35,000.00
Elma Street	Doris St to Walcott Street		North	S	1.5	130	$ 12,000.00
Eton St	Carrington St to Loch St		North	Both	1.5	100	$ 8,000.00
Barlee St	Corner of Curtis St		South	W	100 square metres		$ 6,000.00
Melrose St	Oxford St to End		South	N	1.5	280	$ 25,000.00
Menzies St	Fitzgerald St to Woodville St		North	Both	1.5	240	$ 20,000.00
Old Aberdeen Place	Cleaver Street to the end	Kerb	South	S	1.8	300	$ 54,000.00
Rae St	Tennyson to Marian St		North	E	1.6	180	$ 20,000.00
Stirling St	Broome St to Harold St		South	E	1.6	200	$ 21,000.00
						Total	**$ 485,000.00**

ITEM 9.2.6

CITY OF VINCENT
2013 / 2014 FOOTPATH REPLACEMENT PROGRAM

Road	Location	Comments	Ward	Side	Width (m)	Length (m)	Estimated Cost
Albert St	Vine St to Charles St		North	N	1.5	100	$ 9,000.00
Bedford St	Walcott St to Lawler St		North	E	1.5	80	$ 8,000.00
Bourke St	131 to the end of tennis courts	new path	South	S	1.5	100	$ 10,000.00
Campsie St	Richmond St to Bourke St		South	Both	1.5	300	$ 27,000.00
Charles Street	Carr St to Newcastle St	Brick pave/kerb	South	W	3.0	190	$ 90,000.00
Chelmsford Rd	Fitzgerald St to Ethel St		South	S	1.8	170	$ 20,000.00
Drummond Street	Tandy to Loftus Street		South	N	1.8	170	$ 18,000.00
Elma Street	Charles St to Walcott St		North	W	1.5	230	$ 18,000.00
Federation St	Brittania Rd to Anzac Rd	new path	North	W	1.8	140	$ 16,000.00
Gill St	Auckland St to London St	new path	North	N	1.8	130	$ 15,000.00
Glenelg St	Federation St to the end	new path	North	N	1.5	70	$ 7,000.00
Hunter St	Walcott St to Lawler St		North	Both	3.5	50	$ 12,000.00
Lord St	369 to 381 Lord St		South	W	1.8	80	$ 10,000.00
Mabel Street	Norham St to Fitzgerald St		North	N	1.5	270	$ 24,000.00
Morriston St	Emmerson St to Swimming Lane		South	E	1.5	40	$ 5,000.00
Ruth St	Lake St to William St	replace existing/kerb	South	S	2.5	460	$ 95,000.00
Selkirk St	Charles St to Doris St		North	N	1.5	70	$ 8,000.00
Shakespeare St	Wilberforce St to Anzac Rd		North	E	1.5	90	$ 9,000.00
Stirling St	Lincoln St to Broome St		South	E	1.6	220	$ 24,000.00
Brentham St	Anzac - Britannia		North	both	1.8	260	$ 30,000.00
Burt Street	Norfolk St to Monmouth St		South	South	1.6	280	$ 30,000.00
						Total	**$ 485,000.00**

ITEM 9.2.6

9.2.7 Trial for Vehicle Charge Station for Electric Vehicles – Progress Report No. 2

Ward:	Both	**Date:**	3 July 2011
Precinct:	All	**File Ref:**	TES0047
Attachments:	001 – Communications Plan 002 – Information Brochure		
Tabled Items:	Nil		
Reporting Officers:	C Chaudhry, Project Officer Environment; R Lotznicker, Director Technical Services		
Responsible Officer:	R Lotznicker, Director Technical Services		

OFFICER RECOMMENDATION:

That the Council;

1. **APPROVES the 'Draft' Electric Vehicle Charge Point Trial Communications Plans as shown at Appendix 9.2.7; and**

2. **RECEIVES a further progress report on the trial in February 2012.**

COUNCIL DECISION ITEM 9.2.7

Moved Cr Buckels, Seconded Cr Maier

That the recommendation be adopted.

CARRIED UNANIMOUSLY *"EN BLOC"* (7-0)

(Cr Harvey had not yet arrived to the meeting. Mayor Catania was on approved leave of absence.)

PURPOSE OF REPORT:

The purpose of this report is to provide information pertaining to the establishment of Trial Charge Station (Points) for Electric Vehicles within the Town.

BACKGROUND:

Ordinary Meeting of Council – 24 May 2011

The Council considered a report on the establishment of Trial Charge Station (Points) for Electric Vehicles where the following decision was made (in part):

"That the Council;

...(ii) APPROVES the installation of two (2) vehicle 'charge stations' (one from each of the two suppliers) for a 12 month trial period commencing in July/August 2011 at the following locations;

(a) Barlee Street carpark; and
(b) The Avenue carpark or Frame Court carpark;...

...(iv) PREPARES a Communications Plan as previously requested by the Council at its Ordinary Meeting held on 8 February 2011; and

(v) RECEIVES a further report in June 2011, following further discussions with the two suppliers, which will outline the following;

(a) the draft 'Communications Plan';
(b) the proposed charge station locations within each respective carpark as outlined in clause (ii); and
(c) the proposed logistics of how users will be able to access/use the charge stations during the trial period."

DETAILS:

In accordance with clause (v) of the Council decision the following information is provided.

Draft Communications Plan:

A communications plan has been prepared and is attached (refer appendix 9.2.7A).

- Introduction
- Background
- Public and stakeholders
- Key messages
- Communication channels
- Locations
- Timeline
- Budget
- Evaluation

As outlined in the plan the channels of communication to make stakeholders aware of the Charge points Trial will be as follows:

- The Vincent Webpage/newsletter.
- Newspaper article placed in the local media and/or West Australian newspaper.
- Newspaper advertisement placed in the local media and/or West Australian newspaper.
- Leaflet sent to surrounding business to display in shop front windows.
- Leaflet that can be collected from the Town of Vincent Administration and Civic Centre and the Library and History Centre.
- Letters/leaflet sent out to Electric Vehicle Societies, Tertiary institutions, Sustainability groups and surrounding LG's.
- Appropriate signage at the designated car parks.

Proposed charge station locations:

The Council approved setting up the trial at the following locations, the Barlee Street and The Avenue or Frame Court car parks and after discussing with the suppliers and investigating all sites the following locations are considered to be the most appropriate:

Location 1: (refer below)

The Avenue Carpark on the south side of the existing ablution facility for the following reasons:

- Close to a power source.
- Suitable lighting.
- Suitable parking layout and adequate room.

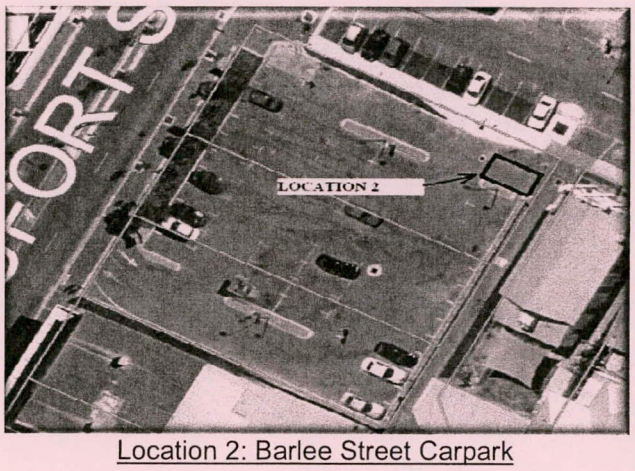
Note: The existing disabled parking bay will be relocated within the carpark

Location 2: (refer below)

The Barlee Carpark on the east side of the carpark for the following reasons:

- Close to a power source.
- Suitable parking layout and adequate room.

Location 1: The Avenue Carpark



Location 2: Barlee Street Carpark

Proposed logistics of how users will be able to access/use the charge stations during the trial period:

Electricity will be provided for free during the trial period and Chargepoints will only be accessible by RIFD cards available for collection from the Administration and Civic Centre 'at no charge' to Vincent residents. Only electric vehicles will be permitted to park in the designated Chargepoint parking bays and parking in the Chargepoint bay/s will be in accordance with the parking time restrictions and will attract the required carparking fees if applicable (refer communications plan).

CONSULTING/ADVERTISING:

To be advertised as per the communications plan.

LEGAL/POLICY:

Not applicable.

RISK MANAGEMENT IMPLICATIONS:

Low: As previously reported the risks are considered to be low however a risk assessment will be conducted of the proposed locations.

STRATEGIC IMPLICATIONS:

The Town's Strategic Community Plan 2011 – 2016 states:

"Natural and Built Environment

Objective 1.1.5 Enhance and maintain the Town's infrastructure, assets and community facilities to provide a safe sustainable and functional environment."

SUSTAINABILITY IMPLICATIONS:

Promote more sustainable transport.

FINANCIAL/BUDGET IMPLICATIONS:

As previously reported to the Council, the cost in the first year would be $1,000 per station to cover cost of installation to be funded from the 2011/2012 Sustainable Environment Plan Implementation budget.

COMMENTS:

It is recommended that the Council adopts the draft communications Plans as attached.

CITY OF VINCENT

ELECTRIC VEHICLE CHARGEPOINT TRIAL

COMMUNICATIONS PLAN

JULY 2011

Contents

Contents	2
Introduction	3
Background	3
Objectives	4
Public and Stakeholders	4
Key Messages	4
Communication Channels	5
Locations	5
Timeline	6
Budget	7
Evaluation	7

INTRODUCTION

An electric vehicle (EV), also referred to as an electric drive vehicle, uses one or more electric motors or for propulsion. Electric vehicles include electric cars, electric motorcycles and scooters.

Electric vehicles first came into existence in the mid-19th century, when electricity was amongst the preferred method for motor vehicle propulsion, providing a level of comfort and ease of operation that could not be achieved by the gasoline cars of the time.

During the last few decades, environmental impact of the petroleum-based transportation infrastructure, along with the peak oil, has led to renewed interest in electric transportation infrastructure. Electric vehicles differ from fossil fuel-powered vehicles in that the electricity they consume can be generated from a wide range of sources, including fossil fuels, and renewable sources such as hydro, tidal power, solar and wind power or any combination of these.

BACKGROUND:

The Council, at its Ordinary Meeting held on the 24 May 2011 considered an item on 'Investigation of a Trial for Vehicle Charge Station for Electric Vehicles' where the following decision (in part) was made:

"That the Council;

(ii) APPROVES the installation of two (2) vehicle 'charge stations' (one from each of the two suppliers) for a 12 month trial period commencing in July/August 2011 at the following locations;

(a) Barlee Street carpark; and

(b) The Avenue carpark or Frame Court carpark;

(iv) PREPARES a Communications Plan...."

While Vincent has a population of approximately 30,000 people, the business and shopping precincts draws from a much larger catchment area attracting people from throughout the Perth metropolitan area and beyond.

This communication strategy has been developed to make the community aware of the proposed Electric Vehicle Chargepoint* trial period. It is intended that the trial will not only raise awareness amongst the community, but also help determine whether a requirement for this type of infrastructure will become a permanent fixture.

Note: A Chargepoint is defined as an electrical plug outlet where an electrical vehicle can be recharges charge while parked.

OBJECTIVE:

To promote awareness of the electric vehicle Chargepoints to the Vincent community and visitors to the area.

PUBLIC AND STAKEHOLDERS:

The following outlines who will be informed of the Chargepoint trials which are to be located at the Barlee Street and The Avenue Carpark.

- Residents
- Business – Surrounding the Barlee Street and The Avenue Carpark to be notified.
- Visitors – Who work and recreate in Vincent or use its services.
- Electric Vehicle Societies etc
- Tertiary Institutions
- Surrounding Local Governments (LG) – *(this will enable other Local Governments to inform their constituents of the trial if they so wish).*
- WA Sustainability Groups.

KEY MESSAGES:

The following key messages will need to be conveyed to stakeholders through appropriate media related material:

- The Town of Vincent is installing one (1) Chargepoint at Barlee Street Carpark and one (1) Chargepoint at The Avenue Carpark for the charging of electrical vehicles.
- The Chargepoints electricity will be provided for free during the trial period.
- The Chargepoints use will only be accessible by RIFD cards which will be available for collection at no charge to Vincent residents only from the Town's Administration and Civic Centre located at 244 Vincent Street, Leederville.

Note: A fee will apply for non residents

- Non electric vehicles will not be permitted to park in the designated Chargepoint parking bays.
- The Chargepoints trial will be conducted for a maximum period of two (2) years.
- The parking bays for electric vehicle will be clearly designated by standard signage and be marked by a green painted outlined bay.
- Parking in the Chargepoint bay will be in accordance with the parking time restrictions and will attract the required carparking fees if applicable.

COMMUNICATION CHANNELS:

The channels of communication to make the stakeholders aware of the Chargepoints Trial will be

- The Vincent Webpage / newsletter
- Newspaper article placed in the local media and/or West Australian newspaper.
- Newspaper advertisement placed in the local media and/or West Australian newspaper.
- Leaflet sent to surrounding business to display in shop front windows.
- Leaflet that can be collected from the Town of Vincent Administration and Civic Centre and the Library and History Centre.
- Letters/leaflet sent out to Electric Vehicle Societies, Tertiary institutions, Sustainability groups and surrounding LG's.

- Appropriate signage at the designated carparks.

LOCATIONS:

The Council approved setting up the trial at the following locations, the Barlee Street and The Avenue or Frame Court carparks and after discussing with the suppliers and investigating all sites the following locations are considered to be the most appropriate:

Location 1: (refer below)

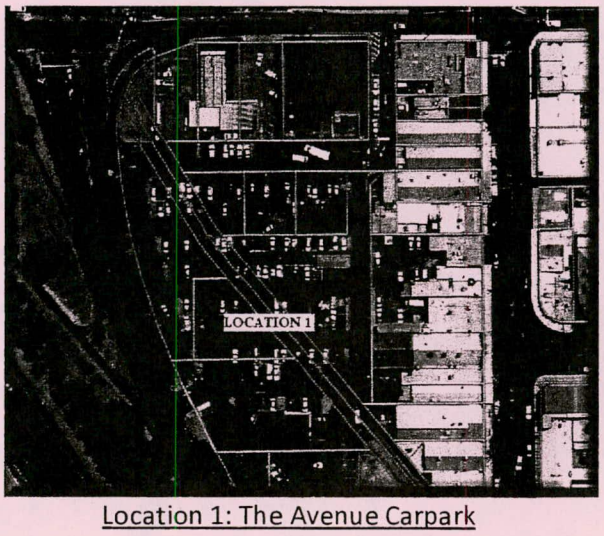
The Avenue Carpark on the south side of the existing ablution facility for the following reasons:

- Close to a power source
- Suitable lighting
- Suitable parking layout and adequate room

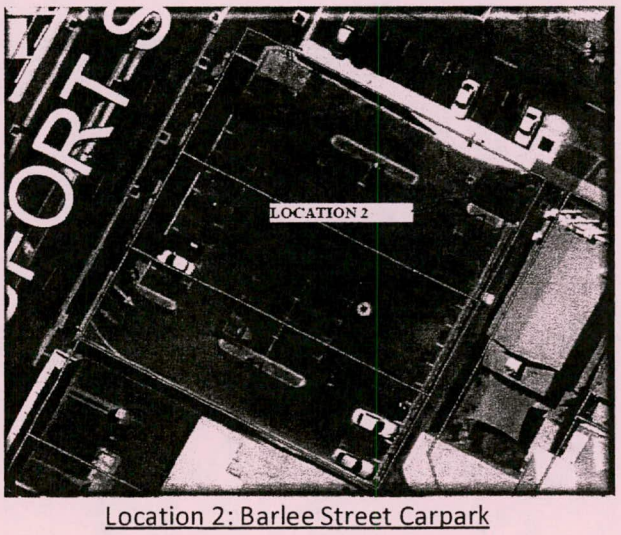
Location 2: (refer below)

The Barlee Carpark on the east side of the carpark for the following reasons:

- Close to a power source
- Suitable parking layout and adequate room



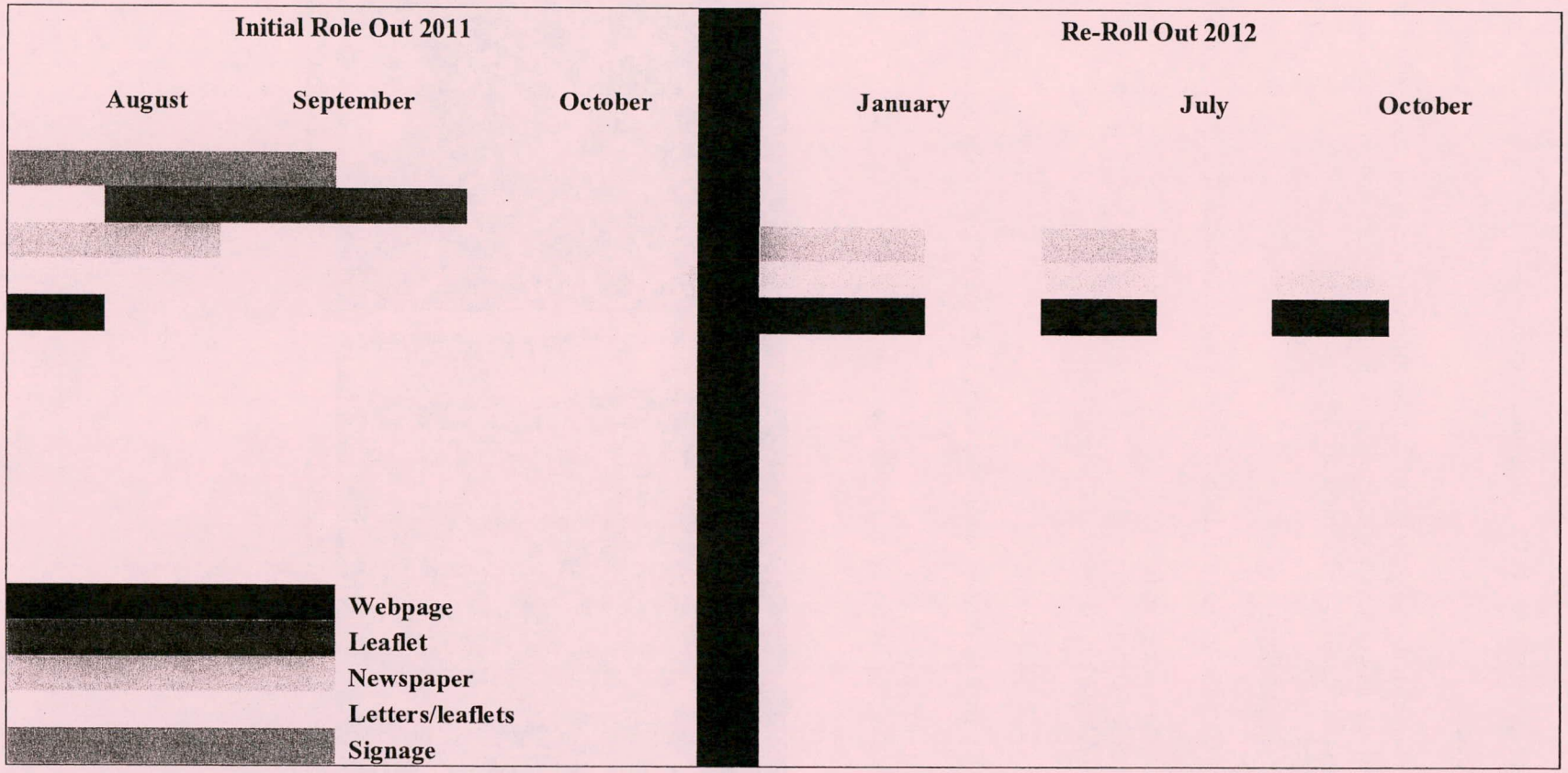
Location 1: The Avenue Carpark



Location 2: Barlee Street Carpark

TIMELINE:

The timing of communication media role out is represented in the gant chart below. Commencement of the role out will be in the first week of August 2011.



ITEM 9.2.7

BUDGET:

Brochures/ Poster Material	$1,000
Newspaper Advertisements	$ 800
Letters	$ 400
TOTAL	**$2,200**

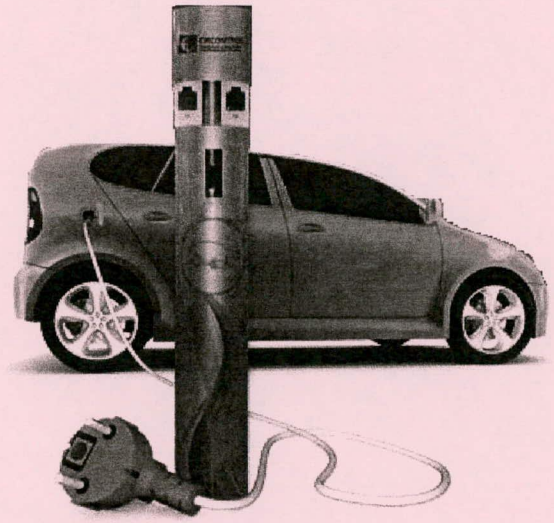
EVALUATION:

To be able to determine whether the communication plan is successful it will be necessary to measure the effects of the implemented strategies.

It is reasonable to say that there is currently limited public knowledge and the most effective way to analyze the effectives of the communication strategy will be to conduct a random survey of users and to monitor the use of the Electric Vehicle Chargepoints.

CITY OF VINCENT

Electric Vehicle Charge Points



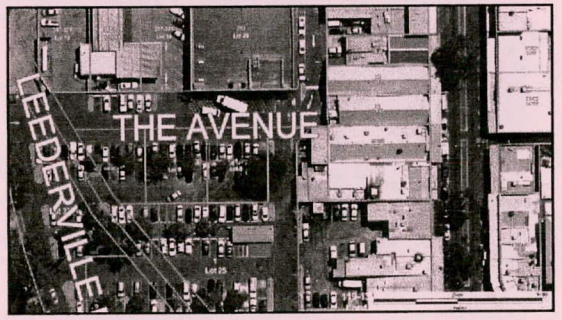
ITEM 9.2.7

City of Vincent 'Trial' Charge Point Project

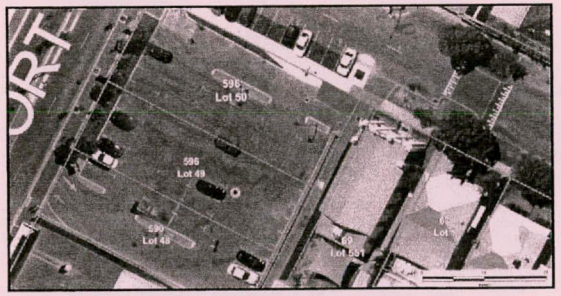
The City of Vincent is committed to improving community sustainability and is embarking on an **'electric vehicle charge point trial'** for a period of 12 months to encourage and promote the use of Electric Vehicles. A Charge Point is a 'plug in' bollard structure where electric vehicles can 'plug into' to recharge.

The charge points are the located in The Avenue and Barlee Street carparks. The Electric vehicle spots are marked by a green square on the maps below

The Avenue Carpark



Barlee Street Carpark

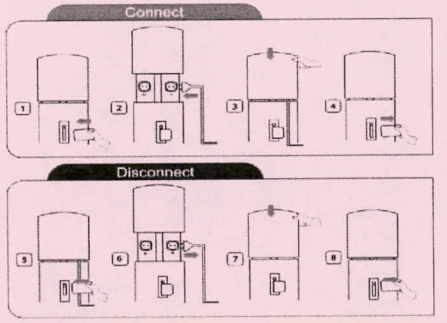


How to use the Charge Point

The Charge Points are operated by a swipe card system (RFID). Cards can be collected from City of Vincent Administration and Civic Centre located at 244 Vincent Street, Leederville. Proof of residency will be required. A maximum of two (2) cards will be issued per resident. One card will operate at The Avenue Carpark charge point the other will operate at the Barlee Street chargepoint.

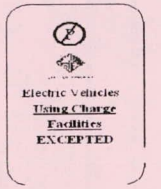
Vincent residents will be provided with cards **free of charge**.
Non residents will be required to pay $4.00 per card.

Important note: Electric vehicle owners will need to provide their own EV lead to plug into the chargepoints.



How to Identify the Charge Point

1. Electric Vehicle parking bays will be marked by the words EV Only.
2. Signage is located in front of each bay.



Who is Providing the Energy?

There will no **'no cost'** associated with the vehicle charging Origin Energy will be providing the power at no cost during the trial.

Questions

If you have any questions please contact the City's Project Officer Environment on 9273 6027

ITEM 9.2.7

9.4.1 Use of the Council's Common Seal

Ward:	-	**Date:**	1 July 2011
Precinct:	-	**File Ref:**	ADM0042
Attachments:	-		
Tabled Items:	-		
Reporting Officer:	M McKahey, Personal Assistant		
Responsible Officer:	John Giorgi, Chief Executive Officer		

OFFICER RECOMMENDATION:

That the Council NOTES the use of the Council's Common Seal on the documents listed in the report, for the month of June 2011.

COUNCIL DECISION ITEM 9.4.1

Moved Cr Buckels, Seconded Cr Maier

That the recommendation be adopted.

CARRIED UNANIMOUSLY *"EN BLOC"* (7-0)

(Cr Harvey had not yet arrived to the meeting. Mayor Catania was on approved leave of absence.)

BACKGROUND:

The Chief Executive Officer is responsible for the day-to-day management of the Town and other responsibilities and functions in accordance with Section 5.41 of the Local Government Act. This includes the signing of documents and use of the Council's Common Seal for legal documents. The City of Vincent Local Law relating to Standing Orders Clause 5.8 prescribes the use of the Council's Common Seal. The CEO is to record in a register and report to Council the details of the use of the Common Seal.

At the Ordinary Meeting of Council held on 14 May 2002, the Council authorised the Chief Executive Officer to use the Common Seal, in accordance with Clause 5.8 of the City of Vincent Local Law relating to Standing Orders, subject to a report being submitted to Council each month (or bi-monthly if necessary) detailing the documents which have been affixed with the Council's Common Seal.

The Common Seal of the Town of Vincent has been affixed to the following documents:

Date	Document	No of copies	Details
2/06/2011	Notification under Section 70A	3	Town of Vincent and J P Shannon of 24A Brisbane Street, Perth 6000 re: No. 24 (Lots 2 & 3; D/P 75) Brisbane Street, Perth - Proposed Change of Use from Office and Warehouse to Office and One (1) Multiple Dwelling and Associated Alterations and Additions - Application for Retrospective Approval - *To satisfy Clause (iii) of Conditional Approval of the Ordinary Meeting of Council held on 9 November 2010*
2/06/2011	Deed of Licence	2	Town of Vincent, Allia Venue Management Pty Ltd of Unit 25, 257 Balcatta Road, Balcatta WA 6021 and McManus Entertainment Pty Ltd ATF McManus Entertainment Trust of 460 Brunswick Street, Fitzroy, VIC 3065 re: Concert* on 15 October 2011 (Stadium) **Commercial-in-Confidence until released to the Public*

Date	Document	No of copies	Details
8/06/2011	Transfer of Land	1	Town of Vincent and Perpetual Trustees Victoria Ltd, as executor of the Will of Mr B F Cragen deceased of Level 11, 123 Pitt Street, Sydney NSW 2011 re: Transfer of Three Rights of Way from Perpetual Trustees to the Town - *Lot 50 (Private Road) on Diagram 1409, Lot 66 (ROW) on Diagram 1410, Lot 150 (Private Road) on Diagram 1968*
10/06/2011	Deed of Easement	3	Town of Vincent and J P Brooker and C E L Brooker of 6 Sydney Street, North Perth WA 6006 *re: Expressed Right of Access application from the above owners who currently do not have legal access into a Town owned private ROW at the rear of their property*
20/06/2011	Deed of Licence	1	Town of Vincent, Allia Venue Management Pty Ltd of Unit 25, 257 Balcatta Road, Balcatta WA 6021 and Spotless Services Ltd of Gate 7, Subiaco Oval, Subiaco Road, Subiaco WA 6008 re: Fortescue Metals Group Function on 21 June 2011 (Gareth Naven Room)
23/06/2011	Agreement	2	Town of Vincent and The Fire and Emergency Services Authority of Western Australia, a body corporate established by the Fire and Emergency Services Authority of Western Australia Act 1998 of 480 Hay Street, Perth (FESA) re: Emergency Services Levy Administration
23/06/2011	Deed of Licence	2	Town of Vincent, Allia Venue Management Pty Ltd of Unit 25, 257 Balcatta Road, Balcatta WA 6021 and The Frontier Touring Co. Pty Ltd of 135 Forbes Street, Woolloomooloo, NSW 2011 re: Concert* on 22 October 2011 (Stadium) **Commercial-in-Confidence until released to the Public*
27/06/2011	Deed of Licence	2	Town of Vincent, Allia Venue Management Pty Ltd of Unit 25, 257 Balcatta Road, Balcatta WA 6021 and McManus Entertainment Pty Ltd of 460 Brunswick Street, Fitzroy, Victoria 3065 re: Concert* on 26 November 2011 (Stadium) **Commercial-in-Confidence until released to the Public*
27/06/2011	Deed of Extension of Licence	3	Town of Vincent and Swim Sport International Pty Ltd (previously known on Licence as Global Aquatics) of PO Box 443, Scarborough WA 6922 re: Swimming Lanes at Beatty Park Leisure Centre - *Commencement Date: 1/04/11, Expiration Date: 31/03/16*
27/06/2011	Lease Documents	3	Town of Vincent and Floreat Athena Soccer Club re: Britannia Road Clubhouse, 41 Britannia Road, Mount Hawthorn - *Commencement Date: 1/07/10, Expiration Date: 30/06/15, with Further Term from 01/07/15 to 30/06/20*
27/06/2011	Deed of Licence	1	Town of Vincent, Allia Venue Management Pty Ltd of Unit 25, 257 Balcatta Road, Balcatta WA 6021 and Spotless Services Ltd of Gate 7, Subiaco Oval, Subiaco Road, Subiaco WA 6008 re: Town of Vincent Public Meeting on 29 June 2011 (Gareth Naven Room)

9.4.2 Loftus Centre, 99 Loftus Street, Leederville – Management Committee

Ward:	South	**Date:**	24 June 2011
Precinct:	Oxford Centre	**File Ref:**	PRO3829
Attachments:	001 – Loftus Centre Management Committee Minutes		
Tabled Items:	-		
Reporting Officer:	M Rootsey, Director Corporate Services		
Responsible Officer:	John Giorgi, Chief Executive Officer		

OFFICER RECOMMENDATION:

That the Council RECEIVES the Unconfirmed Minutes of the Loftus Centre Management Committee Meeting held on 21 June 2011 as shown in Appendix 9.4.2.

COUNCIL DECISION ITEM 9.4.2

Moved Cr Buckels, Seconded Cr Maier

That the recommendation be adopted.

CARRIED UNANIMOUSLY *"EN BLOC"* (7-0)

(Cr Harvey had not yet arrived to the meeting. Mayor Catania was on approved leave of absence.)

PURPOSE OF REPORT:

The purpose of the report is for the Council to receive the Unconfirmed Minutes of the Loftus Centre Management Committee meeting held on the 21 June 2011.

BACKGROUND:

At the Ordinary Meeting of Council held on 19 December 2006, Item 10.4.9 the Council approved of a Management Committee for the Loftus Centre, as follows;

"OFFICER RECOMMENDATION:

That the Council APPROVES BY AN ABSOLUTE MAJORITY;

(i) pursuant to Section 5.9(2)(c) of the Local Government Act 1995, to establish a Committee to determine the day-to-day operational issues of the Loftus Centre, 99 Loftus Street, Leederville;

(ii) the Committee shall comprise of the following persons;

- *(a) the Town's Chief Executive Officer or his representative;*
- *(b) a representative of Belgravia Leisure Pty Ltd;*
- *(c) a representative of Gymnastics WA;*
- *(d) a representative of the Loftus Community Centre; and*
- *(e) the Town's Manager Library and Information Services;*

(iii) in accordance with the Lease between the Town and Belgravia Leisure Pty Ltd, to APPOINT the Chief Executive Officer (with the and Executive Manager Corporate Services as Deputy) to the Committee; and

(iv) to delegate the following functions to the Committee;

(a) to determine day to day operational issues (including without limitation, use of the Premises, Common Areas cleaning, security issues, and use of the car park) which may arise as a result of the Lessee's use of the Loftus Centre Facilities with a view to ensuring the safe and efficient use of the Centre's Facilities by all users;

(b) to establish and review risk management plans for the Centre's Facilities;

(c) to consider and approve, if satisfactory, temporary structures within the Centre's Facilities;

(d) to make recommendations for the maintenance of Common Areas;

(e) to make recommendations for any capital improvements to the Centre's Facilities; and

(f) to do all such other things and to determine all such other issues in respect of the Centre's Facilities as are incidental or conducive to the above objects or any of them."

CONSULTATION/ADVERTISING:

Not applicable.

LEGAL/POLICY

It is the Town's practice that Committee Meeting Minutes be reported to the Council.

RISK MANAGEMENT IMPLICATIONS:

Low: It is a statutory requirement to report on the minutes of the Council's Committee meetings.

STRATEGIC IMPLICATIONS:

The Town of Vincent's Plan for the Future, Strategic Plan 2011 – 2016:

"Key Result Area Four – Leadership, Governance and Management - Objective 4.1: Provide Good Strategic Decision-Making, Governance, Leadership and Professional Management:

4.1.2 Manage the organisation in a responsible, efficient and accountable manner."

SUSTAINABILITY IMPLICATIONS:

Not applicable.

FINANCIAL/BUDGET IMPLICATIONS:

Not applicable.

COMMENTS:

The reporting of the Town's Committee Minutes to the Council Meeting is in keeping with the *Local Government Act 1995* and its regulations.

TOWN OF VINCENT

LOFTUS CENTRE MANAGEMENT COMMITTEE

21 June 2011 AT 11.00am

Venue: Town of Vincent – Committee Room

M I N U T E S

Attendees:
Mike Rootsey, Director Corporate Services, Town of Vincent – Deputy Chairperson
Elizabeth Scott, Manager Library Services
Kon Bilyk, Property Officer (Projects)
Ruth Gibbons Director, Gymnastics WA
Paula Sutherland, President Loftus Community Centre
Jodie Lendrum, Centre Manager, Loftus Community Centre
Lisa Stedman, A/Centre Manager, Loftus Recreation Centre;
Kara Ball, Executive Secretary Corporate Services

* *

1. Welcome / Declaration of Opening

The Acting Chairperson opened the meeting at 11.00am

2. Apologies

John Giorgi, Chief Executive Officer, Town of Vincent – Chairperson;
Jim Maclean, Manager Ranger and Community Safety Services

3. Confirmation of Minutes

Moved: Lisa Stedman **Seconded: Paula Sutherland**

That the minutes of the meeting held on 1 March 2011 be confirmed as true and correct and received.

CARRIED: (7-0)

4. Business:

4.1 Introduction of new Committee members:

Acting Chairperson welcomed the new committee members.

4.2 Annual Budget 2011/12 – Items listed for Centre:

DCS advised that as part of the security audit and review new recommendations have been proposed and there has been $30,000 allocated in the budget to be adopted on 5 July 2011 to implement the changes. MRCSS has a list of the recommendations.

5. General Business

DCS advised that the Town will be changing to City status on 1 July 2011 and that all correspondence will need to be amended to reflect the name change.

A/MLRC queried whether the signage for the Corner of Loftus and Vincent Streets will be changed as people currently find it difficult to locate the Recreation Centre.

DCS advised that effective from Monday 20 June 2011 the staff car parking area has been relocated to the back end near Richmond Street as per the directive from the Chief Executive Officer.

A/MLRC raised the matter of the underground parking bays for Loftus staff and would like to discuss the idea of having set bays to monitor the use of the car bays. In particular when staff are on leave so that it is easier to observe what bays are available. DCS advised to speak with MRCSS.

DGWA suggested that a register be setup to monitor who is using the underground bays and so that spare bays can be allocated as necessary.

MLS raised the idea of having another open day as the previous one was a success. This was agreed to be discussed at next meeting, to set a date and to begin advertising and arranging special guests.

PO thanked everyone for their support throughout this financial year.

MLCC advised that the Loftus Community Centre will be hosting another Children's Market on 28th October 2011 due to the high interest in the first one.

A/MLRC advised that the Loftus Recreation Centre will be hosting a Gymnastics Australia event from 10-17 July 2011. Parking options need to be discussed as there is thought to be a Football match on at Medibank Stadium on one of these dates which will impact on the parking arrangements.

6. Date of Next Meeting

Tuesday 6 September 2011 at 10.30am

7. Close of Meeting

Acting Chairperson closed the meeting at 11.15am.

These Minutes were confirmed as a true and accurate record of the meeting of the Loftus Centre Management Committee held on 21 June 2011.

Signed:.....Chairperson

Dated this.....day of.....2011

9.4.3 Loftus Recreation Centre Management Committee – Receiving of Unconfirmed Minutes

Ward:	North	**Date:**	24 June 2011
Precinct:	Leederville	**File Ref:**	PRO3549
Attachments:	001 – Loftus Recreation Centre Management Committee Minutes		
Tabled Items:	-		
Reporting Officer:	M Rootsey, Director Corporate Services		
Responsible Officer:	John Giorgi, Chief Executive Officer		

OFFICER RECOMMENDATION:

That the Council RECEIVES the Unconfirmed Minutes of the Loftus Recreation Centre Management Committee Meeting held on 20 June 2011 as shown in Appendix 9.4.3.

COUNCIL DECISION ITEM 9.4.3

Moved Cr Buckels, Seconded Cr Maier

That the recommendation be adopted.

CARRIED UNANIMOUSLY *"EN BLOC"* (7-0)

(Cr Harvey had not yet arrived to the meeting. Mayor Catania was on approved leave of absence.)

PURPOSE OF REPORT:

The purpose of the report is for the Council to receive the Unconfirmed Minutes of the Loftus Recreation Centre Management Committee meeting held on the 20 June 2011.

BACKGROUND:

At the Ordinary Meeting of Council held on 19 December 2006, the Council approved of a Management Committee for the Loftus Recreation Centre, as follows;

"That the Council APPROVES BY AN ABSOLUTE MAJORITY;

(i) pursuant to Section 5.9(2)(c) of the Local Government Act 1995, to establish a Committee to supervise the Loftus Recreation Centre, 99 Loftus Street, Leederville;

(ii) in accordance with the Deed of Contract between the Town and Belgravia Leisure Pty Ltd, to APPOINT the Chief Executive Officer and Executive Manager Corporate Services, with the Manager Community Development as Deputy to both, to the Committee; and

(iii) to delegate the following functions to the Committee;

(a) to supervise the performance of the Services by the Contractor and to ensure that the Contractor performs the Services in accordance with the KPIs and the Contract;

(b) to establish and review the Key Performance Indicators (KPIs) in conjunction with the Contractor;

(c) to receive and consider Performance Reports;

(d) to advise the Town on Capital Improvements required for the Recreation Centre and the Premises and to make recommendations to the Town about the use of the Reserve Fund; and

(e) to review the Risk Management Plan for the Premises."

CONSULTATION/ADVERTISING:

Not applicable.

LEGAL/POLICY:

It is the Town's practice that Committee Meeting Minutes be reported to the Council.

RISK MANAGEMENT IMPLICATIONS:

Low: It is a statutory requirement to report on the minutes of the Council's Committee meetings.

STRATEGIC IMPLICATIONS:

This is in keeping with the Town's Strategic Plan 2011-2016:

Key Result Area Four - *"Leadership, Governance and Management"*, in particular,

"*4.1.2 - "Manage the Organisation in a responsible, efficient and accountable manner."*

SUSTAINABILITY IMPLICATION:

Not applicable.

FINANCIAL/BUDGET IMPLICATIONS:

Not applicable.

COMMENT:

The reporting of the Town's Committee Minutes to the Council Meeting is in keeping with the Local Government Act (1995)P and its regulations.

TOWN OF VINCENT

LOFTUS RECREATION CENTRE MANAGEMENT COMMITTEE

Monday 20 June 2011

Venue: Town of Vincent – DCS Office

UNCONFIRMED MINUTES

Attendees:

Mike Rootsey, Director Corporate Services, Town of Vincent – A/Chairperson (DCS)
Lisa Stedman, Acting Centre Manager, Loftus Recreation Centre (A/MLRC)

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1. Welcome / Declaration of Opening

The A/Chairperson opened the meeting at 2.00pm.

2. Apologies

John Giorgi, Chief Executive Officer, Town of Vincent – Chairperson
Steve Wishart, Regional Manager, Belgravia Leisure

3. Confirmation of Minutes

Moved: DCS **Seconded: A/MLRC**

That the minutes of the meeting held on 24 February 2011 be confirmed.

CARRIED (2-0)

4. Financial

4.1 Financial Statements – 31 May 2011:

The year to date surplus continues to increase. The result for May 2011 was under budget due to the loss of income due to the replacement surface of the outdoor soccer pitch. This loss of income is to be recouped from the Contractor.

DCS queried the expenditure on interstate travel and was advised that these charges were for Head Office personnel who had visited the centre. DCS advised that he would query this with the State Manager.

A/MLRC advised that there had been under expenditure in some of the salary accounts due to vacancies during the year.

Moved: DCS **Seconded: A/MLRC**

That the Financial Reports for the period ending 31 May 2011 be received.

CARRIED (2-0)
~~~~~~

5. Reports

5.1 Managers Report:

A/MLRC advised that Health Club memberships were consistent at 1950 and there was a focus on existing patrons and retention.

The number of operational issues raised was minimal and had been addressed.

The outside football pitch surface has been replaced and one of the change rooms upgraded.

A/MLRC advised that the Gymnastics Australia Event would be held at the Centre from the 10-17 July 2011. She advised that parking would need to be discussed with the Town for that period.

Moved: DCS **Seconded: A/MLRC**

That the Manager's Report for the period ending 31 May 2011 be received.

CARRIED (2-0)

6. General Business

6.1 Loftus Recreation Centre Business Plan 2011/12:

A/MLRC asked if the Town had any changes to the proposed Business Plan 2011/12.

A/MLRC highlighted the proposed increase in room hire to bring it to the same level as other outlets.

DCS advised that the Town approved the Business Plan 2011/12.

7. Date of Next Meeting

Tuesday 20 September 2011 at 10.30am.

8. Close of Meeting

The meeting closed at 2.40pm

These Minutes were confirmed as a true and accurate record of the meeting of the Loftus Centre Management Committee held on 20 June 2011.

Signed:.....Chairman

Dated this.....day of.....2011.

9.4.4 Information Bulletin

Ward:	-	**Date:**	1 July 2011
Precinct:	-	**File Ref:**	-
Attachments:	001 – Information Bulletin		
Tabled Items:	Nil		
Reporting Officer:	A Radici, Executive Assistant		
Responsible Officer:	John Giorgi, Chief Executive Officer		

OFFICER RECOMMENDATION:

That the Council RECEIVES the Information Bulletin dated 12 July 2011, as distributed with the Agenda.

COUNCIL DECISION ITEM 9.4.4

Moved Cr Buckels, Seconded Cr Maier

That the recommendation be adopted.

CARRIED UNANIMOUSLY *"EN BLOC"* (7-0)

(Cr Harvey had not yet arrived to the meeting. Mayor Catania was on approved leave of absence.)

DETAILS:

The items included in the Information Bulletin dated 12 July 2011 are as follows:

ITEM	DESCRIPTION
IB01	Letter from Minister for Local Government relating to Upcoming Change of Designation to Establish the City of Vincent
IB02	Letter from Minister for Local Government relating to Review of Perth Metropolitan Boundaries and Governance Models
IB03	Circular No. 16-2011 from Minister for Local Government relating to Commitment to Local Government Reform following 2011-12 State Budget
IB04	Letter from the Director Strategy and Performance, Western Australian Police relating to the Office of Crime Prevention Restructure
IB05	Letter from Department of Commerce, Building Commission regarding the New Building Legislation
IB06	Email of Appreciation from Ms L Bateman to the City's Technical Services - Property Maintenance Section
IB07	Email of Appreciation from Grow WA for the excellent service received in their relocation to No. 81 Angove Street
IB08	Letter of Appreciation from T Fay, recipient of a Youth Development Grant from the City of Vincent
IB09	Email of Appreciation from Ms M Prince regarding the new Kyilla Playground
IB10	Email of Appreciation from Ms M Slyth regarding the Community Garden Tour conducted by the City's Community Development Section

IB11	Minutes from the Safer Vincent Crime Prevention Partnership (SVCPP) Meeting held on 6 April 2011 (*Please note these Minutes are a duplication of the Minutes included in the Information Bulletin for the Ordinary Meeting of Council held on 28 June 2011)*
IB12	Minutes from the Parks People Project Working Group (PPPWG) Meeting held on 8 June 2011
IB13	Minutes of the Tamala Park Regional Council Meeting held on 23 June 2011
IB14	Report on the Chief Executive Officer's attendance at the Local Government Managers' Australia (LGMA) National Congress and Business Expo 2011
IB15	Report on the Mayor and Chief Executive Officer's attendance at the National General Assembly of Local Government 2011
IB16	Register of Petitions - Progress Report - July 2011
IB17	Register of Notices of Motion - Progress Report - July 2011
IB18	Register of Reports to be Actioned - Progress Report - July 2011
IB19	Register of Legal Action (Confidential – Council Members Only) - Progress Report - July 2011
IB20	Register of State Administrative Tribunal Appeals - Progress Report - July 2011
IB21	Forum Notes - 21 June 2011
IB22	Notice of Forum - 19 July 2011

9.3.2 Men's Shed - Progress Report No. 1

Ward:	Both	**Date:**	29 June 2011
Precinct:	All	**File Ref:**	CMS0128
Attachments:	001 – Steering Committee Charter 002 – Annual Operating Budget - Indicative 003 – Shed Establishment Budget - Indicative 004 – Site Requirements 005 – Site Assessment Matrix 006 – Map of Preferred Location		
Tabled Items:	Nil		
Reporting Officers:	A McCormick, Community Development Officer; J Anthony, Manager Community Development		
Responsible Officer:	M Rootsey, Director Corporate Services		

OFFICER RECOMMENDATION:

That the Council;

1. **RECEIVES the progress report regarding the Men's Shed;**

2. **APPROVES IN PRINCIPLE the site at 10 Farmer Street North Perth as the preferred location for the Men's Shed; and**

3. **NOTES that:**

   3.1 **an amount of $40,000 is listed on the 2011/2012 Budget for the establishment of a Men's Shed; and**

   3.2 **a further progress report will be submitted to Council in due course.**

COUNCIL DECISION ITEM 9.3.2

Moved Cr Topelberg, Seconded Cr Buckels

That the recommendation be adopted.

Debate ensued.

MOTION PUT AND CARRIED UNANIMOUSLY (7-0)

(Cr Harvey had not yet arrived to the meeting. Mayor Catania was on approved leave of absence.)

PURPOSE OF REPORT:

To provide a progress report to Council in relation to the establishment of a Men's Shed in the City of Vincent.

BACKGROUND:

At the Ordinary Meeting of Council, held on 5 April 2011, the following resolution was adopted:

"That the Council;

(i) RECEIVES the report concerning the outcome of the Community Consultation on the interest in the establishment of a Men's Shed in the Town of Vincent;

(ii) APPROVES IN PRINCIPLE of the establishment of a Men's Shed in the Town of Vincent;

(iii) LISTS an amount of $40,000 for consideration in the 2011/2012 Draft Budget for the establishment of a Men's Shed;

(iv) NOTES that subject to final approval in the 2011/2012 Budget, a further report will be submitted to Council on:

(a) Management Options;

(b) Funding models (establishment and on-going);

(d) preferred location; and

(d) an Implementation Plan for the establishment of the Men's Shed in the Town; and

(v) REQUESTS the Town's Administration to work with the Committee to facilitate an interim solution as soon as possible."

DETAILS:

1. Management Options

At the Community Consultation Meeting on 20 January 2011, a group of interested people volunteered to form a Steering Committee for the Men's Shed.

The Committee consisted of the following members:

- (Mr) Will Parker;
- (Mr) Graham Lantzke;
- (Mr) Bob Crowe;
- (Mr) Murray Dowsett; and
- (Mr) Lee Scanlan.

Between the months of January and May 2011, the group met on an ad-hoc basis to commence initial planning, in the residence of Ms Maureen Schoch, who donated her shed for the use of Committee meetings.

In May 2011, regular meetings commenced between the Community Development Officer and the Steering Committee. At this stage, membership of the Steering Committee was formalised and opened up to all those who attended the community consultation, through the completion of an expression of interest form. The response to this was limited and the core members of the Committee remain unchanged to date.

The group are in the process of applying to become incorporated, further to which Committee members will be appointed specific roles. The Steering Committee intend to remain in position until the Men's Shed is established and responsibility is handed over to a duly constituted committee who will continue the project.

The Steering Committee currently meets fortnightly with the City in addition to meeting privately on a regular basis. Please refer to Appendix 9.3.2A for details of the steering committee charter.

2. Funding models

The Steering Committee have produced an indicative budget outlining annual operating costs (Appendix 9.3.2B) and a Shed establishment budget outlining the costs associated with constructing the shed (Appendix 9.3.2 C). These are a best estimate of the costs involved to +/20% accuracy.

Given that the budgets are based on knowledge available at the current time, and a range of assumptions yet to be confirmed, they are therefore subject to change. Where there is a variable the budgets on the side of caution and it is anticipated that the overall cost will be less than the predicted net cash expenditure. Both budgets include a contingency to cover inevitable unexpected issues.

The Steering Committee have run a number of membership scenarios which range from forty to one hundred plus (40-100+) based on the response to the Community Consultation and discussions with interested parties and other contacts. The proposal is definitively financially sustainable in the long-term, provided the City charges a nominal rent and there are at least sixty (60) members. There is a "grey" area in the range of forty to sixty (40-60) members where financial sustainability is "tight" but still feasible. If the Men's Shed have less than forty (40) members the proposal will be revisited as this falls outside the worst case estimate.

2.1 Annual Operating Budget

The annual operating budget indicates a $12,010 cash income, $12,120 cash expenditure and $110 net cash expenditure.

The viability of the annual budget is highly dependent on the rent charged. The rent rate assumed ($2,500 p.a.) is based on a review of rent the City collects from other groups, although it is acknowledged that this is variable.

The annual investment in capital equipment offsets the annual depreciation of said assets, that is, the budget demonstrates a sustainable ongoing investment in tools and equipment.

2.2 Shed Establishment Budget

The Shed establishment budget indicates a $130,000 cash income, and $130,000 cash expenditure.

A core assumption in the Shed establishment budget is that the proposed Shed will meet planning requirements.

Depreciation on the building has not been included on the assumption that the City will own this and lease it to the Men's Shed. If depreciation were to be taken into account it would be in the order of $2,400 per annum in 2010/11, based on a replacement value of $120,000 and fifty (50) year life.

The Shed establishment budget identifies that the group will require a further $85,000 grant from a source to be determined. The Steering Committee are currently exploring these options.

2.3 Additional Funding

The Committee are optimistic about finding additional funding and have identified potential funding sources including:

- Partnering with other community groups;
- Corporate Sponsorship;
- Lotterywest Grant;
- Healthways Grant;
- Sport and recreation Grant;
- Commonwealth Men's Shed Grant; and
- Approaching local government for additional funding.

The Committee recognise that the financial sustainability and grant funding opportunities will be greatly increased if they can form partnerships, with one or more other community groups to provide a joint shared facility. They are currently pursuing this with organisations such as the Bookbinders Guild, Hand Tools Preservation Society, ASeTTS, Community Gardens and the Multicultural Day Centre.

3. Preferred Location

A number of sites have been considered for the Men's Shed to date including the following:

- Claisebrook Stationmaster's House (East Perth);
- Angove Street (North Perth);
- Britannia Road (Leederville); and
- Farmer Street (North Perth).

3.1 Claisebrook Stationmaster's House (East Perth)

Claisebrook stationmaster's House was previously considered, but found to be unsuitable as the building is owned by the Public Transport Authority and therefore only available at a commercial price.

3.2 Angove Street (North Perth)

The site at Angove Street Police Station was favoured by the Steering Committee, but is no longer an option due to the proximity to private residences. The potential to cause noise complaints to the nearby residents is very high.

3.3 Britannia Road (Leederville)

Consideration has been given to a number of sites on Britannia Road including the following:

3.3.1 Parkland area behind Aranmore Primary School

This has no existing building and there were security concerns about using a public open space.

3.3.2 Floreat Athena change rooms

The site was considered to be too remote.

3.3.3 Old Velodrome Gate House

The Steering Committee reviewed this site recently but advised that it was unsuitable for a Men's Shed. Specifically the site was reported to be remote and the building unsuitable in configuration and condition. Given that it would require a similar investment for the construction of a new shed to make it useable, it was deemed unfeasible.

At the current time there are no other suitable sites with existing buildings within the City of Vincent, necessitating construction on existing land.

As a result, consideration was given to constructing a shed on land at 10 Farmer Street, North Perth, beside the Multicultural Day Care Centre.

3.4 Farmer Street (North Perth)

The site at Woodville Reserve, 10 Farmer Street, has significant advantages including the following: available car parking, proximity to public transport, sufficient access for delivery of tools and materials, limited impact on surrounding residences, and room for future expansion. Given that the shed will be purpose built, it can take account of the following requirements: security, disability access, fire regulations, and dedicated areas for machinery, socialisation and storage.

The Steering Committee is of the opinion that this site is suitable in all respects, and subject to planning requirements being met, is requesting Council permission to proceed with building on the current site.

Please refer to Appendix 9.3.2D for details on the site requirements and Appendix 9.3.2E for the site assessment matrix. The proposed location is highlighted in red on maps in Appendix 9.3.2F.

Prior to formal approval of this site for the Men's Shed further investigation is required in the following areas:

- Planning – Land use compliance;
- Lease – The lease status of the land in question; and
- Possible development of the existing building on Woodville Reserve by the Multicultural Day Care Centre

The land in question is the Old Petanque Rinks, which were included in the North Perth Bowling Club lease. This was subsequently leased to the French Mauritian Society who gave up the lease prior to expiry date. The land is currently fallow.

4. Implementation Plan

The Steering Committee have produced two workflow schedules identifying the major tasks which need to be completed for the Men's Shed to be established. The schedules show the major grouping of tasks, order of completion, estimated time to complete, estimated start and finish dates and overall project completion date.

Schedule 1 presents a worst case plan, based on the assumption that an existing suitable building cannot be found and a new shed will be constructed, plus a margin for delay of certain tasks. The main milestones in this model are outlined below:

Schedule 1

Milestone	Date
1. Initial Feasibility Complete Project Charter Agreed	3 June 2011
2. Planning Complete	15 July 2011
3. Stakeholder and Public Support	2 September 2011
4. Approvals Received	12 September 2011
5. Works Completion	27 January 2012
6. Final Completion	2 February 2012

Schedule 2 presents an optimistic plan, based on the assumption that a suitable existing building can be found quickly and critical tasks are expedited. The main milestones in this model are outlined below:

Schedule 2

Milestone	Date
1. Initial Feasibility Complete Project Charter Agreed	3 June 2011
2. Planning Complete	1 July 2011
3. Stakeholder and Public Support	31 July 2011
4. Approvals Received	11 September 2011
5. Works Completion	19 September 2011
6. Final Completion	25 September 2011

In summary, it is anticipated that the Men's Shed will be established by February 2012 at the latest. At present the group are working on the tasks associated with 'milestone 2'. Given that the site at 10 Farmer Street has been identified as a potential location, and a suitable existing building has not been identified, the group are currently following the timeline according to Schedule 1.

5. Interim Solution

Community Development Officers have been meeting fortnightly with members of the Steering Committee since May 2011, in an attempt to progress the development of the Men's Shed. It is the desire of both parties to have the group established as soon as possible. The lack of a suitable existing building means the construction of a new building is required, this therefore will extend the time frame for commencement of the project.

It is also for this reason, in addition to the number of tasks which need to be completed prior to the commencement of a Men's Shed, that an interim solution has not proved possible.

In the meantime, Officers will continue to meet with the Steering Committee to progress plans and the Steering Committee will continue to keep interested parties updated with progress through the production of a monthly newsletter.

CONSULTATION/ADVERTISING:

The information in this report has been compiled through ongoing consultation with the Men's Shed Steering Committee as outlined above.

LEGAL/POLICY:

Not applicable.

RISK MANAGEMENT IMPLICATIONS:

Low: Further to the provision of financial and practical support from the City to assist with initial set-up, it is the intention of the Steering Committee that the Men's Shed will operate as an independent entity.

STRATEGIC IMPLICATIONS:

The support of a Men's Shed is in keeping with the following objectives from the City of Vincent Strategic Plan 2011 -2016:

3.1.1 Celebrate and acknowledge the City's cultural and social diversity

3.1.2 Provide and develop a range of community programs and community safety initiatives

3.1.3 Determine the requirements of the Community and focus on needs, value, engagement and involvement

SUSTAINABILITY IMPLICATIONS:

Not applicable.

FINANCIAL/BUDGET IMPLICATIONS:

An amount of $40,000 is listed in the 2011/2012 Budget for the establishment of a Men's Shed in the City.

COMMENTS:

Further to initial community support in favour of the establishment of a Men's Shed in the City of Vincent, the project is now one step closer to realisation. A Steering Committee has been established to drive forward the project; a budget has been created to take into account initial and sustained funding; a suitable location has been identified; and an implementation plan has been created with anticipated completion by February 2012.

The success of the Men's Shed is contingent on Council support to facilitate initial set-up, with a view to operating as an independent entity within the City.

The Steering Committee are grateful for the Council's support to date and request that consideration be given to the provision of funding and land as outlined in the report.

At approximately 6.28pm a Member of the Public Gallery interjected and advised that she wanted to speak on Item 9.1.5.

The Presiding Member, Deputy Mayor Sally Lake advised that Public Question Time had concluded and unfortunately there was no other opportunity for Members of the Public Gallery to address the Council.

The Presiding Member, Deputy Mayor Sally Lake also advised that Item 9.1.5 had been carried as recommended in the Agenda therefore, legally it was not possible for the Item to be recommitted as it was a Development Application – once approved, it cannot be re-considered.

The Presiding Member, Deputy Mayor Sally Lake asked the Chief Executive Officer for advice as to how this matter could be dealt with.

The Chief Executive Officer advised that the Council could move a Procedural Motion for suspension of Standing Orders to allow the Member of the Gallery to speak.

The Presiding Member, Deputy Mayor Sally Lake asked for the Procedural Motion to be moved.

PROCEDURAL MOTION moved at 6.29pm

Moved Cr Topelberg, Seconded Cr Maier

That Standing Orders be suspended to enable a Member of the Public Gallery to address the Council, as they had arrived after Public Speaking time had closed.

PROCEDURAL MOTION PUT AND CARRIED UNANIMOUSLY (7-0)

(Cr Harvey had not yet arrived to the meeting. Mayor Catania was on approved leave of absence.)

The following member of the public addressed the Council;

Dorothy McGinnley of 201 Scarborough Beach Road, Mt Hawthorn – Item 9.1.5. Stated the following:

- She is concerned about the development that has happened on the one side of their home and now about this proposed development on the Kalgoorlie Street side.
- Asked that she be contacted by the developers about the fence, as they are concerned about the security of the seven (7) elderly in the units and also would like to know if a temporary security fence will be put up once the old fence is removed during construction.

The Presiding Member, Deputy Mayor Sally Lake then asked the Applicant who was in the public gallery, to confirm that there would be contact with the residents/neighbours before the development occurs.

The Applicant, Mr Del Borrello confirmed that this would occur.

PROCEDURAL MOTION moved at approximately 6.31pm

Moved Cr Farrell, Seconded Cr Topelberg

That Standing Orders be resumed.

PROCEDURAL MOTION PUT AND CARRIED UNANIMOUSLY (7-0)

(Cr Harvey had not yet arrived to the meeting. Mayor Catania was on approved leave of absence.)

VINCENT MEN'S SHED

STEERING COMMITTEE CHARTER

Project Name	**Vincent Men's Shed Establishment**			
Project Reference No.	**#001**			
Project Sponsor	**Vincent Men's Shed Steering Committee**			
Revision Schedule	**Rev No**	**Description**	**By**	**Date**
	0	Draft for Review	GL	17 May 11
	1	Approved by Steering Committee	GL	19 May 11
	2	Membership list corrected	GL	30 May 11
	3	Members & Privacy clause added	GL	3 Jun 11

Preamble

A group of residents of the Town of Vincent want to create a "Men's Shed". A "Men's Shed" is a physical building, usually a workshop, where groups of like-minded men can meet and pursue hobbies in a friendly environment. Men's Sheds have a demonstrated health and wellbeing benefit.

A Steering Committee has been appointed by an initial workshop group of interested people. This document sets out the role of the Steering Committee and rules by which it will operate. A separate document ("Project Charter") describes what the Steering Committee plans to achieve.

Steering Committee Objectives

1. To implement the "Vincent Men's Shed Project".
2. To make decisions related to the establishment of the Vincent Men's Shed.
3. To continuously review and improve the project.
4. To promote the proposal to potential members and stakeholders.
5. To responsibly manage any funds.
6. In due course to hand over responsibility to a duly constituted successor.

Committee Standard Operating Procedures

1. The Steering Committee shall appoint a chairperson
2. The Steering Committee will operate by consensus decision making.
3. Where a consensus is not achievable it will operate by majority decision, with the chair holding a casting vote.
4. Quorum shall be one half plus one of the committee membership
5. Meetings shall be held as required.
6. Minutes and records shall be kept.
7. The Committee may delegate authority and responsibilities
8. The Committee will respect the privacy of members and stakeholders and will not release private information without permission

VINCENT MEN'S SHED

Accountability, responsibilities and authority

1. The Committee is accountable to the membership of the Vincent Men's Shed
2. The Committee shall be accountable for the acquittal of any grant funds in accordance with the provisions of the grant.

Committee Membership

1. The Committee may appoint new members at its discretion.
2. Members may resign at will.
3. All members agree to act in the best interests of the Committee to implement the objectives of the Committee.
4. All members agree to act in a professional and respectful manner
5. All members agree to disclose any conflict of interest.
6. Members of the Committee are identified in Schedule 1.

Committee Chairperson

1. The role of the Chairperson is to call meetings and facilitate discussions.
2. The Chairperson is empowered to speak on behalf of the Committee.
3. The Chairperson shall be accountable to the Committee.
4. The Committee shall respect to leadership of the Chairperson.

Committee Tenure

1. The Committee shall operate until it hands over its responsibilities to a duly constituted and appointed successor, until it determines to cease operating or until the membership of the Vincent Men's Shed choose to replace it.

Instrument of Authorisation

This Steering Committee Charter has been adopted by the Vincent Men's Shed Steering Committee.

Mr William Parker — Date
Chairperson

Mr Robert Crowe — Date
Committee Member

VINCENT MEN'S SHED

Steering Committee Charter, Schedule 1.
Members of the Committee.

Name	Role	Address	Email	Phone
Robert (Bob) Crowe	Committee		vk6cg@hotmail.com	
Graham Lantzke	Committee	13 Egina Street Mt Hawthorn 6016	glantzke@iinet.net.au	0407 447 538
Lee Scanlan	Committee		electiceel@aapt.net.au	
William (Will) Parker	Chairperson		will@mcmurdomedia.com	
Murray Dowsett	Committee		lspencer@upnaway.com	9328 4639
Maureen	Non-voting; Friend of the Committee			
Adele McCormack	Non-voting; Town of Vincent liaison	C/- City of Vincent	adele.mccormack@vincent.wa.gov.au	9271 6557

VINCENT MEN'S SHED
ANNUAL OPERATING BUDGET - INDICATIVE

VERSON 1.0, 24 JUNE 2011, PREPARED BY GL

Item	Description	Unit	Quantity	Rate	Amount	Sub Total	Comments
	CASH BUDGET						
	Income Cash		($12,010)				
	Expenditure Cash		$12,120				
	Net Cash Expenditure		$110				
	INCOME - CASH						
1	REGULAR (ANNUAL) INCOME						
	Funds brought forward from previous year	amount	0	$0	$0		
	Membership Fees	No. off	60	($110)	($6,600)		
	Sponsorships and Donations	amount	1	($1,500)	($1,500)		
	Regular Grants	amount	0	$0	$0		Presuming self sufficiency
	Social Calendar Income	amount	1	($2,160)	($2,160)		Cost recovery plus 20% margin on events
	Sales, services and miscellaneous income	amount	1	($1,500)	($1,500)		
	Transfer from Reserve Account	amount	0	$0	$0		
	Interest on investments	amount	1	($250)	($250)		
	Sub total					($12,010)	
2	IRREGULAR (ONE OFF) INCOME						
	Town of Vincent Seed Funding 2011/12	amount	0	$0	$0		
	Lotterywest Grant 2011/12	amount	0	$0	$0		
	Sub total					$0	
9	TOTAL INCOME - CASH					($12,010)	
	EXPENDITURE - CASH						
11	RESERVE ACCOUNT						
	Transfer to Reserve Account	amount	0	$0	$0		An annual saving would be good practice
	Sub Total					$0	
12	SALARIES AND WAGES (PAID)						
	No regular paid employees		0	$0	$0		All volunteer services
	Employment costs		0	$0	$0		Employment costs, etc only applicable if staff are employed
	Entitlements (Leave, Superannuation, etc)		0	$0	$0		
	Sundry staff expenses		0	$0	$0		
	Sub Total					$0	
14	REGULAR (ANNUAL) EXPENSES						
	Associations - Men's Shed's Australia		1	$300	$300		Check if there is a membership fee
	Rent		1	$2,500	$2,500		Guesstimate TOV rents for similar groups appear to range from $0 to about $5,000
	Services - Landline Telephone Charges	months	12	$25	$300		
	Services - mobile phone	months	12	$30	$360		Low cost plan - mostly receive calls
	Services - Power Charges	months	12	$90	$1,080		Presumed similar to normal residential
	Services - Water & Sewerage Charges	amount	1	$900	$900		Presumed similar to normal residential
	Services - Internet Services	months	12	$20	$240		
	Services - Local Govt Rates	annual	0	$0	$0		Assumed no rate - lease fee
	Services - Waste Collection	allow	1	$500	$500		Skip bin 2/year?
	Insurances	per member	60	$14	$840		Insurance rates from MSA
						$7,020	
15	VARIABLE EXPENSES						
	Consumables	amount	1	$1,000	$1,000		Non power tools, fixings, paints, glues, etc
	Building & Grounds Maintenance	amount	1	$500	$300		Materials only, excludes labour
	Sundry expenses	months	12	$30	$360		Stationary, tea& coffee, toiletries, cleaning equipment, etc
	Subscriptions to magazines	issues	24	$10	$240		
	Donations, Scholarships, Conferences	amount	1	$0	$0		No allowance for donations, conferences, etc
	Promotional Material, newsletter	No	4	$50	$200		Printing and mailing quarterly newsletter
	Training	amount	1	$300	$300		First aid training session 1/year
	Sub Total					$2,400	
16	SOCIAL PROGRAM						
	Social events	per event	3	$600	$1,800		Nominally 3 events per year, 30 persons/event @ $20/head, recover costs+20%
	Sub Total					$1,800	
17	CAPITAL EXPENDITURE						
	Purchase IT Equipment	amount	0	$300	$0		Assume second hand IT equipment can be sourced for free, else allow $300 per annum
	Purchase Major Tools	amount	1	$900	$900		Allocate average $1,000 per year
	Building and Grounds improvements	amount	0	$0	$0		
	Sub Total					$900	
19	TOTAL EXPENDITURE - CASH					$12,120	

VINCENT MEN'S SHED
ANNUAL OPERATING BUDGET - INDICATIVE

VERSON 1.0, 24 JUNE 2011, PREPARED BY GL

Item	Description	Unit	Quantity	Rate	Amount	Sub Total	Comments
	NON CASH BUDGET						
	Income - non cash		($100,000)				
	Expenditure - non cash		$100,000				
	Net Non Cash Expenditure		**$0**				
	INCOME - NON CASH						
21	*NON CASH AND "IN KIND"*						
	Donated assets	*amount*	*1*	*($1,000)*	*($1,000)*		
	In kind labour and contributions	*amount*	*1*	*($99,000)*	*($99,000)*		
	Sub Total					*($100,000)*	
29	*TOTAL INCOME - IN KIND*					*($100,000)*	
	EXPENDITURE - NON CASH						
31	*WORK IN KIND NON CASH*						
	Administration & Management	*hours*	*96*	*$60*	*$5,760*		*8h/month*
	Workshop Supervision	*hours*	*1040*	*$60*	*$62,400*		*4h/day, 5 day/week, 52 week/year*
	Accounts and book keeping	*hours*	*96*	*$60*	*$5,760*		*8h/month*
	Occupational Safety & Health	*hours*	*48*	*$60*	*$2,880*		*4h/month*
	IT Support	*hours*	*48*	*$60*	*$2,880*		*4h/month*
	Building & Grounds Maintenance	*hours*	*48*	*$60*	*$2,880*		*4h/month*
	Communications and Marketing	*hours*	*48*	*$60*	*$2,880*		*4h/month*
	Social Secretary	*hours*	*96*	*$60*	*$5,760*		*8h/month*
	Cleaning	*hours*	*130*	*$60*	*$7,800*		*0.5h/day, 5 day/week, 52 week/year*
	Sub Total					*$99,000*	*Non Cash - Volunteer Contributions*
32	*OTHER EXPENSES - NON CASH*						
	Tools and minor gifts	*allow*	*1*	*$1,000*	*$1,000*		
	Sub Total					*$1,000*	*Non Cash - Gifts*
39	*TOTAL EXPENDITURE - NON CASH*					*$100,000*	

VINCENT MEN'S SHED
SHED ESTABLISHMENT BUDGET - INDICATIVE

VERSON 1.0, 24 JUNE 2011, PREPARED BY GL

Item	Description	Unit	Quantity	Rate	Amount	Sub Total	Comments
	CASH BUDGET						
	Income Cash		($130,000)				
	Expenditure Cash		$130,000				
	Net Cash Expenditure		$0				
	INCOME - CASH						
1	REGULAR (ANNUAL) INCOME						
	Funds brought forward from previous year				$0		
	Membership Fees				$0		
	Sponsorships and Donations	amount	1	($5,000)	($5,000)		Fund raising, sponsorships, etc
	Regular Grants				$0		
	Social Calendar Income				$0		
	Sales, services and miscellaneous income				$0		
	Transfer from Reserve Account				$0		
	Interest on investments				$0		
	Sub total					($5,000)	
2	IRREGULAR (ONE OFF) INCOME						
	Town of Vincent Seed Funding 2011/12	amount	1	($40,000)	($40,000)		
	Other Grant fund	amount	1	($85,000)	($85,000)		Unidentified source - potential Lotterywest, healthaways, DSR, Town of Vincent, Mens Sheds Australia
	Sub total					($125,000)	
9	TOTAL INCOME - CASH					($130,000)	
	EXPENDITURE - CASH						
16	VARIABLE EXPENSES						
	Lease establishment costs			$0	$0		Presumed no legal or other costs
	Planning and Building Approvals	allow	1	$500	$500		
	Public consultation	amount	1	$300	$300		Adverts, leters, venue hire, etc
	Building design, presentation plans	amount	1	$1,500	$1,500		
	Geotechnical				$0		Assume no requirements
	Survey and setting out	amount	1	$3,000	$3,000		
	Construction supervision	percent	3.50%	$120,000	$4,200		
	Project Management				$0		Assume provided by volunteers
	Financing Costs				$0		Assume provided by Town at no cost
	Round out	amount	1	$500	$500		round out to nearest $1000
	Sub Total					$10,000	
17	CAPITAL EXPENDITURE						
	Mobilisation, demobilisation and on costs	amount	1	$2,000	$2,000		
	Site works	amount	1	$5,000	$5,000		
	Slab	amount	1	$12,000	$12,000		
	Shed Materials	amount	1	$53,000	$53,000		12mx15m insulated, windows, etc
	Shed erection	amount	1	$10,000	$10,000		
	Service Connections	allow	1	$8,000	$8,000		Sewer, water, power, telephone
	Shed Fit out	allow	1	$5,000	$5,000		Plumbing, power, heating, etc
	Furnishings	allow	1	$2,000	$2,000		
	Car Parking			$0	$0		assumed no car aprking requirement
	Landscaping, pathways, etc	anount	1	$3,000	$3,000		
	Construction Contingency	allow	1	$20,000	$20,000		
	Sub Total					$120,000	
19	TOTAL EXPENDITURE - CASH					$130,000	

VINCENT MEN'S SHED
SHED ESTABLISHMENT BUDGET - INDICATIVE

VERSON 1.0, 24 JUNE 2011, PREPARED BY GL

Item	Description	Unit	Quantity	Rate	Amount	Sub Total	Comments
	NON CASH BUDGET						
	Income - non cash		($66,640)				
	Expenditure - non cash		$66,640				
	Net Non Cash Expenditure		**$0**				
	INCOME - NON CASH						
21	NON CASH AND "IN KIND"						
	Donated assets	amount	1	($10,000)	($10,000)		
	Town of Vincent unbilled time	amount	1	($23,040)	($23,040)		
	In kind labour and contributions	amount	1	($33,600)	($33,600)		
	Sub Total					($66,640)	
29	TOTAL INCOME - IN KIND					($66,640)	
	EXPENDITURE - NON CASH						
31	WORK IN KIND NON CASH						
	Administration & Management	hours	96	$60	$5,760		8 weeks, 8h/week
	Workshop Supervision	hours	0	$60	$0		
	Accounts and book keeping	hours	24	$60	$1,440		8 weeks, 2h/week+8h initial
	Occupational Safety & Health	hours	0	$60	$0		
	IT Support	hours	0	$60	$0		
	Building & Grounds Maintenance	hours	0	$60	$0		
	Communications and Marketing	hours	48	$60	$2,880		12 weeks, 4h/week
	Social Secretary	hours	0	$60	$0		
	Cleaning	hours	0	$60	$0		
	Legal fees	hours	8	$300	$2,400		Check lease
	Project Management	hours	96	$60	$5,760		8 weeks, 8h/week
	Site labour	hours	256	$60	$15,360		8 weekends, 8 volunteers, 4h/weekend
	Sub Total					$33,600	Non Cash - Volunteer Contributions
	TOWN OF VINCENT SUPPORT - NON CASH						
	Staff time and support	hours	192	$120	$23,040		
	Sub Total					$23,040	Non Cash - Vincent Staff Time
32	OTHER EXPENSES - NON CASH						
	Tools and minor gifts	allow	1	$10,000	$10,000		Donations of tools
	Sub Total					$10,000	Non Cash - Gifts
39	TOTAL EXPENDITURE - NON CASH					$66,640	

VINCENT MEN'S SHED

SITE REQUIREMENTS

Background

The following requirements for a Men's shed have been identified by the VMSSC. The list has been developed to assist in identification of potential sites, and assessing and comparing potential sites.

Essential and Desirable Minimums

Required site and building criteria are summarised in Table 1. It is recognised that it is unlikely any site will perfectly meet all criteria and compromises will need to be made.

Note that this table only applies to the selection of sites. The final site and building will need to comply with all health and building occupancy requirements. For clarity any site we choose will likely require some work to bring it up to requirements.

Essential requirements are those requirements which must be met and can not be compromised.

Desirable requirements are requirements that can be compromised in the initial site selection but this will have an effect in a loss of service, additional establishment costs, time delays or other concerns until the facility is completed.

Assumptions

- The shed will be a metal and wood workshop of some form
- Peak operating capacity of the shed will be nominally 15 persons, but potentially with additional outdoor or indoor social areas for 10 additional people
- The standard of facilities does not have to be high. Second hand or aged facilities would be acceptable.
- Funds can be sourced to improve the facilities if required. That is, for example, if there is no toilet we can install one.

Assessment Matrix

Appendix 2 includes an assessment matrix to quantitatively score various possible sites.

The purpose of this matrix is to assist in finding the best available solution, provide a quantitative means of ranking sites and provide a record of sites investigated.

Table 1. Site and Building Requirements

Item	Criteria	Essential Minimum Requirement	Desirable Minimum	Consequences if desirable minimum not met
1	***Land Tenure***			
1.1	Land ownership	Crown reserve vested in COV, or freehold owned by COV	n/a	Unlikely to be able to get tenure on the site
1.2	Leasing arrangement/tenure	Minimum 3 years lease	Long term (5-10 year) tenancy rights	Will need a long term contingency plan
1.3	Town Planning Scheme Zone	Recreational shed to be a compliant use	Light industrial or recreation zoning	Potential difficulty in obtaining planning approval, potential negative social consequences, project delays.
1.4	Leasing arrangement/tenure	Minimum 3 years lease	Long term tenancy rights (nominally 10 years)	Will need a long term strategic and contingency plan
2	***Site Location***			
2.1	Access to public transport	n/a	Regular public transport within 200 metres	Loss of membership, increased parking requirement
2.2	Proximity to commercial district	n/a	Within 500 metres	Minor inconvenience to members
2.3	Proximity to residential properties	n/a	Desirable 50 metre buffer	Possible noise and traffic impacts on neighbours, curfews and management practices to mitigate
2.4	Road Access	Direct access to a constructed road	n/a	
3	***Building***			
3.1	Existing Building	n/a	An existing building meeting these criteria	Additional costs (nominally $100,000) and project delays of approx. 15 weeks

Item	Criteria	Essential Minimum Requirement	Desirable Minimum	Consequences if desirable minimum not met
3.2	Construction	Robust construction	Brick and tile or formed steel, concrete or raised timber floor, no asbestos	Check requirements for fire safety and compliance.
3.3	Building Amenity	Fully enclosed, weatherproof, dry, drained, habitable	n/a	Unsuitable if not meeting this criteria
3.4	Condition	Sound condition but may be aged; any dry rot, white ant, leaky roof, etc to be repairable	n/a	Require building inspection, additional costs
3.5	Workshop Space	Absolute minimum area 50 sqm in square or near square configuration	Desirable area 100 sq m in square or near square configuration	Safety, function and capacity issues
3.6	Storage Space	n/a	Lockable storage area of nominally 6 sq m area	Additional costs
3.7	Transparency	n/a	Nominally 20% of at least one wall, and not less than 10% of all wall areas of the main workshop open (NB doors or windows)	Additional cost
3.8	Windows and doors	n/a	Windows to be glazed and fitted with fly wire and security screens, doors to be solid construction and fitted	Additional cost
3.9	Security	n/a	Installed electronic security system, solid lockable exterior doors	Additional cost
3.10	Insulation	n/a	Roof and wall insulation	Additional cost

Item	Criteria	Essential Minimum Requirement	Desirable Minimum	Consequences if desirable minimum not met
3.11	Lighting	n/a	Brightly lit, preferably with low glare fluorescent lights	Additional cost
3.12	Ventilation	n/a	Dust extractors and roof vents	
3.13	Disabled Access	Fully compliant with needs of disadvantaged persons	n/a	Not legally compliant
4	***Financial***			
4.1	Rent	Non-commercial rent	Peppercorn rent	Assess as part of financial models. It is likely any commercial rent rate would make the project unviable
4.2	Purchase/Bonds/Establishment costs	Low cost*	Peppercorn establishment costs	Assess as part of financial models. It is unlikely the plan will be viable without either a token initial cost, or matching Grant
4.3	Initial building refurbishment and maintenance costs	Can be fixed either by in house labour or at low cost	No initial refurbishment required	Additional project costs
5	***Services***			
5.1	Electricity connection	Potential to connect to electricity at relatively low cost	Desirable already connected, separable metered supply; Access to 3 phase power and nominally shed within 200 metres of a transformer; Building previously wired with many power points	Additional costs; Potential power supply issues or overloading of Western Power network; Additional costs

Item	Criteria	Essential Minimum Requirement	Desirable Minimum	Consequences if desirable minimum not met
5.2	Sewerage	Potential to connect to deep sewerage or septics	Desirably already connected, separable metered supply; Sufficient for nominal peak occupancy of 25 persons including disabled access. Separate women's facilities.	Additional costs
5.3	Water Connection	Potential to connect to mains water	Already connected. Separable metered supply; Internal kitchenette, sanitary hand basins, workshop trough and external tap.	Additional costs
5.4	Telephone	Potential to connect to telephone land line	Existing connection	Additional costs
5.5	Internet	Potential to connect to high speed internet	Existing connection	Additional costs
6	***Ancillary Facilities***			
6.1	Sealed Office Space	n/a	A separate sealed office of nominally 16 sq m area; heated and ventilated with windows	Reduced amenity, additional costs
6.2	Kitchen and Social area	n/a	A kitchenette with tea/coffee facilities and attached social area, heated and ventilated	Reduced amenity, additional costs
6.3	Outdoor BBQ/Social Area	Nominally 25 sq m level area for a social area	n/a	Reduced amenity, additional costs
6.4	Garden space	n/a	Space for a community garden	Reduced amenity , lost opportunity

Item	Criteria	Essential Minimum Requirement	Desirable Minimum	Consequences if desirable minimum not met
6.5	Car Parking	Sufficient on site or street parking for nominally 15 cars, including 1 dedicated disabled bay	n/a	Check consistency with Town Planning Scheme requirements
7	***Miscellaneous***			
7.1	Security	n/a	An existing electronic security system	Additional costs
7.2	Amenable neighbours	n/a	Amenable neighbours	Potential ongoing frictions
7.3	Public visibility	n/a	Site to be visible from the street or public area	Reduced security
7.4	Heritage	n/a	Not listed as aboriginal or european heritage	Additional planning and operational concerns to protect heritage considerations, project delays
7.5	Environment	n/a	No rare flora, bush forever, environmental covenants, etc	Additional planning and operational concerns to protect to protect heritage considerations, project delays
7.6	Social	n/a	No prior community group or agency claim (in reality or perception)	Additional stakeholder to be factored into plans, risk of not getting tenure
7.7	Access to community hall or similar recreation facilities	n/a	Desirably within 500 metres of Shed.	Potential difficulty organising social events
7.8	Space for future expansion	n/a	Desirable space for future growth	Will need a strategic plan or contingency plan for future growth

VINCENT MEN'S SHED

Table 2. Site Assessment Matrix

Site No.		
Site Name		
Street Address		
Person doing survey		
Date of Survey		
Is there an existing building		
Ownership of Site		
Town Planning Zone		
Specific Criteria	**Score 1-5** **0: not applicable,** **1: bad,** **5: perfect**	**Comments**
Site Suitability		
Site Location		
Existing building suitability		
Rent Acceptability		
Existing Services		
Ancillary Facilities		
What do we need to do to make this site acceptable?		
Estimated Time required to complete facilities and occupy site		
Estimated Cost of Works		

Site Assessment Matrix

Site No.	1	
Site Name	Angove Street (Old Police Station)	
Street Address	TBA	
Person doing survey	WP, BC, MD, LS	
Date of Survey	Feb 2011	
Is there an existing building	Yes	
Ownership of Site	City of Vincent, Currently tendered for lease	
Town Planning Zone	TBA	
Specific Criteria	**Score 1-5** **0: not applicable,** **1: bad,** **5: perfect**	**Comments**
Site Suitability	4	Possible issue with proximity to residential properties
Site Location	5	
Existing building suitability	5	
Rent Acceptability	unknown	
Existing Services	5	Already serviced
Ancillary Facilities	5	Existing
What do we need to do to make this site acceptable? Can't be done. Site has already been tendered to other parties. However this site would have been highly suitable otherwise		
Estimated Time required to complete facilities and occupy site Nominally 2 weeks fit out		
Estimated Cost of Works Allow $5,000 wiring and fit out		

Site No.	2	
Site Name	Britannia Road (Old Velodrome Gate House)	
Street Address	Corner Kalgoorlie Street, Britannia Road Mount Hawthorn TBA	
Person doing survey	WP, BC, MD, LS, GL	
Date of Survey	Apr 2011	
Is there an existing building	Yes but completely unsuitable	
Ownership of Site	City of Vincent, Currently leased to Floreat Athena	
Town Planning Zone	Reserve for Recreation (Residential Surrounding)	
Specific Criteria	**Score 1-5** 0: not applicable, 1: bad, 5: perfect	**Comments**
Site Suitability	3	Requires significant site works, car parking and road access good. Plenty of land area
Site Location	2	Remote from services
Existing building suitability	1	Building totally unsuitable, need to construct new building
Rent Acceptability	unknown	
Existing Services	1	Require all new service connections
Ancillary Facilities	2	Existing Toilet block
What do we need to do to make this site acceptable? Essentially will require construction of a new shed.		
Estimated Time required to complete facilities and occupy site Nominally 18 weeks minimum for planning, design, approvals and construction		
Estimated Cost of Works In the order of $120,000		

Site No.	3	
Site Name	Britannia Road (Floreat Athena Change Rooms)	
Street Address	Corner Kalgoorlie Street, Britannia Road Mount Hawthorn TBA	
Person doing survey	GL; MD,LS (separately)	
Date of Survey	Apr 2011	
Is there an existing building	Yes	
Ownership of Site	City of Vincent, Currently leased to Floreat Athena	
Town Planning Zone	Reserve for Recreation (Residential Surrounding)	
Specific Criteria	**Score 1-5** 0: not applicable, 1: bad, 5: perfect	**Comments**
Site Suitability	2	Site poorly located in remote location Car parking and road access good
Site Location	2	Constrained on all sides, security issues, remote from shops, etc
Existing building suitability	3	Building currently in use by Floreat Athena, would need to provide them with an alternative venue. Building would need extensive fit out.
Rent Acceptability	unknown	
Existing Services	5	Building currently fully serviced
Ancillary Facilities	2	Nil
What do we need to do to make this site acceptable? This was assessed as a very poor choice of site, the only advantage being an existing serviced building. Apart from cost of refurbishment the other main issue is need to negotiate with Floreat Athena		
Estimated Time required to complete facilities and occupy site Nominally 26 weeks minimum to negotiate with Floreat Athena then for planning, design, approvals and construction of new change rooms for them		
Estimated Cost of Works In the order of $50,000 guesstimate		

Site No.	4	
Site Name	Farmer Street (Old Petanque Rinks)	
Street Address	Namur Street, North Perth	
Person doing survey	GL; MD,LS, BC; WP (separately)	
Date of Survey	May 2011	
Is there an existing building	No	
Ownership of Site	City of Vincent, No known impediments	
Town Planning Zone	Public Open Space? - check (Residential Surrounding)	
Specific Criteria	**Score 1-5** **0: not applicable,** **1: bad,** **5: perfect**	**Comments**
Site Suitability	5	Site very well located, Car parking and road access good, significant separation to residential properties
Site Location	5	Space for expansion, close to commercial area, good Public Transport
Existing building suitability	0	No existing building
Rent Acceptability	unknown	
Existing Services	2	Services available but new connections required
Ancillary Facilities	0	Nil

What do we need to do to make this site acceptable?

Construct a shed and connect to services.

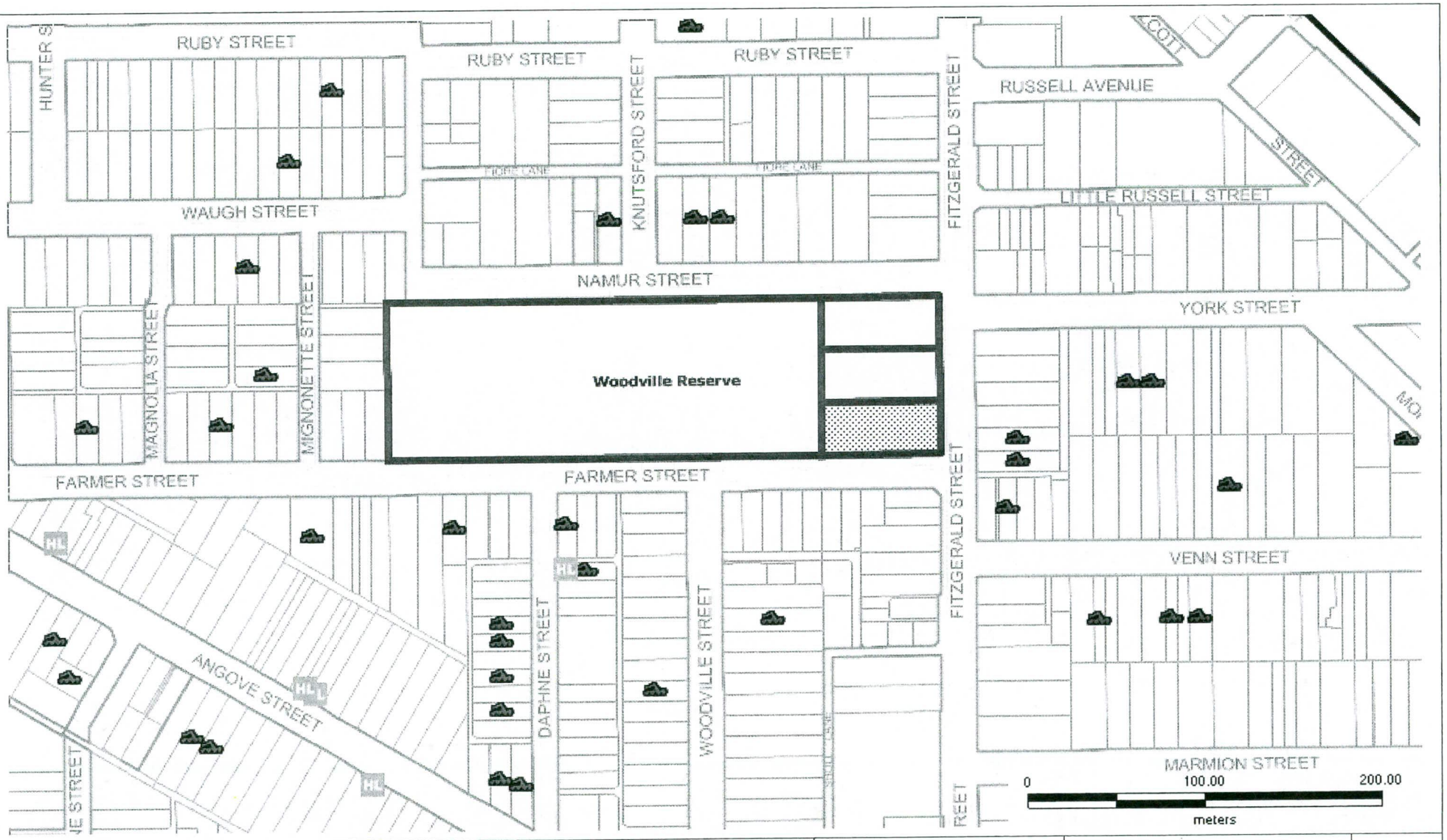
This site was identified as ideal, with the limitation being the cost and delay to construct a new building.

Estimated Time required to complete facilities and occupy site

Nominally 18 weeks minimum for planning, design, approvals and construction of new shed

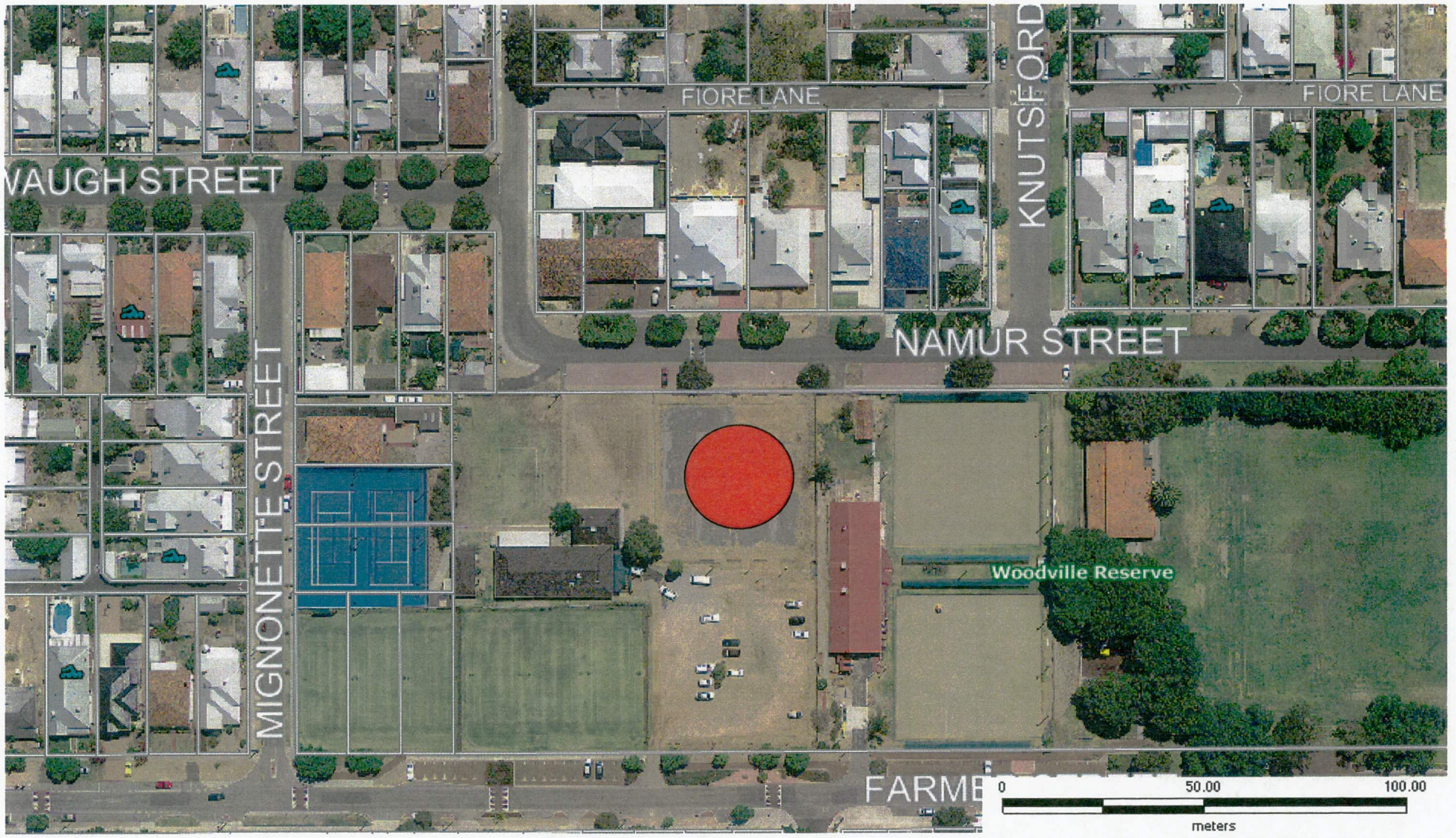
Estimated Cost of Works

In the order of $130,000 detailed indicative estimate based on assumptions



CITY OF VINCENT	The City of Vincent does not warrant the accuracy of information in this publication and any person using or relying upon such information does so on the basis that the Town of Vincent shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information.		4/07/2011 1:3208	N

Appendix 9.3.2F



CITY OF VINCENT	The City of Vincent does not warrant the accuracy of information in this publication and any person using or relying upon such information does so on the basis that the Town of Vincent shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information.		4/07/2011 1:1434	N

Appendix 9.3.2F

9.1.2 Further Report - No. 287 (Lot 100; D/P: 302371, Lot 9; D/P: 2406) Vincent Street, Leederville - Proposed Demolition of Single House and Construction of Five-Storey Mixed Use Development Consisting of Two (2) Offices, Sixteen (16) Single Bedroom Multiple Dwellings and Ten (10) Multiple Dwellings and Associated Basement Car Parking

Ward:	South	**Date:**	30 June 2011
Precinct:	Oxford Centre , P4	**File Ref:**	PRO5299; 5.2011.107.2
Attachments:	001 – Property Information Report and Development Application Plans		
Tabled Items	Plans - Coloured Perspectives		
Reporting Officers:	R Narroo, Senior Planning Officer (Statutory) H Au, Heritage Officer		
Responsible Officer:	R Boardman, Director Development Services		

FURTHER OFFICER RECOMMENDATION:

That the Council;

in accordance with the provisions of the City of Vincent Town Planning Scheme No. 1 and the Metropolitan Region Scheme, APPROVES the application submitted by JDI Projects Pty Ltd on behalf of the owner 176 Investment Pty Ltd for proposed Demolition of Single House and Construction of Five-Storey Mixed Use Development Consisting of Two (2) Offices, Sixteen (16) Single Bedroom Multiple Dwellings and Ten (10) Multiple Dwellings, and Associated Basement Car Parking, at No. 287 (Lot 100; D/P: 302371, Lot 9; D/P: 2406) Vincent Street, Leederville, and as shown on amended plans stamp-dated 24 June 2011, subject to the following conditions:

1. **Building**

   1.1 **All new external fixtures, such as television antennas (of a non-standard type), radio and other antennas, satellite dishes, external hot water heaters, air conditioners, and the like, shall not be visible from the street(s), are designed integrally with the building, and be located so as not to be visually obtrusive from Vincent Street;**

   1.2 **First obtaining the consent of the owners of No. 285 and No. 289 Vincent Street for entry onto their land, the owners of the subject land shall finish and maintain the surface of the boundary (parapet) walls facing No. 285 and No. 289 Vincent Street in a good and clean condition;**

   1.3 **Doors, windows and adjacent floor areas facing Vincent Street and the entrance to the building fronting Vincent Street, shall maintain active and interactive relationships with this street;**

   1.4 **The maximum gross floor area of the offices shall be limited to 56 square metres. Any increase in floor space or change of use of the offices shall require Planning Approval to be applied to and obtained from the City. Any change of use shall be assessed in accordance with the relevant Planning Policy including the City's Parking and Access Policy No. 3.7.1;**

   1.5 **The commercial units shall be used as offices only; and**

   1.6 **A Demolition Licence shall be obtained from the City prior to commencement of any demolition works on the site;**

2. Car Parking and Accessways

2.1 The on-site car parking area for the non-residential component shall be available for the occupiers of the residential component outside normal business hours;

2.2 The car parking area(s) on the subject land shall be sealed, drained, paved and line marked in accordance with the approved plans prior to the first occupation of the development and maintained thereafter by the owner(s)/occupier(s) to the satisfaction of the City;

2.3 The car parking area shown for the non-residential component and the visitors bays for the residential component shall be shown as 'common property' on any strata or survey strata subdivision plan for the property;

2.4 The car park shall be used only by employees, tenants, and visitors directly associated with the development; and

2.5 One (1) car parking bay shall be allocated for the offices;

3. Public Art

The owner(s), or the applicant on behalf of the owner(s), shall comply with the City's Policy No. 3.5.13 relating to Percent for Public Art and the Percent for Public Art Guidelines for Developers, including:

3.1 within twenty – eight (28) days of the issue date of this 'Approval to Commence Development', elect to either obtain approval from the City for an Artist to undertake a Public Art Project (Option 1) or pay the Cash-in-Lieu Percent for Public Art Contribution, of $43,800 (Option 2), for the equivalent value of one per cent (1%) of the estimated total cost of the development ($4,380,000); and

3.2 in conjunction with the above chosen option;

3.2.1 Option 1 –
prior to the approval and subsequent issue of a Building Licence for the development, obtain approval for the Public Art Project and associated Artist; and

prior to the first occupation of the development, install the approved public art project, and thereafter maintain the art work; OR

3.2.2 Option 2 –
prior to the approval and subsequent issue of a Building Licence for the development or prior to the due date specified in the invoice issued by the City for the payment (whichever occurs first), pay the above cash-in-lieu contribution amount;

4. Signage

All signage that does not comply with the City's Policy No. 3.5.2 relating to Signs and Advertising shall be subject to a separate Planning Application, and all signage shall be subject to a separate Sign Licence application, being submitted to and approved by the City prior to the erection of the signage;

5. **PRIOR TO THE ISSUE OF A BUILDING LICENCE, the following shall be submitted to and approved by the City:**

5.1 **Construction Management Plan**

A Construction Management Plan, detailing how the construction of the development will be managed to minimise the impact on the surrounding area, shall be submitted to and approved by the City, in accordance with the requirements of the City's Policy No. 3.5.23 relating to Construction Management Plans, and Construction Management Plan Guidelines and Construction Management Plan Application for Approval Proforma;

5.2 **Section 70 A Notification under the Transfer of Land Act**

The owner(s) shall agree in writing to a notification being lodged under section 70A of the Transfer of Land Act notifying proprietors and/or (prospective) purchasers of the property of the following:

5.2.1 **the use or enjoyment of the property may be affected by noise, traffic, car parking and other impacts associated with nearby commercial and non- residential activities; and**

5.2.2 **the City of Vincent will not issue a residential or visitor car parking permit to any owner or occupier of the residential units/or office. The on-site car parking was in accordance with the requirements of the Residential Design Codes, the City's Policy No. 3.7.1 relating to Parking and Access.**

This notification shall be lodged and registered in accordance with the Transfer of Land Act prior to the first occupation of the development;

5.3 **Landscape and Reticulation Plan**

A detailed landscape and reticulation plan for the development site and adjoining road verges shall be submitted to the City's Parks and Property Services for assessment and approval.

For the purpose of this condition, a detailed landscape and irrigation plan shall be drawn to a scale of 1:100 and show the following:

5.3.1 **the location and type of existing and proposed trees and plants;**
5.3.2 **all vegetation including lawns;**
5.3.3 **areas to be irrigated or reticulated;**
5.3.4 **proposed watering system to ensure the establishment of species and their survival during the hot and dry months; and**

5.3.5 **separate soft and hard landscaping plans (indicating details of plant species and materials to be used).**

The Council encourages landscaping methods and species selection which do not rely on reticulation.

All such works shall be undertaken prior to the first occupation of the development, and maintained thereafter by the owner(s)/occupier(s);

5.4 **Schedule of External Finishes**

A detailed schedule of external finishes (including materials and colour schemes and details);

5.5 Acoustic Report

An Acoustic Report in accordance with the City's Policy No. 3.5.21 relating to Sound Attenuation shall be prepared and submitted to the City for approval. This report shall include the car stackers and the recommended measures of the Acoustic Report shall be implemented and certification from an Acoustic Consultant that the measures have been undertaken, prior to the first occupation of the development. The applicant/owners shall submit a further report from an Acoustic Consultant six (6) months from first occupation of the development certifying that the development is continuing to comply with the measures of the subject Acoustic Report;

5.6 Refuse and Recycling Management Plan

Bin numbers, collection and stores shall meet with the City's minimum service provision;

5.7 Right of Way

Prior to the first occupation of the development, the full length and width of the adjacent right of way from the eastern boundary of No. 287 Vincent Street to the western boundary of No. 297 Vincent Street, shall be sealed and drained in accordance with the City's specification, at the full cost of the developer. A bond for the sum of $15,000 shall be paid for the upgrading of the right of way. The bond will be held until the works are completed. A written application is required for the refund of the bond;

5.8 Security Bond

A bond or bank guarantee for the sum of $2,200 shall be lodged with the City and be held until all building/development works have been completed and/or any disturbance of, or damage to, the City's infrastructure, including street verge trees, has been repaired/reinstated to the satisfaction of the City's Technical Services Division. An application for the refund of the security bond or bank guarantee must be made in writing. This bond is non-transferable;

5.9 Privacy

Revised plans shall be submitted to and approved by the City demonstrating the balconies to Units 5,6,12,13,19 and 20 on the southern elevation being screened with a permanent obscure material and be non-openable to a minimum of 1.6 metres above the respective finished floor level. A permanent obscure material does not include a self-adhesive material that is easily removed; OR prior to the issue of a Building Licence, revised plans shall be submitted demonstrating the above major openings being provided with permanent vertical screening or equivalent, preventing direct line of sight within the cone of vision to ground level of the adjoining properties in accordance with the Residential Design Codes. Alternatively, prior to the issue of a Building Licence, these revised plans are not required if the City receives written consent from the owners of No. 210 Carr Place, stating no objection to the respective proposed privacy encroachment;

5.10 Fencing

Any new street/front wall, fence and gate within the Vincent Street setback area, including along the side boundaries within these street setback areas, shall comply with the City's Policy provisions relating to Street Walls and Fences;

5.11 Stores

All stores shall comply with minimum internal area of 4 square metres and minimum dimension of 1.5 metres;

5.12 Balconies

All balconies shall comply with a minimum area of 10 square metres and minimum dimension of 2.4 metres;

5.13 Amalgamation

Prior to the issue of a Building Licence, the subject Lots 9 and 100 shall be amalgamated into one lot on Certificate of Title; OR alternatively, prior to the issue of a Building Licence the owner(s) shall enter into a legal agreement with and lodge an appropriate assurance bond/bank guarantee to the satisfaction of the City, which is secured by a caveat on the Certificate(s) of Title of the subject land, prepared by the City's solicitors or other solicitors agreed upon by the City, undertaking to amalgamate the subject land into one lot within 6 months of the issue of the subject Building Licence. All costs associated with this condition shall be borne by the applicant/owner(s); and

5.14 Underground Power

In keeping with the City's Policy 2.2.2, the domestic power lines along the Vincent Street frontage of the development shall be undergrounded at the Developer's full cost. The Developer is required to liaise with both the City and Western Power to comply with their respective requirements, prior to the issue of the Building Licence; and

5.15 Floor Level

Final plans demonstrating that the finished floor level of the ground floor being 300 millimetres above the existing crown of the adjacent road; and

6. PRIOR TO THE FIRST OCCUPATION OF THE DEVELOPMENT, the following shall be completed to the satisfaction of the City:

6.1 Residential Car Bays

Twenty (20) car bays and seven (7) car bays shall be provided for the residents and visitors respectively. The twenty-seven (27) car parking spaces provided for the residential component and visitors of the development shall be clearly marked and signposted for the exclusive use of the residents and visitors of the development;

6.2 Bicycle Parking

Three (3) bicycle bays for the visitors of the residential component plus one (1) class one or two bicycle bay for the office component shall be provided at a location convenient to the entrance, publically accessible and within the development. The bicycle facilities shall be designed in accordance with AS2890.3;

6.3 **Management Plan-Vehicular Entry Gates**

The proposed vehicular entry gates to the car parking area shall have a minimum 50 per cent visual permeability and shall be either open at all times or a plan detailing management measures for the operation of the vehicular entry gates, to ensure access is readily available for residents/visitors to the residential and commercial units at all times, shall be submitted to and approved by the City; and

6.4 **Clothes Drying Facility**

Each multiple dwelling shall be provided with a screened outdoor area for clothes drying or clothes tumbler dryer.

COUNCIL DECISION ITEM 9.1.2

Moved Cr Maier, Seconded Cr Buckels

That the recommendation be adopted.

Debate ensued.

Cr Farrell departed the Chamber at 6.31pm.

Debate ensued.

Cr Farrell returned to the Chamber at 6.32pm.

Debate ensued.

Cr Harvey entered the meeting at 6.36pm.

Debate ensued.

MOTION PUT AND LOST (3-5)

For: Cr Buckels, Cr Farrell, Cr McGrath
Against: Deputy Mayor Lake, Cr Burns, Cr Harvey, Cr Maier, Cr Topelberg

(Mayor Catania was on approved leave of absence.)

Reasons:

1. **Excessive plot ratio and bulk.**
2. **Concerns about some of the height provisions of Policy No. 3.4.8 – Multiple Dwellings.**
3. **Concerns about some of the setbacks, particularly on the east and western boundary.**

Landowner:	176 Investment Pty Ltd
Applicant:	JDI Projects Pty Ltd
Zoning:	Metropolitan Region Scheme: Urban Town Planning Scheme No. 1 (TPS 1): Residential R80
Existing Land Use:	Single House
Use Class:	Multiple Dwelling, Office Building
Use Classification:	"P", "SA"
Lot Area:	Lot 9=524 square metres Lot 100= 263 square metres Total site area= 787 square metres
Access to Right of Way	Southern side, 5 to 6 metres wide, unsealed, privately owned

The Council considered the subject application at its Ordinary Meeting held on 14 June 2011, and resolved as follows:

"That the item be DEFERRED to allow the Applicant to further consider the concerns raised by Council Members."

FURTHER REPORT:

During Public Question Time, the owner at No. 5/210 Carr Place, spoke about criteria being used to assess the application are not applicable to that location; the criteria being used are commercial; and the proposed development would impact on his privacy and would like that the development complies with the Leederville Masterplan Guidelines.

During Council Member discussion, the following issues were raised in relation to the plans proposed:

- The development should comply with the Leederville Masterplan Guidelines;
- The proposed development missed out on addressing the privacy and solar issues with respect to the rear properties; and
- Five storeys facing Vincent Street is acceptable; however, the bulk at the rear should be reduced to minimise the impact on the adjoining rear properties.

The applicant has submitted amended plans which detail the following changes:

- The fourth storey (Level 4) is setback further from the rear boundary (shown clouded). The main building and balconies will be setback 8.9 metres to 11.3 metres and 8.9 metres to the rear boundary respectively.
- The number of dwellings have changed from twenty, single bedroom multiple dwellings and eight multiple dwellings, to sixteen, single bedroom multiple dwellings and ten multiple dwellings.
- The proposed setback for the fourth floor has resulted in a decrease in the area of overshadowing to the southern properties.

COMPLIANCE:

NON-COMPLIANT REQUIREMENTS		
REQUIREMENTS	**REQUIRED**	**PROPOSED**
Density:	R 120= 13.25 multiple dwellings (as per Leederville Masterplan Guidelines)	R ~~271~~ 262= ~~20~~ 16 single multiple dwellings and ~~8~~ 10 multiple dwellings
Officer Comments:		
Supported- It is noted that whilst the Leederville Masterplan Built Form Guidelines specify the density, the new R-Codes (2010) does not consider density as a criteria for assessing an application for a mixed use development. In light of the changes in the R-Codes, the Leederville Masterplan is being reviewed to reflect these changes. Accordingly, density is not considered a criteria for this application.		
Plot Ratio:	As per the Leederville Masterplan Built Form Guidelines, the plot ratio is 1.5. 1.5= 1181 square metres	 ~~2.0~~ 1.93 =~~1592~~ 1519 square metres
Officer Comments:		
Supported- Refer to "Comments" below.		
Front Setback: Vincent Street Second, Third, Fourth and Fifth Floors	 7 metres	 6 metres to 7 metres
Officer Comments:		
Supported - The variations will not have an impact on the streetscape as the main building line is setback 7 metres from Vincent Street.		

NON-COMPLIANT REQUIREMENTS		
REQUIREMENTS	**REQUIRED**	**PROPOSED**
Building Setback:		
Ground Floor	6 metres (Interface Policy)	1 metre to 2.4 metres
Rear (South)	4 metres	Nil
Side (West and East)		
First, Second, Third and ~~Fourth~~ Floors	4 metres	Nil to 1.5 metres
West	4 metres	Nil to 2.8 metres
East	4 metres	2.1 metres to 4.5 metres
Rear		
Fourth Floor	4 metres	Nil to 1.5 metres
West	4 metres	Nil to 2.8 metres
East	4 metres	~~2.1 metres to 4.5 metres~~ 6.5 metres to 11.3 metres
Rear		
Officer Comments:		
Supported- The site is located within the transitional zone between commercial and residential land uses. In the commercial zone, buildings with nil setbacks are permitted and accordingly, it is considered nil setbacks in the transitional zone will contribute to the desired built form visualised in the Leederville Masterplan area. Moreover, the boundary walls on the eastern and western sides are staggered and do not occupy the whole length of the boundaries. They will not overshadow the adjoining eastern and western adjoining properties, and will not contribute to overlooking of these properties. Given the front setbacks (4 metres to seven metres), the rear setbacks, existing right of way at the rear of the property, and the staggered boundary walls, the variations will not have an undue impact in terms of ventilation and bulk on the adjoining and surrounding properties.		
Boundary Wall:	Maximum Height= 7 metres Average Height= 6 metres Two-thirds of the length of the boundary Eastern boundary wall length=29.9 metres Western boundary wall length= 28.2 metres	Eastern Boundary Maximum Height= 15 metres Average Height= 15 metres Length= 34.4 metres Western boundary Maximum Height= 15 metres Average Height= 15 metres Western boundary-length= 34.4 metres
Officer Comments:		
Supported- The site is located within the transitional zone between commercial and residential land uses. In the commercial zone, buildings with nil setbacks are permitted and accordingly, it is considered nil setbacks in the transitional zone will contribute to the desired built form visualised in the Leederville Masterplan area. Moreover, the boundary walls on the eastern and western sides are staggered and do not occupy the whole length of the boundaries. They will not overshadow the adjoining eastern and western adjoining properties, and will not contribute to overlooking these properties. Given the front setbacks (4 metres to seven metres), the rear setbacks, existing right of way at the rear of the property, and the staggered boundary walls, the variations will not have an undue impact in terms of ventilation and bulk on the adjoining surrounding properties.		

NON-COMPLIANT REQUIREMENTS		
REQUIREMENTS	**REQUIRED**	**PROPOSED**
Number of Storeys:	4 Storeys as per the Leederville Masterplan Guidelines 5 Storeys within the site as per the City's Multiple Dwellings Policy No. 3.4.8	5 storeys and basement car parking
Officer Comments:		
Supported- The Leederville Masterplan Built Form Guidelines specify that for a land area between 500 square metres to 1500 square metres, 4 storeys can be supported. However, the City's Multiple Dwellings Policy No. 3.4.8 recommends that 5 storeys within the site are permitted. Therefore, this proposal is consistent with the Multiple Dwellings Policy No. 3.4.8. It is accordingly considered that five storeys will not have any undue visual impact on the surrounding locality. Refer to "Comments" below.		
Vehicular Access:	Vehicular access from right of way	Vehicular access from Vincent Street
Officer Comments:		
Supported- If in the future developments occur along Vincent Street, the existing right of way will not be able to accommodate the load of traffic generated. Therefore, access from Vincent Street will contribute to minimising the impact on the right of way. Moreover, the existing developments along Vincent Street have their primary access from Vincent Street and, therefore, the proposed access will not impact on the streetscape.		
Solar Access:	Adjoining sites are not adversely affected by solar access	Overshadowing to the rear (southern) sites.
Supported- In the new R-Codes, there is no Acceptable Development standard for solar access for adjoining properties coded R80 and above. The R-Codes specify that in codings R80 and above, "*it is anticipated that some overshadowing will occur however, the building design can ensure that solar access on adjoining sites and within the development are not adversely affected.*" Given the site is north-west oriented, the southern sites which will be impacted by the overshadowing are No. 210 and No. 212 Carr Place. As shown on the overshadowing diagram, No. 212 Carr Place will be mostly impacted by the overshadowing; No. 210 Carr Place will be overshadowed a relatively small part. No objection was received from the owner of No. 212 Carr Place with regard to overshadowing. As per the Leederville Masterplan Built Form Guidelines, No. 210 Carr Place can be developed to four storeys. The objective of the Carr Place Residential Precinct is to increase density in the Precinct which will result in buildings of 3 storeys to 8 storeys in the area. Therefore, given the sizes of the lots and the heights being proposed for the Carr Place Residential Precinct, it is anticipated that some overshadowing will occur. In this instance, the owner of No. 212 Carr Place did not object to the overshadowing and a relatively small part (area of overshadowing= 57.5 square metres, percentage of overshadowing= 5.5 per cent) of No. 210 Carr Place will be overshadowed; therefore, the variation to overshadowing is supported.		
Stores:	Minimum width of 1.5 metres and minimum internal area of 4 square metres	Width= 1.4 metres Internal area= 3.64 square metres
Officer Comments:		
Not supported- If this application is supported, the applicant will be required to comply with internal area and dimension.		
Privacy:	Balcony = 7.5 metres	Units 5,12,19,~~26~~ = 4.5 metres to southern boundary Units 6, 13, 20, ~~27~~ = 6 metres to southern boundary.
Officer Comments:		
Not supported- If this application is supported, the applicant will be required to screen the balconies.		

NON-COMPLIANT REQUIREMENTS		
REQUIREMENTS	**REQUIRED**	**PROPOSED**
Balconies:	Minimum area of 10 square metres and a minimum dimension of 2.4 metres	Area of 8 square metres and a minimum dimension of 2 metres.
Officer Comments:		
Not supported- If this application is supported, the applicant will be required to comply with the required internal area and minimum dimension.		
Dwelling Size:	Minimum 20 per cent 1 bedroom dwellings, up to a maximum of 50 per cent of the development and minimum of 40 per cent 2 bedroom dwellings	A maximum of 61 per cent for 1 bedroom dwellings 38 per cent 2 bedroom dwellings
Officer Comments:		
Supported-It is considered that the proposal provides diversity in dwelling type which ensures that a range of housing types and sizes are provided in this area.		

The above Officer Comments are provided pursuant to Clause 38(5) of Town Planning Scheme No. 1

Car Parking

The car parking required is calculated as per the R-Codes 2010.

Car Parking	
Small Multiple Dwelling (75 square metres)- 0.75 bay per dwelling= ~~18~~ 16.5 car bays Medium Multiple Dwelling (75-110 square metres)-1 bay per dwelling= 4 car bays Visitors= 0.25 per dwelling= ~~7~~ 6.5 car bays Total= ~~29~~ 27 car bays	~~29~~ 27 car bays
Total car bays provided	30 car bays
Surplus	**~~1~~ 3 car bays**

In total ~~29~~ 27 car bays will be required for the residential component. Overall, the number of car parking bays provided for the development is 30 car bays. Therefore, for the commercial component, ~~one~~ three car bays will be available.

Car Parking	
Car parking requirement (nearest whole number). • Office (1 car bay per 50 square metres gross office floor area) Proposed 56 square metres = 1.12 car bays Total car bays required = 1 car bay	1 car bay
Apply the parking adjustment factors. • 0.85 (within 800 metres of a rail station) • 0.85 (within 400 metres of a bus stop) • 0.85 (within 400 metres of public car park in excess of a total of 75 car parking spaces) • 0.80 (development contains mix of uses, where at least 45 percent of the gross floor area is residential)	(0.4913) 0.4913 car bay
Minus the car parking provided on-site	~~1~~ 3 car bay
Minus the most recently approved on-site car parking shortfall	Nil
Surplus	**~~0.5087~~ 2.5087 car bays**

Bicycle Parking		
Bicycle Parking:	Offices- 1 space per 200 (proposed 56) square metres (class 1 or 2)= 0.28 bicycle bay= Nil bay Residential component (as per the R-Codes- 1 bicycle space to each 3 dwellings for residents and 1 bicycle space to each 10 dwellings for visitors): ~~Nine~~ Eight bicycle bays for the residents and two bicycle bays for the visitors.	Bike racks are shown on the plan for 14 bicycle bays.

COMMENTS:

It is considered that the amended plans have aimed to address the concerns raised by Council Members.

In view of the above, the application is recommended for approval and the Officer Recommendation remains the same, except for clauses 2.3 and 6.2 as requested. At the last Ordinary Meeting of Council held on 14 June 2011.

The following is a verbatim copy of the Minutes of the Item placed before the Council at its Ordinary Meeting held on 14 June 2011.

OFFICER RECOMMENDATION:

That the Council;

in accordance with the provisions of the Town of Vincent Town Planning Scheme No. 1 and the Metropolitan Region Scheme, APPROVES the application submitted by JDI Projects Pty Ltd on behalf of the owner 176 Investment Pty Ltd for proposed Demolition of Single House and Construction of Five-Storey Mixed Use Development Consisting of Two (2) Offices, Twenty (20) Single Bedroom Multiple Dwellings and Eight (8) Multiple Dwellings, and Associated Basement Car Parking, at No. 287 (Lot 100; D/P: 302371, Lot 9; D/P: 2406) Vincent Street, Leederville, and as shown on amended plans stamp-dated 27 May 2011, subject to the following conditions:

(i) Building

(a) all new external fixtures, such as television antennas (of a non-standard type), radio and other antennas, satellite dishes, external hot water heaters, air conditioners, and the like, shall not be visible from the street(s), are designed integrally with the building, and be located so as not to be visually obtrusive from Vincent Street;

(b) first obtaining the consent of the owners of No. 285 and No. 289 Vincent Street for entry onto their land, the owners of the subject land shall finish and maintain the surface of the boundary (parapet) walls facing No. 285 and No. 289 Vincent Street in a good and clean condition;

(c) doors, windows and adjacent floor areas facing Vincent Street and the entrance to the building fronting Vincent Street, shall maintain active and interactive relationships with this street;

(d) the maximum gross floor area of the offices shall be limited to 56 square metres. Any increase in floor space or change of use of the offices shall require Planning Approval to be applied to and obtained from the Town. Any change of use shall be assessed in accordance with the relevant Planning Policy including the Town's Parking and Access Policy No. 3.7.1;

(e) the commercial units shall be used as offices only; and

(f) a Demolition Licence shall be obtained from the Town prior to commencement of any demolition works on the site;

(ii) Car Parking and Accessways

(a) the on-site car parking area for the non-residential component shall be available for the occupiers of the residential component outside normal business hours;

(b) the car parking area(s) on the subject land shall be sealed, drained, paved and line marked in accordance with the approved plans prior to the first occupation of the development and maintained thereafter by the owner(s)/occupier(s) to the satisfaction of the Town;

(c) the car parking area shown for the non-residential component and the visitors bays for the residential component shall be shown as 'common property' on any strata or survey strata subdivision plan for the property;

(d) the car park shall be used only by employees, tenants, and visitors directly associated with the development; and

(e) one (1) car parking bay being allocated for the offices;

(iii) Public Art

The owner(s), or the applicant on behalf of the owner(s), shall comply with the Town's Policy No. 3.5.13 relating to Percent for Public Art and the Percent for Public Art Guidelines for Developers, including:

(a) within twenty – eight (28) days of the issue date of this 'Approval to Commence Development', elect to either obtain approval from the Town for an Artist to undertake a Public Art Project (Option 1) or pay the Cash-in-Lieu Percent for Public Art Contribution, of $43,800 (Option 2), for the equivalent value of one per cent (1%) of the estimated total cost of the development ($4,380,000); and

(b) in conjunction with the above chosen option;

(1) Option 1 –
prior to the approval and subsequent issue of a Building Licence for the development, obtain approval for the Public Art Project and associated Artist; and

prior to the first occupation of the development, install the approved public art project, and thereafter maintain the art work; OR

(2) Option 2 –
prior to the approval and subsequent issue of a Building Licence for the development or prior to the due date specified in the invoice issued by the Town for the payment (whichever occurs first), pay the above cash-in-lieu contribution amount;

(iv) Signage

All signage that does not comply with the Town's Policy No. 3.5.2 relating to Signs and Advertising shall be subject to a separate Planning Application, and all signage shall be subject to a separate Sign Licence application, being submitted to and approved by the Town prior to the erection of the signage;

(v) PRIOR TO THE ISSUE OF A BUILDING LICENCE, the following shall be submitted to and approved by the Town:

(a) Construction Management Plan

A Construction Management Plan, detailing how the construction of the development will be managed to minimise the impact on the surrounding area, shall be submitted to and approved by the Town, in accordance with the requirements of the Town's Policy No. 3.5.23 relating to Construction Management Plans, and Construction Management Plan Guidelines and Construction Management Plan Application for Approval Proforma;

(b) Section 70 A Notification under the Transfer of Land Act

The owner(s) shall agree in writing to a notification being lodged under section 70A of the Transfer of Land Act notifying proprietors and/or (prospective) purchasers of the property of the following:

(1) the use or enjoyment of the property may be affected by noise, traffic, car parking and other impacts associated with nearby commercial and non- residential activities; and

(2) the Town of Vincent will not issue a residential or visitor car parking permit to any owner or occupier of the residential units/or office. This is because at the time the planning application for the development was submitted to the Town, the developer claimed that the on-site parking provided would adequately meet the current and future parking demands of the development.

This notification shall be lodged and registered in accordance with the Transfer of Land Act prior to the first occupation of the development;

(c) Landscape and Reticulation Plan

A detailed landscape and reticulation plan for the development site and adjoining road verges shall be submitted to the Town's Parks and Property Services for assessment and approval.

For the purpose of this condition, a detailed landscape and irrigation plan shall be drawn to a scale of 1:100 and show the following:

(1) the location and type of existing and proposed trees and plants;
(2) all vegetation including lawns;
(3) areas to be irrigated or reticulated;
(4) proposed watering system to ensure the establishment of species and their survival during the hot and dry months; and
(5) separate soft and hard landscaping plans (indicating details of plant species and materials to be used).

The Council encourages landscaping methods and species selection which do not rely on reticulation.

All such works shall be undertaken prior to the first occupation of the development, and maintained thereafter by the owner(s)/occupier(s);

(d) Schedule of External Finishes

A detailed schedule of external finishes (including materials and colour schemes and details);

(e) *Acoustic Report*

An Acoustic Report in accordance with the Town's Policy No. 3.5.21 relating to Sound Attenuation shall be prepared and submitted to the Town for approval. This report shall include the car stackers and the recommended measures of the Acoustic Report shall be implemented and certification from an Acoustic Consultant that the measures have been undertaken, prior to the first occupation of the development. The applicant/owners shall submit a further report from an Acoustic Consultant six (6) months from first occupation of the development certifying that the development is continuing to comply with the measures of the subject Acoustic Report;

(f) *Refuse and Recycling Management Plan*

Bin numbers, collection and stores shall meet with the Town's minimum service provision;

(g) *Right of Way*

Prior to the first occupation of the development, the full length and width of the adjacent right of way from the eastern boundary of No. 287 Vincent Street to the western boundary of No. 297 Vincent Street, shall be sealed and drained in accordance with the Town's specification, at the full cost of the developer. A bond for the sum of $15,000 is to be paid for the upgrading of the right of way. The bond will be held until the works are completed. A written application is required for the refund of the bond;

(h) *Security Bond*

A bond or bank guarantee for the sum of $2,200 shall be lodged with the Town and be held until all building/development works have been completed. It will be held until all building/development works have been completed and/or any disturbance of, or damage to, the Town's infrastructure, including street verge trees, has been repaired/reinstated to the satisfaction of the Town's Technical Services Division. An application for the refund of the security bond or bank guarantee must be made in writing. This bond is non-transferable;

(i) *Privacy*

Revised plans shall be submitted to and approved by the Town demonstrating the balconies to Units 5,6,12,13,19,20,26 and 27 on the southern elevation being screened with a permanent obscure material and be non-openable to a minimum of 1.6 metres above the respective finished floor level. A permanent obscure material does not include a self-adhesive material that is easily removed; OR prior to the issue of a Building Licence, revised plans shall be submitted demonstrating the above major openings being provided with permanent vertical screening or equivalent, preventing direct line of sight within the cone of vision to ground level of the adjoining properties in accordance with the Residential Design Codes. Alternatively, prior to the issue of a Building Licence, these revised plans are not required if the Town receives written consent from the owners of No. 210 Carr Place, stating no objection to the respective proposed privacy encroachment;

(j) *Fencing*

Any new street/front wall, fence and gate within the Vincent Street setback area, including along the side boundaries within these street setback areas, shall comply with the Town's Policy provisions relating to Street Walls and Fences;

(k) *Stores*

All stores shall comply with minimum internal area of 4 square metres and minimum dimension of 1.5 metres;

(l) *Balconies*

All balconies shall comply with a minimum area of 10 square metres and minimum dimension of 2.4 metres;

(m) *Amalgamation*

Prior to the issue of a Building Licence, the subject Lots 9 and 100 shall be amalgamated into one lot on Certificate of Title; OR alternatively, prior to the issue of a Building Licence the owner(s) shall enter into a legal agreement with and lodge an appropriate assurance bond/bank guarantee to the satisfaction of the Town, which is secured by a caveat on the Certificate(s) of Title of the subject land, prepared by the Town's solicitors or other solicitors agreed upon by the Town, undertaking to amalgamate the subject land into one lot within 6 months of the issue of the subject Building Licence. All costs associated with this condition shall be borne by the applicant/owner(s); and

(n) *Underground Power*

In keeping with the Town's Policy 2.2.2, the domestic power lines along the Vincent Street frontage of the development shall be undergrounded at the Developer's full cost. The Developer is required to liaise with both the Town and Western Power to comply with their respective requirements, prior to the issue of the Building Licence; and

(o) *Floor Level*

Final plans demonstrating that the finished floor level of the ground floor being 300 mm above the existing crown of the adjacent road; and

(vi) *PRIOR TO THE FIRST OCCUPATION OF THE DEVELOPMENT, the following shall be completed to the satisfaction of the Town:*

(a) *Residential Car Bays*

Twenty-two (22) car bays and seven (7) car bays are to be provided for the residents and visitors respectively. The twenty-nine (29) car parking spaces provided for the residential component and visitors of the development shall be clearly marked and signposted for the exclusive use of the residents and visitors of the development;

(b) *Bicycle Parking*

The bicycle facilities shall be designed in accordance with AS2890.3;

(c) *Management Plan-Vehicular Entry Gates*

The proposed vehicular entry gates to the car parking area shall have a minimum 50 per cent visual permeability and shall be either open at all times or a plan detailing management measures for the operation of the vehicular entry gates, to ensure access is readily available for residents/visitors to the residential and commercial units at all times, shall be submitted to and approved by the Town; and

(d) *Clothes Drying Facility*

Each multiple dwelling shall be provided with a screened outdoor area for clothes drying or clothes tumbler dryer.

COUNCIL DECISION ITEM 9.1.8

Moved Cr Maier, Seconded Cr Buckels

That the recommendation be adopted.

Debate ensued.

AMENDMENT

Moved Cr McGrath, Seconded Cr Buckels

That clause (vi)(b) be amended to read as follows:

"(vi)(b) Bicycle Parking

Three (3) bicycle bays for the visitors of the residential component plus one (1) class one or two bicycle bay for the office component, shall be provided at a location convenient to the entrance, publically accessible and within the development. The bicycle facilities shall be designed in accordance with AS2890.3;"

AMENDMENT PUT AND CARRIED UNANIMOUSLY (7-0)

(Cr Farrell had not yet arrived to the meeting. Cr Burns was an apology for the meeting.)

Debate ensued.

Cr Farrell entered the Chamber at 7.24pm.

Debate ensued.

PROCEDURAL MOTION

Moved Cr McGrath, Seconded Cr Topelberg

That the item be DEFERRED to allow the Applicant to further consider the concerns raised by Council Members.

PROCEDURAL MOTION PUT AND CARRIED (7-1)

For: *Mayor Catania, Cr Buckels, Cr Farrell, Cr Harvey, Cr McGrath, Cr Maier, Cr Topelberg*
Against: *Cr Lake*

(Cr Burns was an apology for the meeting.)

Landowner:	*176 Investment Pty Ltd*
Applicant:	*JDI Projects Pty Ltd*
Zoning:	*Metropolitan Region Scheme: Urban* *Town Planning Scheme No. 1 (TPS 1): Residential R80*
Existing Land Use:	*Single House*
Use Class:	*Multiple Dwelling, Office Building*
Use Classification:	*"P", "SA"*
Lot Area:	*Lot 9=524 square metres Lot 100= 263 square metres* *Total site area= 787 square metres*
Access to Right of Way	*Southern side, 5 to 6 metres wide, unsealed, privately owned*

PURPOSE OF REPORT:

This proposal requires referral to the Council for determination given it cannot be considered under Delegated Authority.

BACKGROUND:

No specific background directly relates to the proposal.

DETAILS:

The applicant initially submitted an application for the demolition of the existing single house and construction of a six-storey mixed use development consisting of two offices, twenty single bedroom multiple dwellings and ten multiple dwellings and associated basement car parking. Following concerns from the adjoining neighbours and the Town, the applicant submitted amended plans for a five storey development.

The amended proposal involves the demolition of the existing single house and construction of a five-storey mixed use development consisting of two (2) offices, twenty (20) single bedroom multiple dwellings and eight (8) multiple dwellings and associated basement car parking.

The site is located within the Carr Place Residential Precinct of the Leederville Town Centre Masterplan. It forms part of the Transitional Zone as outlined in the Leederville Masterplan Design Guidelines.

COMPLIANCE:

NON-COMPLIANT REQUIREMENTS		
REQUIREMENTS	*REQUIRED*	*PROPOSED*
Density:	*R 120= 13.25 multiple dwellings dwellings (as per Leederville Masterplan Guidelines)*	*R 271= 20 single multiple dwellings and 8 multiple dwellings*
Officer Comments:		
Supported- It is noted that whilst the Leederville Masterplan Built Form Guidelines specify the density, the new R-Codes (2010) does not consider density as a criteria for assessing an application for a mixed use development. In light of the changes in the R-Codes, the Leederville Masterplan is being reviewed to reflect these changes. Accordingly, density is not a criteria for this application.		
Plot Ratio:	*As per the Leederville Masterplan Built Form Guidelines, the plot ratio is 1.5.* *1.5= 1181 square metres*	*2.0=1592 square metres*
Officer Comments:		
Supported- Refer to "Comments" below.		
Front Setback: Vincent Street *Second, Third, Fourth and Fifth Floors*	*7 metres*	*6 metres to 7 metres*
Officer Comments:		
Supported - The variations will not have an impact on the streetscape as the main building line is setback 7 metres from Vincent Street.		
Building Setbacks: *Ground Floor* *Rear (South)*	*6 metres (Interface Policy)*	*1 metre to 2.4 metres*

NON-COMPLIANT REQUIREMENTS		
REQUIREMENTS	*REQUIRED*	*PROPOSED*
Side (West and East) *First, Second, Third and Fourth Floors* *West* *East* *Rear*	*4 metres* *4 metres* *4 metres* *4 metres*	*Nil* *Nil to 1.5 metres* *Nil to 2.8 metres* *2.1 metres to 4.5 metres*
Officer Comments:		
Supported- The site is located within the transitional zone between commercial and residential land uses. In the commercial zone, buildings with nil setbacks are permitted and accordingly, it is considered nil setbacks in the transitional zone will contribute to the desired built form visualised in the Leederville Masterplan area. Moreover, the boundary walls on the east and western sides are staggered and do not occupy the whole length of the boundaries. They will not overshadow the adjoining eastern and western adjoining properties, and will not contribute to overlooking of these properties. Given the front setbacks (4 metres to seven metres), the rear setbacks, existing right of way at the rear of the property, and the staggered boundary walls, the variations will not have an undue impact in terms of ventilation and bulk on the adjoining and surrounding properties.		
Boundary Wall	*Maximum Height= 7 metres* *Average Height= 6 metres* *Two-thirds of the length of the boundary* *Eastern boundary wall length=29.9 metres* *Western boundary wall length= 28.2 metres*	*Eastern Boundary* *Maximum Height= 15 metres* *Average Height= 15 metres* *Length= 34.4 metres* *Western boundary* *Maximum Height= 15 metres* *Average Height= 15 metres* *Western boundary-length= 34.4 metres*
Officer Comments:		
Supported- The site is located within the transitional zone between commercial and residential land uses. In the commercial zone, buildings with nil setbacks are permitted and accordingly, it is considered nil setbacks in the transitional zone will contribute to the desired built form visualised in the Leederville Masterplan area. Moreover, the boundary walls on the east and western sides are staggered and do not occupy the whole length of the boundaries. They will not overshadow the adjoining eastern and western adjoining properties, and will not contribute to overlooking these properties. Given the front setbacks (4 metres to seven metres), the rear setbacks, existing right of way at the rear of the property, and the staggered boundary walls, the variations will not have an undue impact in terms of ventilation and bulk on the adjoining surrounding properties.		
Number of Storeys	*4 Storeys as per the Leederville Masterplan Guidelines* *5 Storeys within the site as per the Town's Multiple Dwellings Policy No. 3.4.8*	*5 storeys and basement car parking*
Officer Comments:		
Supported- The Leederville Masterplan Built Form Guidelines specify that for a land area between 500 square metres to 1500 square metres, 4 storeys can be supported. However, the Town's Multiple Dwellings Policy No. 3.4.8 recommends that 5 storeys within the site are permitted. Therefore, this proposal is consistent with the Multiple Dwellings Policy No. 3.4.8. It is accordingly considered that five storeys will not have any undue visual impact on the surrounding locality. Refer to "Comments" below.		

NON-COMPLIANT REQUIREMENTS		
REQUIREMENTS	REQUIRED	PROPOSED
Vehicular Access	Vehicular access from right of way	Vehicular access from Vincent Street
Officer Comments:		
Supported- If in the future developments occur along Vincent Street, the existing right of way will not be able to accommodate the load of traffic generated. Therefore, access from Vincent Street will contribute to minimising the impact on the right of way. Moreover, the existing developments along Vincent Street have their primary access from Vincent Street and, therefore, the proposed access will not impact on the streetscape.		
Solar Access	Adjoining sites are not adversely affected by solar access	Overshadowing to the rear (southern) sites.
Supported- In the new R-Codes, there is no Acceptable Development standard for solar access for adjoining properties coded R80 and above. The R-Codes specify that in codings R80 and above, "it is anticipated that some overshadowing will occur however, the building design can ensure that solar access on adjoining sites and within the development are not adversely affected." Given the site is north-west oriented, the southern sites which will be impacted by the overshadowing are No. 210 and No. 212 Carr Place. As shown on the overshadowing diagram, No. 212 Carr Place will be mostly impacted by the overshadowing; No. 210 Carr Place will be overshadowed a relatively small part. No objection was received from the owner of No. 212 Carr Place with regard to overshadowing. As per the Leederville Masterplan Built Form Guidelines, No. 210 Carr Place can be developed to four storeys. The objective of the Carr Place Residential Precinct is to increase density in the Precinct which will result in buildings of 3 storeys to 8 storeys in the area. Therefore, given the sizes of the lots and the heights being proposed for the Carr Place Residential Precinct, it is anticipated that some overshadowing will occur. In this instance, the owner of No. 212 Carr Place did not object to the overshadowing and a relatively small part of No. 210 Carr Place will be overshadowed; therefore, the variation to overshadowing is supported.		
Stores	Minimum width of 1.5 metres and minimum internal area of 4 square metres	Width= 1.4 metres Internal area= 3.64 square metres
Officer Comments:		
Not supported- If this application is supported, the applicant will be required to comply with internal area and dimension.		
Privacy	Balcony = 7.5 metres	Units 5,12,19,26 = 4.5 metres to southern boundary Units 6, 13, 20, 27 = 6 metres to southern boundary.
Officer Comments:		
Not supported- If this application is supported, the applicant will be required to screen the balconies.		
Balconies	Minimum area of 10 square metres and a minimum dimension of 2.4 metres	Area of 8 square metres and a minimum dimension of 2 metres.
Officer Comments:		
Not supported- If this application is supported, the applicant will be required to comply with the required internal area and minimum dimension.		

NON-COMPLIANT REQUIREMENTS		
REQUIREMENTS	REQUIRED	PROPOSED
Dwelling Size	Minimum 20 per cent 1 bedroom dwellings, up to a maximum of 50 per cent of the development and minimum of 40 per cent 2 bedroom dwellings	A maximum of 52 per cent for 1 bedroom 21 per cent 2 bedroom dwellings
Officer Comments:		
Supported-It is considered that the proposal provides diversity in dwelling type which ensures that a range of housing types and sizes are provided in this area.		

The above Officer Comments are provided pursuant to Clause 38(5) of Town Planning Scheme No. 1

Consultation Submissions		
Item	Comments Received	Officer Comments
Support (1)	Nil	Noted.
Objections (10)	Density The proposed density exceeds both the current zoning and the master plan zoning which will have a detrimental impact on the surrounding area.	Not Supported- Refer to "Assessment Table".
	Building Setbacks The variations to the setbacks are related to the increase in the density proposed which will have a negative impact on the amenity of the surrounding area.	Not supported-Refer to "Assessment Table"
	Number of Storeys A six storey building will be out of character with the surrounding area. A 3 to 4 storeys building will blend with the character of the area and is as per the Leederville Master Plan.	Not Supported- Refer to "Comments" below.
	Privacy Loss of privacy will impact on people private life, mental health and outlook.	Supported- If this application is supported, the applicant will be required to erect screens so as to prevent any overlooking.
	Car Parking Supporting a shortfall in parking will be completely in contradiction to the efforts of the Town to make parking more accessible and available to residents.	Not supported- The proposal complies with the parking requirements as shown in the Car Parking Assessment Table.

Consultation Submissions		
Item	Comments Received	Officer Comments
	Cycle Parking The Town is promoting cycling as an alternative means of transport. However, if new developments do not provide the required cycle parking, then cycling as an alternative means of transport will fail.	Not supported- The proposal complies with the bays required as shown in the Bicycle Parking Assessment Table.
	Solar Access "The proposed height and setbacks, which are outside the zoning guidelines mean that less sun will be available to residents behind the development lot. There has been no evidence provided that clarifies how much sun, if any, will reach the properties behind the development lot and whether this will remove all possibility of using solar."	Not supported- Refer to Assessment Table.
	Stores Non compliance with the number of stores will impact surrounding area. The future residents will use their balconies as storage which will create an eyesore.	Not supported- The applicant has submitted amended plans to comply with the required number of stores.
	Right of Way-objection in part No objection to the proposed density, height or plot ratio as the property is located so close to the Leederville Town Centre and Leederville Train Station. However, should use the right of way as access point and not from Vincent Street. Access from Vincent is in contradiction to Western Australian Planning Commission Policy Development Control 5.2. Vehicular traffic is an ongoing issue. "I am somewhat baffled as to the Town's decision to allow the right of way to end one property to the west of the north-south laneway between Carr Place and Vincent Street (as shown in the Leederville Masterplan Built Form Guidelines-page 42). Surely it would create a better planning outcome to achieve connection of these two accessways and go some way to improving access for the 32 cars accessing the proposed development at number 287." The proposed bicycle rack is located on the right of way which will block access to No. 285 Vincent Street.	Not supported in part. Refer to Assessment Table. Moreover, it is noted that the north-south laneways, indicated on page 42 of the Leederville Town Centre Masterplan and Built Form Guidelines, are not considered paramount to the success of the Leederville Masterplan, and have therefore only been shown indicatively. The widening of the existing right of way however, depicted by number '2' on page 42 of the Leederville Town Centre Masterplan and Built Form Guidelines, is supported by the Town, as this will improve safety and access for existing properties and future developments. In light of the above, the termination of the right of way corresponds with the transition from the 'transition zone', as depicted by the hatched area on the map, to the residential-only zone. Supported-The applicant has submitted amended plans showing no building within the right of way.

Consultation Submissions		
Item	*Comments Received*	*Officer Comments*
	Structural Damage *The proposed development may cause structural damage to the surrounding properties during construction.*	*Not supported- If this application is supported, as part of the Building Licence, the applicant will be required to submit a Construction Management Plan to be approved by the Town. The Construction Management Plan will address the issue of any potential damage to existing surrounding buildings.*
	Traffic Impact *The proposed car bays accessing/egressing from Vincent Street will further impact on the existing traffic congestion along Vincent Street.*	*Not supported- The Town's Technical Services consider that the development will not have an impact on the traffic along Vincent Street.*
	Design Guidelines *The proposal should comply with the Town's guidelines and no variations should be supported.*	*Not supported- The Town's Town Planning Scheme and Residential Design Codes allows for variations, subject to the Town being satisfied that there will be no impact on the amenity of the adjoining neighbours.*
Advertising	*Advertising for a period of 21 days was carried out as per the Town's Policy No. 4.1.5 – relating to Community Consultation*	

Car Parking

The car parking required is calculated as per the R-Codes 2010.

Car Parking	
Small Multiple Dwelling (75 square metres)- 0.75 bay per dwelling= 18 car bays *Medium Multiple Dwelling (75-110 square metres)-1 bay per dwelling= 4 car bays* *Visitors= 0.25 per dwelling= 7 car bays* *Total= 29 car bays*	*29 car bays*
Total car bays provided	*30 car bays*
Surplus	***1 car bay***

In total 29 car bays will be required for the residential component. Overall, the number of car parking bays provided for the development is 30 car bays. Therefore, for the commercial component, one car bay will be available.

Car Parking	
Car parking requirement (nearest whole number). • *Office (1 car bay per 50 square metres gross office floor area)* *Proposed 56 square metres = 1.12 car bays* *Total car bays required = 1 car bay*	*1 car bay*

Car Parking	
Apply the parking adjustment factors. • *0.85 (within 800 metres of a rail station)* • *0.85 (within 400 metres of a bus stop)* • *0.85 (within 400 metres of public car park in excess of a total of 75 car parking spaces)* • *0.8 (development contains mix of uses, where at least 45 percent of the gross floor area is residential)*	*(0.4913)* *0.4913 car bay*
Minus the car parking provided on-site	*1 car bay*
Minus the most recently approved on-site car parking shortfall	*Nil*
Surplus	***0.5087 car bays***

Bicycle Parking		
Bicycle Parking	*Offices- 1 space per 200 (proposed 56) square metres (class 1 or 2)= 0.28 bicycle bay= Nil bay* *Residential component (as per the R-Codes- 1 bicycle space to each 3 dwellings for residents and 1 bicycle space to each 10 dwellings for visitors):* *Nine bicycle bays for the residents and two bicycle bays for the visitors.*	*Bike racks are shown on the plan for 14 bicycle bays.*

Other Implications	
Legal/Policy	*TPS 1 and associated Policies, Leederville Masterplan and Built Form Guidelines and Residential Design Codes (R Codes).*
Strategic	*The Town's Strategic Plan 2011-2016 - Objective 1 states:* *"Natural and Built Environment* *1.1 Improve and maintain the natural and built environment and infrastructure* *1.1.2 Enhance and maintain the character and heritage of the Town."*
Sustainability	*Nil.*
Financial/Budget	*Nil.*

COMMENTS:

Demolition

The subject dwelling at No. 287 Vincent Street, Leederville is a brick and tile residence constructed circa 1933 in the Interwar Bungalow style of architecture.

A Certificate of Title indicates that William Marshall, a shop assistant, was the sole proprietor of the subject property in 1932. The subject place is first listed in the WA Post Office Directories in 1934 and was occupied by Claude M Williams. Since then, the subject dwelling has been transferred several times to new owners and occupiers.

The subject dwelling has a western gable roof over the protruding room and a main hipped roof sheltering the front verandah. The shallower roof of the front verandah is supported by two massive columns. The exterior walls of the subject dwelling have been rendered and painted in light brown and rose pink.

The Building Licence cards indicate that the then owner of the subject dwelling submitted an application to the City of Perth for the construction of a steel framed patio in 1990.

A preliminary Heritage Assessment, including an external inspection undertaken on 20 April 2011, indicates that the place has little aesthetic, historic, scientific or social heritage significance. In accordance with the Town's Policy relating to Heritage Management – Assessment, the place does not meet the threshold for entry on the Town's Municipal Heritage Inventory. As such, the place is considered to require no further investigation and that a full Heritage Assessment is not warranted in this instance.

In light of the above, it is considered that approval should be granted for demolition subject to the standard condition.

Planning

The site is located in the transitional zone within the Leederville Masterplan area. The Masterplan provides the planning framework that will ensure the continued development of Leederville based on a series of key goals including; encouraging a sustainable density of development, capitalising on the close proximity to the train station, providing additional residential and commercial opportunities and encouraging local employment.

The proposed mixed-use development is consistent with the Leederville Masterplan Carr Place Precinct and also strongly supports the key goals of the Leederville Masterplan detailed above. It is considered the proposal will facilitate a benchmark for future development and contribute to landowner confidence in renewing this underdeveloped residential area.

Plot ratio and building height contribute to the bulk and scale of a development and in this instance, the subject proposal is not considered to have an undue impact on the amenity of the area and is symptomatic of a growing trend to develop underutilised inner-city properties. The proposed development is consistent with the Leederville Masterplan and the Town's Policy No. 3.4.8 relating to Multiple Dwellings. The bulk and scale is consistent with the future desired character of the locality and the design treatments will contribute to reduce the appearance of bulk.

Due to the support of a five-storey development on the subject site, the proposed plot ratio is also recommended for approval. The subject development is consistent with the principles of transit oriented development espoused with respect to a proposed high density residential building in close proximity to rail facilities.

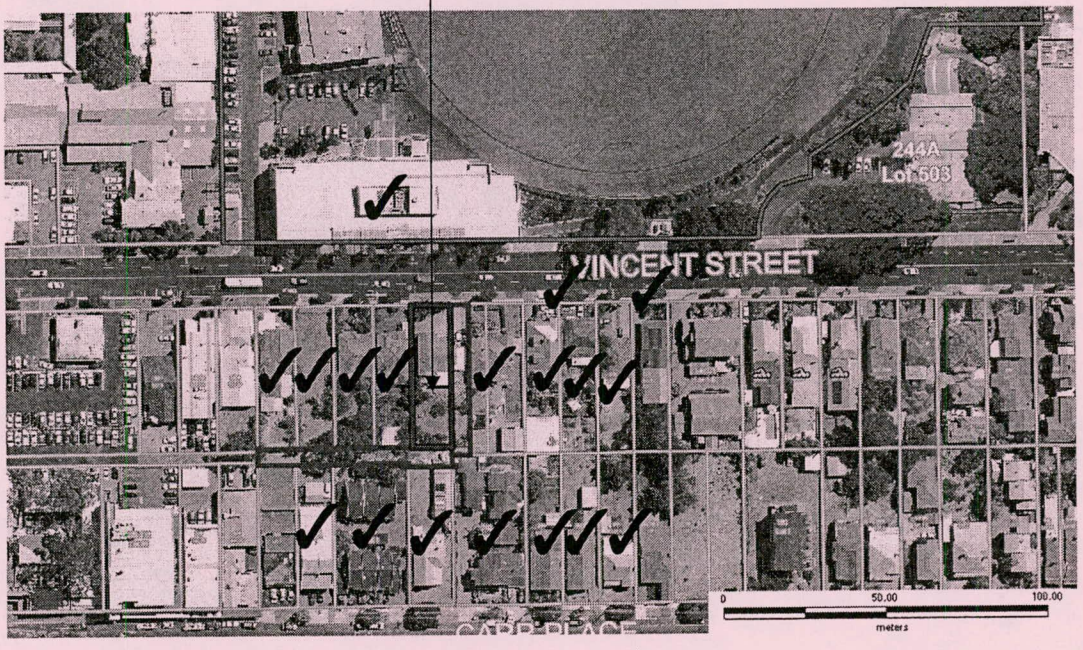
In view of the above, the application is supportable as it is not considered that the development will result in any undue impact on the amenity of the surrounding area, but rather, will contribute to the development of the Leederville Masterplan in line with the overreaching vision for the Town Centre.

CITY OF VINCENT

244 Vincent Street (cnr Loftus Street), Leederville,
Western Australia, 6007
PO Box 82, Leederville, 6902

Property Information Report:

No. 287 Vincent Street, LEEDERVILLE



The City of Vincent does not warrant the accuracy of information in this publication and any person using or relying upon such information does so on the basis that the City of Vincent shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information.

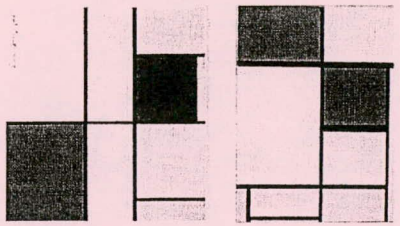
✓ Properties consulted

PROPOSED MIXED USE DEVELOPMENT AT 287 VINCENT ST. LEEDERVILLE

FOR THE VINCENT 287 JOINT VENTURE

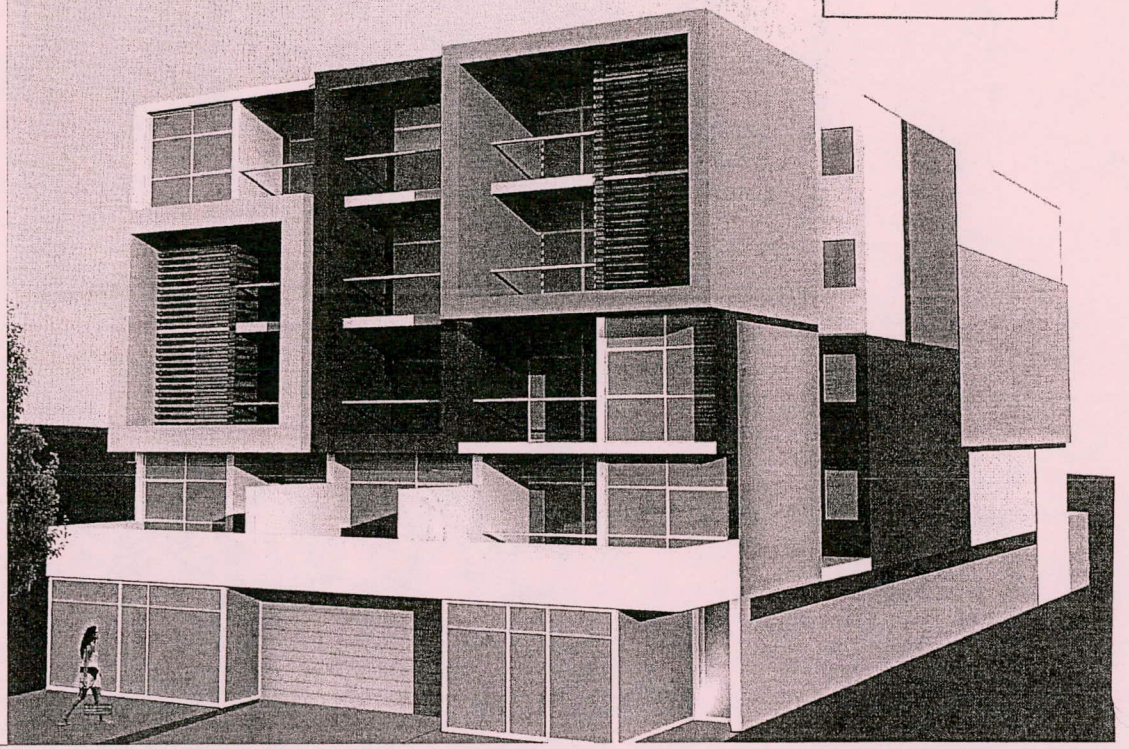
ISSUE FOR DEVELOPMENT APPLICATION (REVISION 24.06.2011)

SK00_SITE PLAN
SK01_CAR PARKING PLANS
SK02_FIRST FLOOR
SK03_SECOND FLOOR PLAN
SK04_THIRD FLOOR PLAN
SK05_FOURTH FLOOR PLAN
SK06_ROOF PLAN
SK07_ELEVATIONS (NORTH AND WEST)
SK08_ELEVATIONS (EAST AND SOUTH)
SK09_SITE SECTIONS
SK10_PLOT RATIO
SK12_OVERSHADOWING DIAGRAM
SK13_OVERSHADOWING DIAGRAM - ELEV.



CONCEPTUAL IMAGES

TOWN OF VINCENT
RECEIVED
24 JUN 2011



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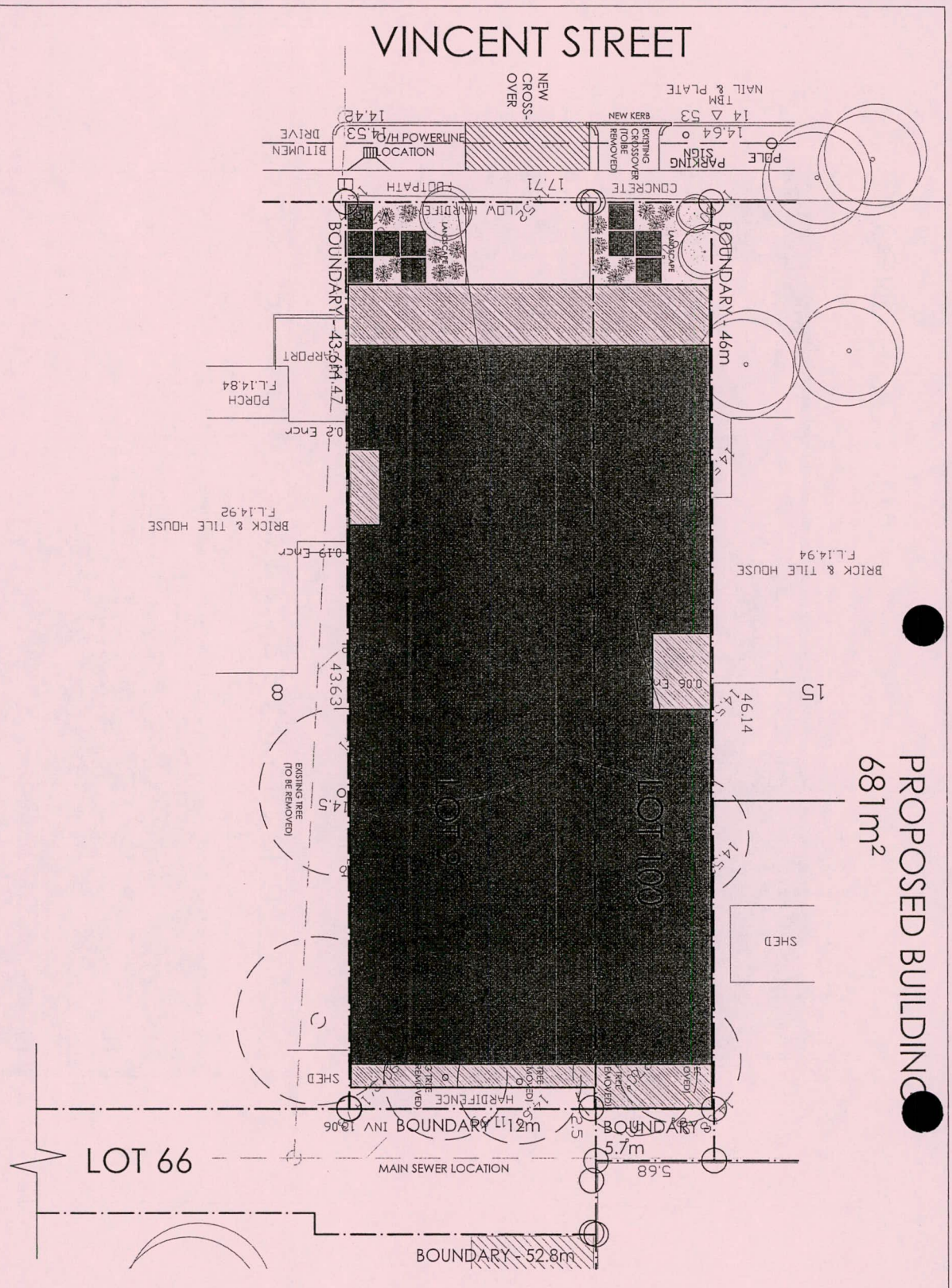
Dawntree Pty Ltd t/a Baltinas Architecture
ABN 4206 698 7488 ACN 066 987 488

JUNE '11

ITEM 9.1.2

SITE PLAN

1:200 @ A3



TOWN OF VINCENT
RECEIVED
24 JUN 2011

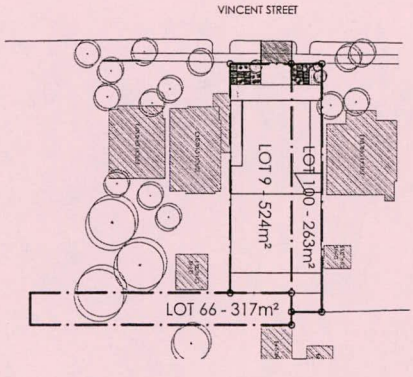
NOTE:

EXISTING BUILDING ON SITE TO BE DEMOLISHED.

REFER FLOOR PLANS FOR SETBACKS, LEVELS AND PROPOSED USES.

LOCATION PLAN

1:1000 @ A3



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D	24.06.2011	JS	DEVELOPMENT APPLICATION (REVISED ISSUE)
D	27.05.2011	JS	DEVELOPMENT APPLICATION (REVISED ISSUE)
C	13.05.2011	JS	DEVELOPMENT APPLICATION (REVISED ISSUE)
B	14.04.2011	JS	SITE SURVEY ADDED
A	01.03.2011	JS	ISSUED TO COUNCIL FOR DEVELOPMENT APPLICATION

DESIGNED	BB	CADFILE	–		
DRAWN	JS	DATE	24.06.2011		
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		JOB NO	----		

PROPOSED APARTMENTS - 287 VINCENT ST. LEEDERVILLE

SITE PLAN DRG SK00 REV D

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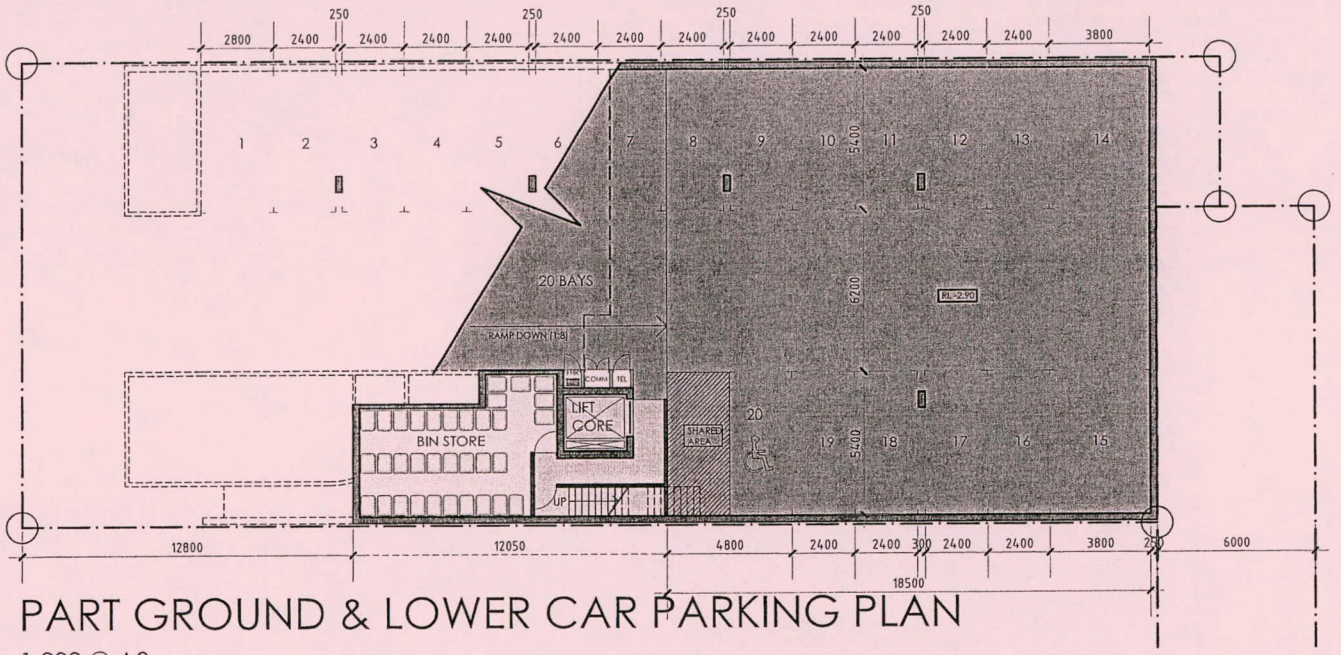
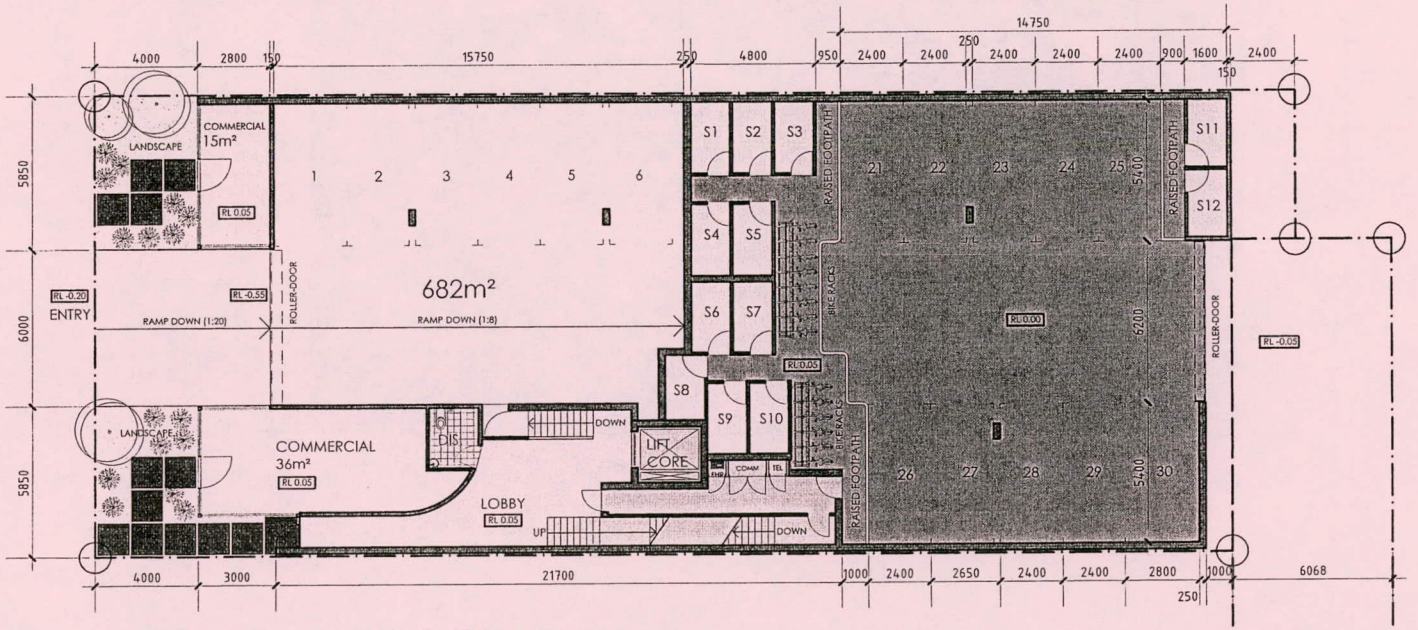


PART GROUND & LOWER CAR PARKING PLAN

1:200 @ A3



GROUND FLOOR PLAN

1:200 @ A3

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PROPOSED APARTMENTS - 287 VINCENT ST. LEEDERVILLE
CAR PARKING PLANS
DRG SK01 REV E

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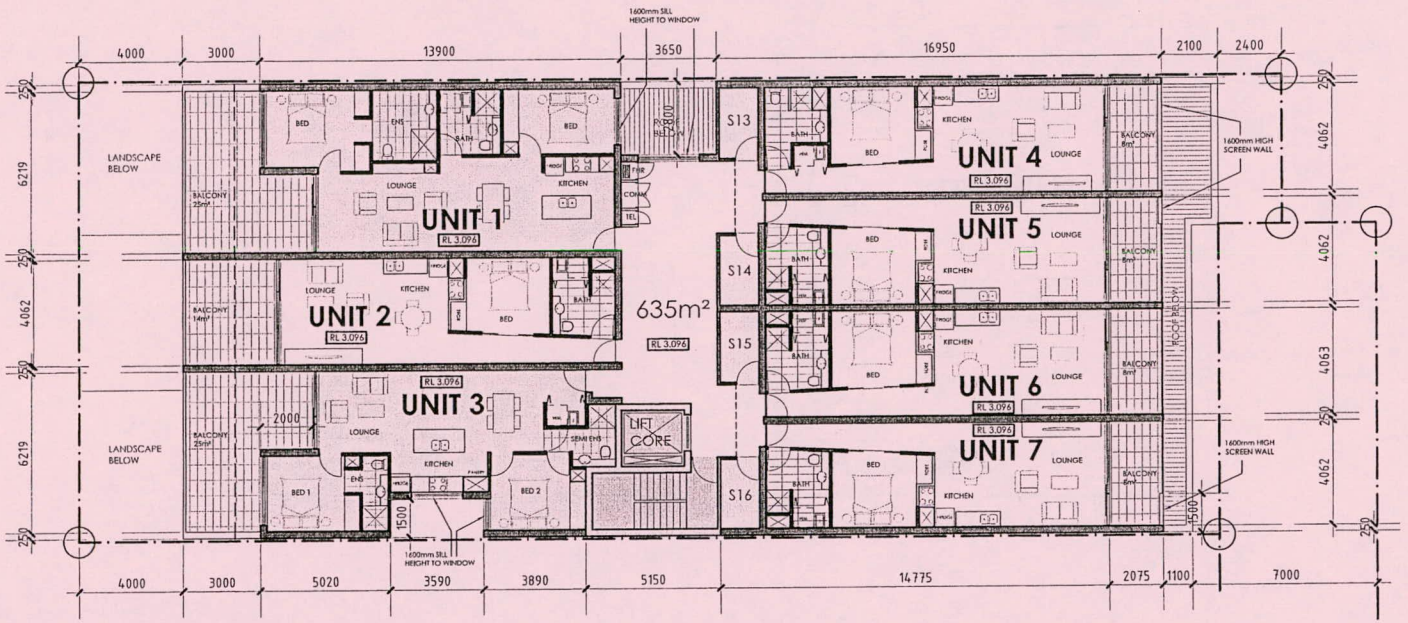
		JOB NO	****		

E	24.06.2011	JS	DEVELOPMENT APPLICATION (REVISED ISSUE)
D	27.05.2011	JS	DEVELOPMENT APPLICATION (REVISED SSUE)
C	25.05.2011	JS	REVISED CARPARKING & RAMP
B	13.05.2011	JS	DEVELOPMENT APPLICATION (REVISED SSUE)
A	14.04.2011	JS	GENERAL REVISIONS
	01.03.2010	JS	ISSUED TO COUNCIL FOR DEVELOPMENT APPLICATION



FIRST FLOOR PLAN

1:200 @ A3

UNIT SETUP:

5 X SINGLE BED

2 X 2-BED

UNIT AREAS:

52m² (SINGLE BED)

75m² (2-BED - TYPE 1)

66.5m² (2-BED - TYPE 2)

NOTE:
AREAS INCLUDE INTERNAL WALL SPACE.
AREAS EXLUDE BALCONY SPACE.

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PROPOSED APARTMENTS - 287 VINCENT ST. LEEDERVILLE
FIRST FLOOR PLAN
DRG SK02 REV C

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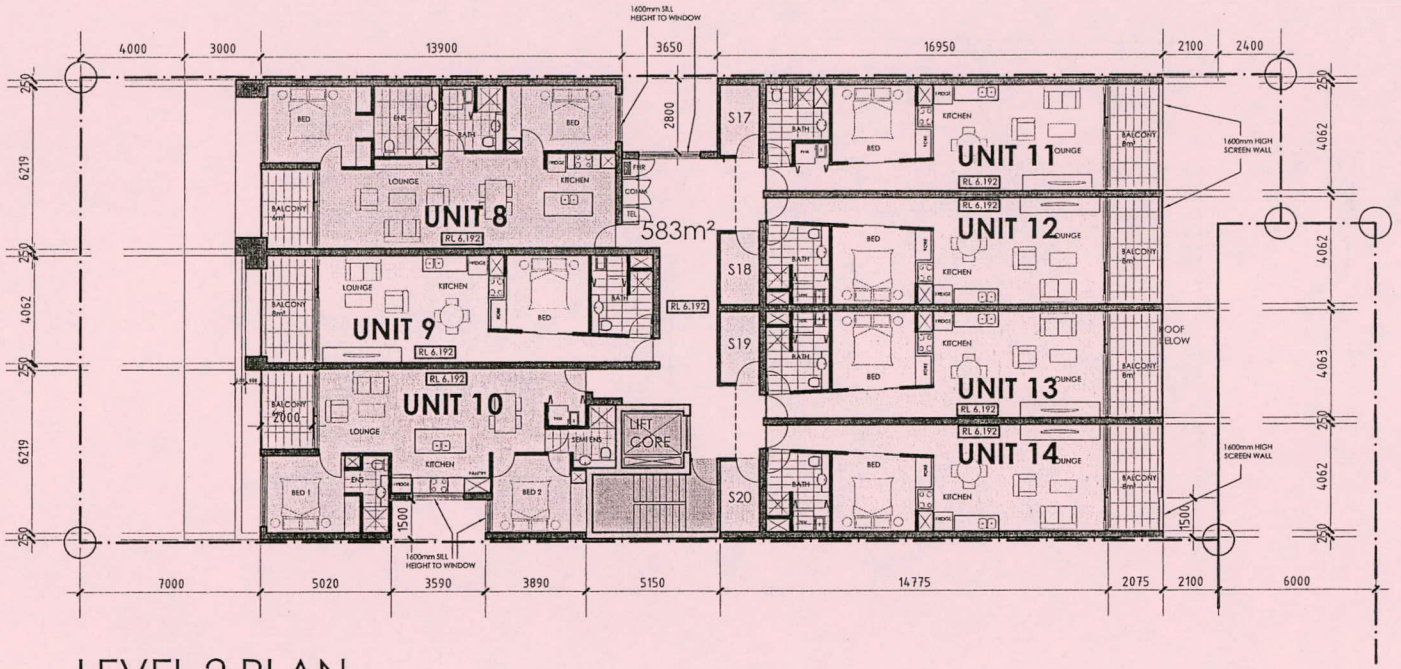
B	13.05.2011	JS	DEVELOPMENT APPLICATION (REVISED ISSUE)
A	14.04.2011	JS	GENERAL REVISIONS
	01.03.2010	JS	ISSUED TO COUNCIL FOR DEVELOPMENT APPLICATION



LEVEL 2 PLAN

1:200 @ A3

UNIT SETUP:

5 X SINGLE BED

2 X 2-BED

UNIT AREAS:

52m² (SINGLE BED)

75m² (2-BED - TYPE 1)

66.5m² (2-BED - TYPE 2)

NOTE:
AREAS INCLUDE INTERNAL WALL SPACE.
AREAS EXLUDE BALCONY SPACE.

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LEVEL 2 PLAN
DRG SK03 REV C

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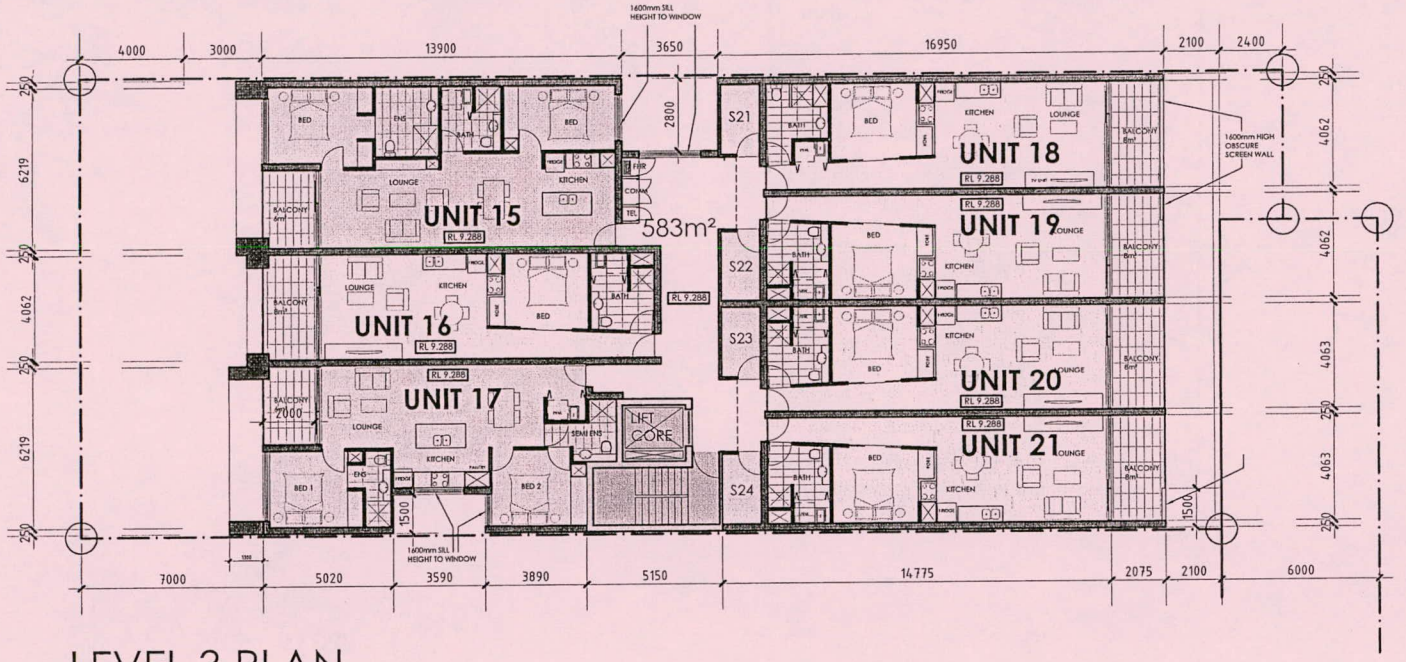
A	14.04.2011	JS	GENERAL REVISIONS
	01.03.2010	JS	ISSUED TO COUNCIL FOR DEVELOPMENT APPLICATION



LEVEL 3 PLAN

1:200 @ A3

UNIT SETUP:

5 X SINGLE BED

2 X 2-BED

UNIT AREAS:

52m² (SINGLE BED)

75m² (2- BED - TYPE 1)

66.5m² (2-BED - TYPE 2)

NOTE:
AREAS INCLUDE INTERNAL WALL SPACE.
AREAS EXLUDE BALCONY SPACE.

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LEVEL 3 - PLAN
DRG SK04 REV C

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CHECKED	BB	SCALE	1:200			
		JOB NO	----			

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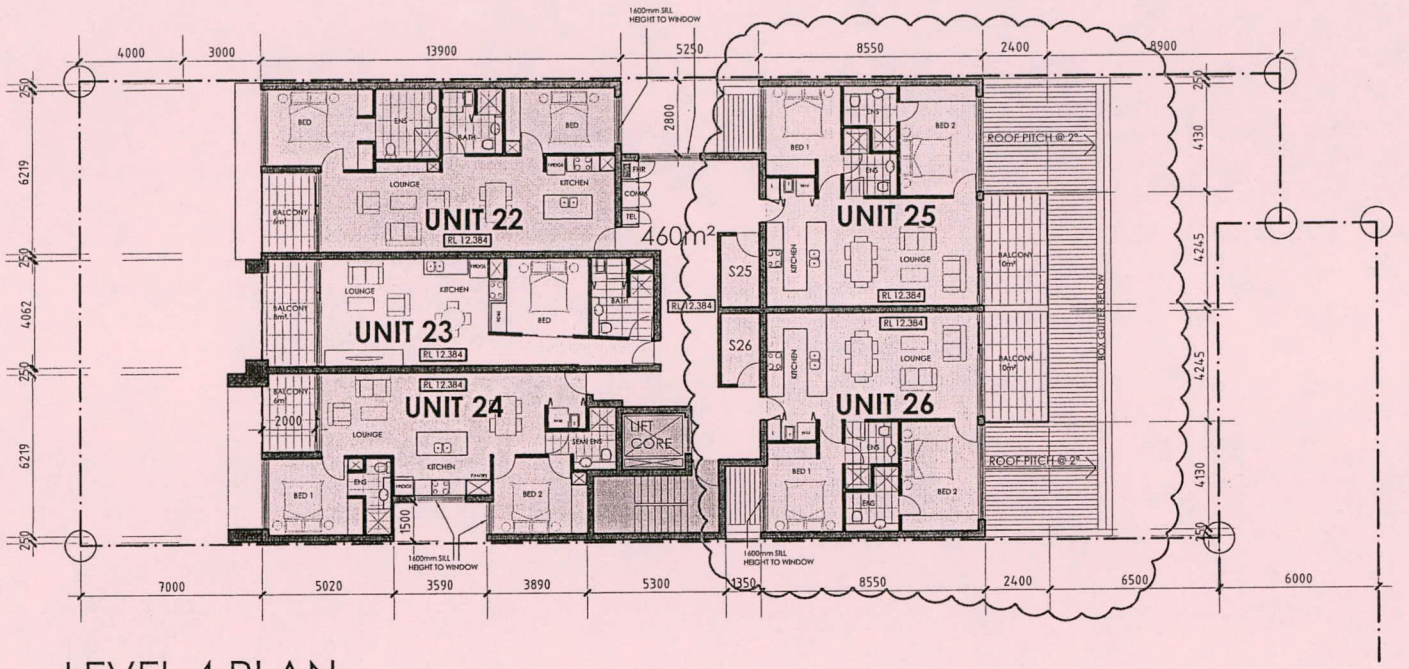
C	13.05.2011	JS	DEVELOPMENT APPLICATION (REVISED ISSUE)
B	14.04.2011	JS	GENERAL REVISIONS
A	01.03.2010	JS	ISSUED TO COUNCIL FOR DEVELOPMENT APPLICATION



LEVEL 4 PLAN

1:200 @ A3

UNIT SETUP:

1 X SINGLE BED

4 X 2-BED

UNIT AREAS:

52m² (SINGLE BED)

75m² (2-BED - TYPE 1)

66.5m² (2-BED - TYPE 2)

67m² (2-BED - TYPE 3)

NOTE:
AREAS INCLUDE INTERNAL WALL SPACE.
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LEVEL 4 - PLAN
DRG SK05 REV D

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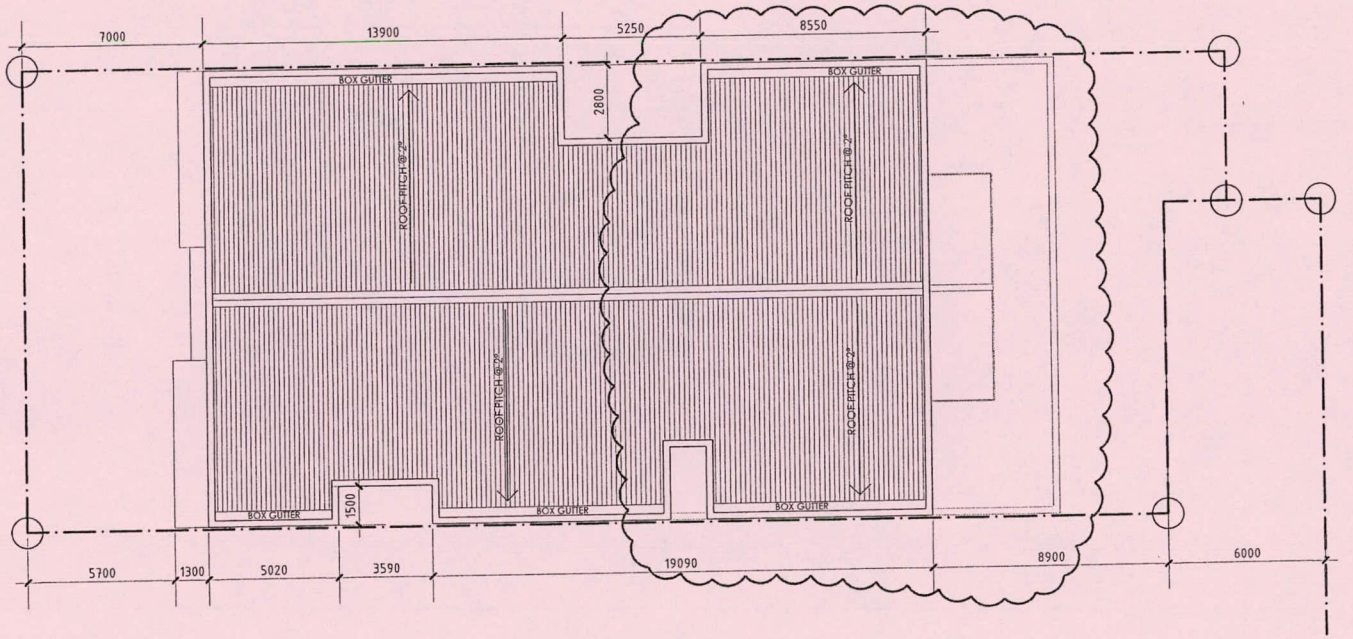

ROOF PLAN

1:200 @ A3

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ROOF PLAN
DRG SK06 REV D

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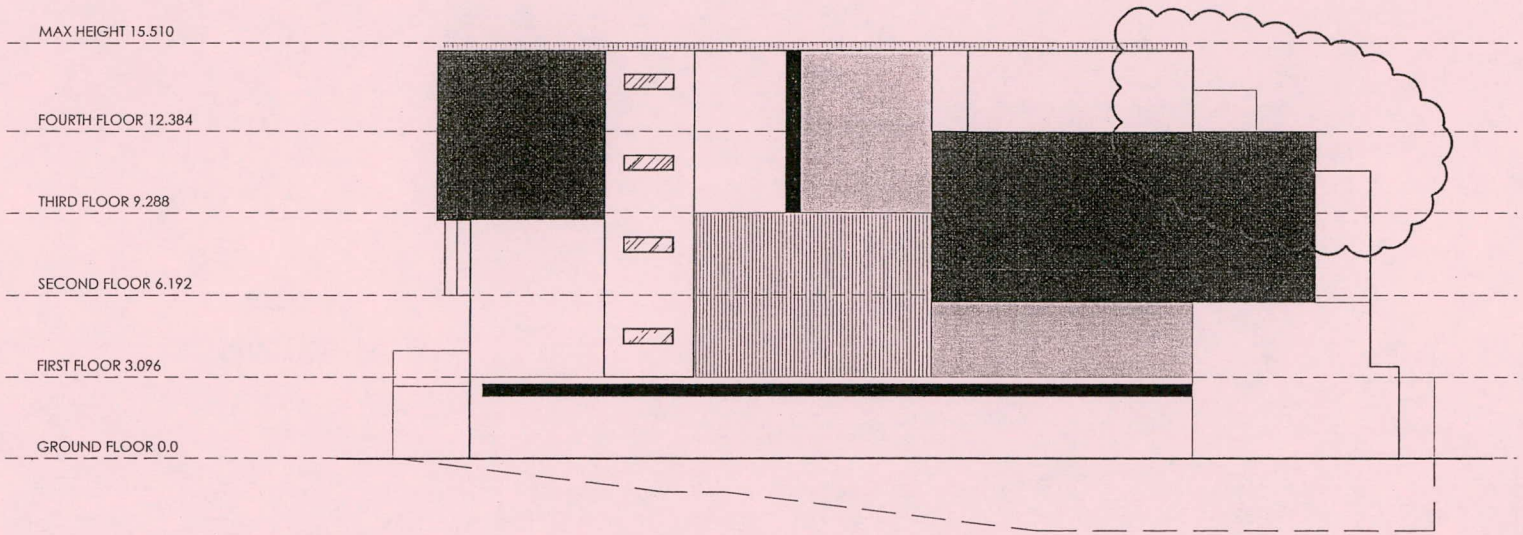
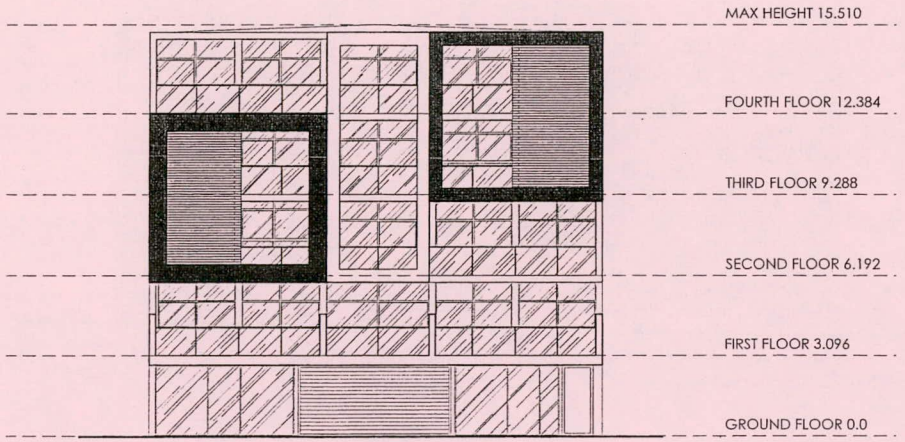
WEST ELEVATION

1:200 @ A3





NORTH ELEVATION (VINCENT ST)

1:200 @ A3

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NOTE: DRAWINGS TO BE READ IN CONJUCTION WITH ENGINEER'S DRAWINGS ALL DIMENSIONS AND LEVELS TO BE CONFIRMED ON SITE PRIOR TO THE COMMENCEMENT OF WORKS, ANY DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMIDIATELY

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PROPOSED APARTMENTS - 287 VINCENT ST. LEEDERVILLE

ELEVATIONS

DRG SK07 REV B

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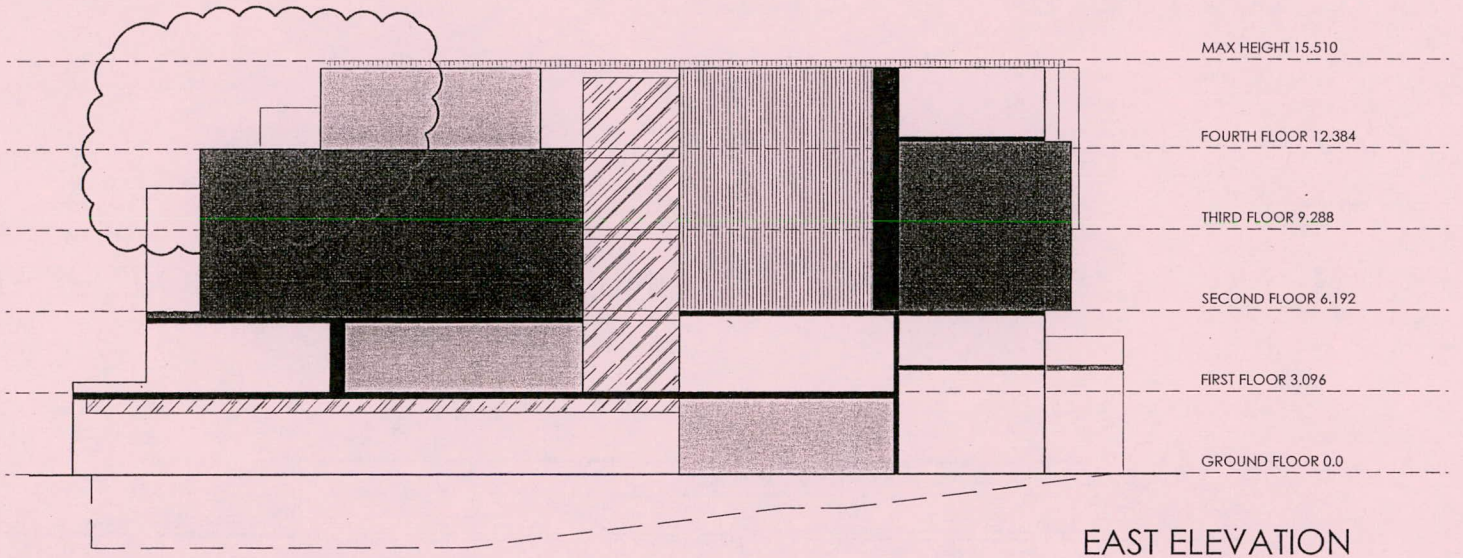
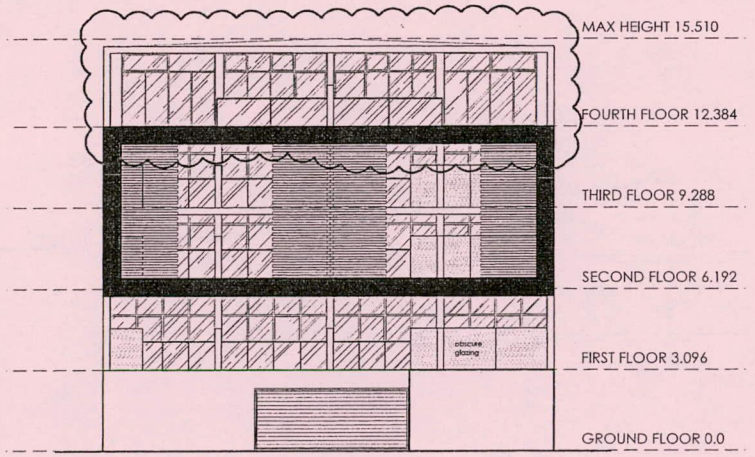


EAST ELEVATION

1:200 @ A3



SOUTH ELEVATION (R.O.W)

1:200 @ A3

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DRAWN JS | DATE 24.06.2011
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PROPOSED APARTMENTS - 287 VINCENT ST. LEEDERVILLE
ELEVATIONS

DRG SK08 REV B

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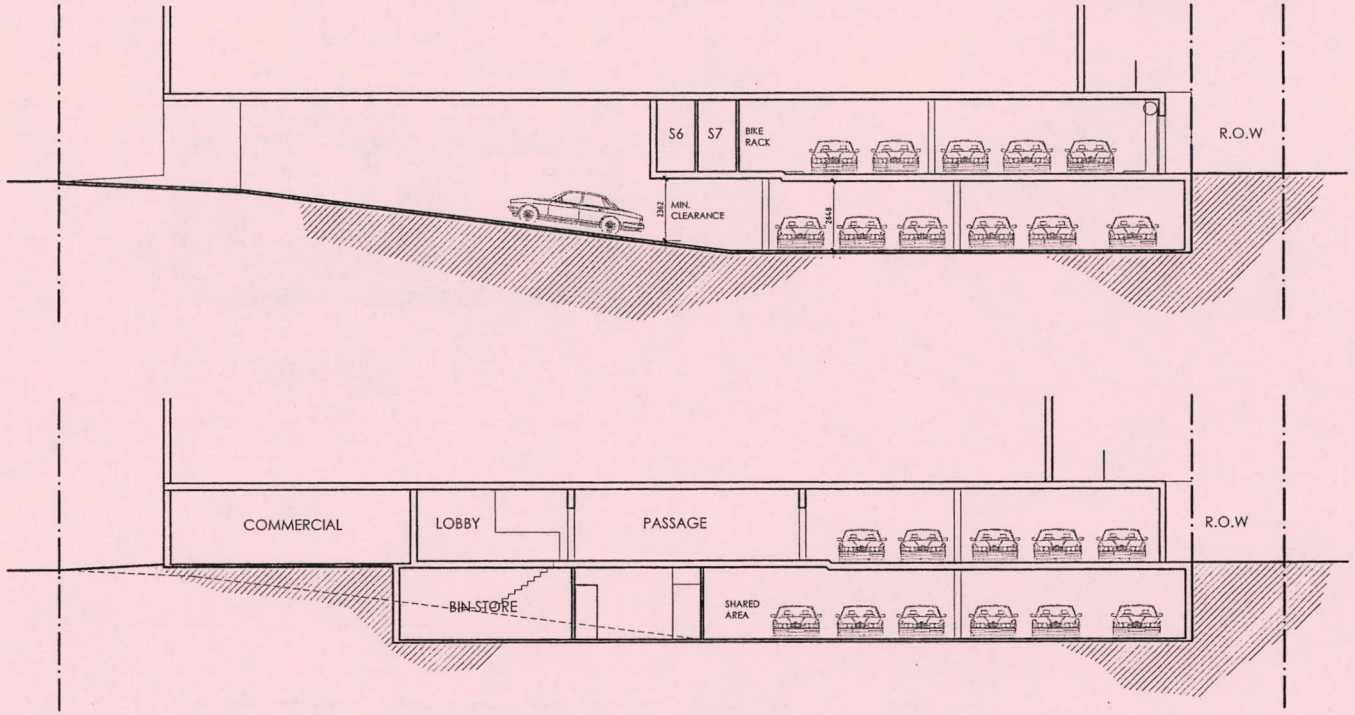

SITE SECTIONS (THROUGH GROUND & BASEMENT)

1:200 @ A3

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PROPOSED APARTMENTS - 287 VINCENT ST. LEEDERVILLE
SITE SECTIONS
DRG SK09 REV D

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D	27.05.2011	JS	DEVELOPMENT APPLICATION (REVISED ISSUE)
C	25.05.2011	JS	RESIDENTIAL APPROVAL (REVISED ISSUE)
B	13.05.2011	JS	DEVELOPMENT APPLICATION (REVISED ISSUE)
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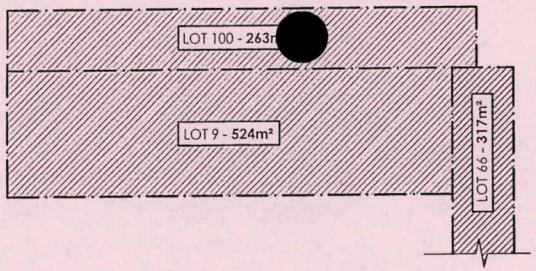
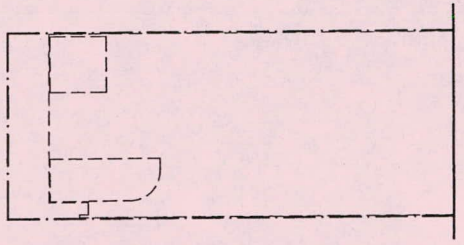
TOTAL SITE AREA

LOT 100	263m²
LOT 9	524m²
LOT 66	317m²

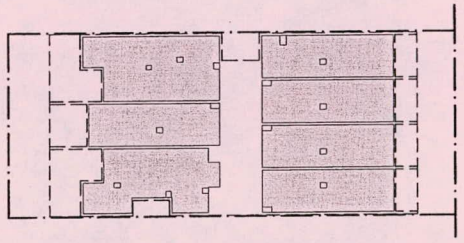


GROUND FLOOR



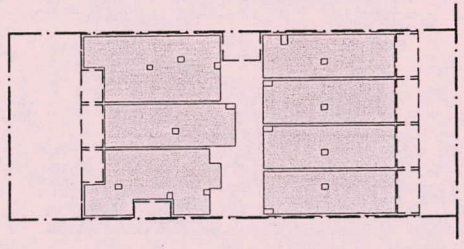
FIRST FLOOR

RESIDENTIAL 398m²



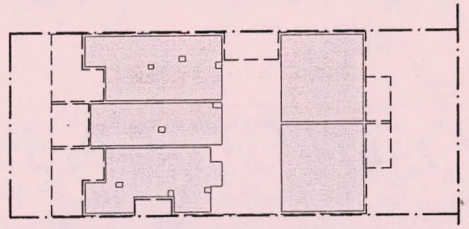
LEVEL 2-3

RESIDENTIAL (LEVEL 2)	398m²
RESIDENTIAL (LEVEL 3)	398m²



LEVEL 4

RESIDENTIAL 327m²



PLOT RATIO:

CURRENT SITE AREA

LOT 100,9 & 66 **1104m²**

CURRENT PROPOSAL

RESIDENTIAL **1521m²**

PLOT RATIO **1.37**

PLOT RATIO:

CURRENT SITE AREA

LOT 100, & 9 **787m²**

CURRENT PROPOSAL

RESIDENTIAL **1521m²**

PLOT RATIO **1.93**

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PLOT RATIO CALCULATION
DRG SK10 REV C

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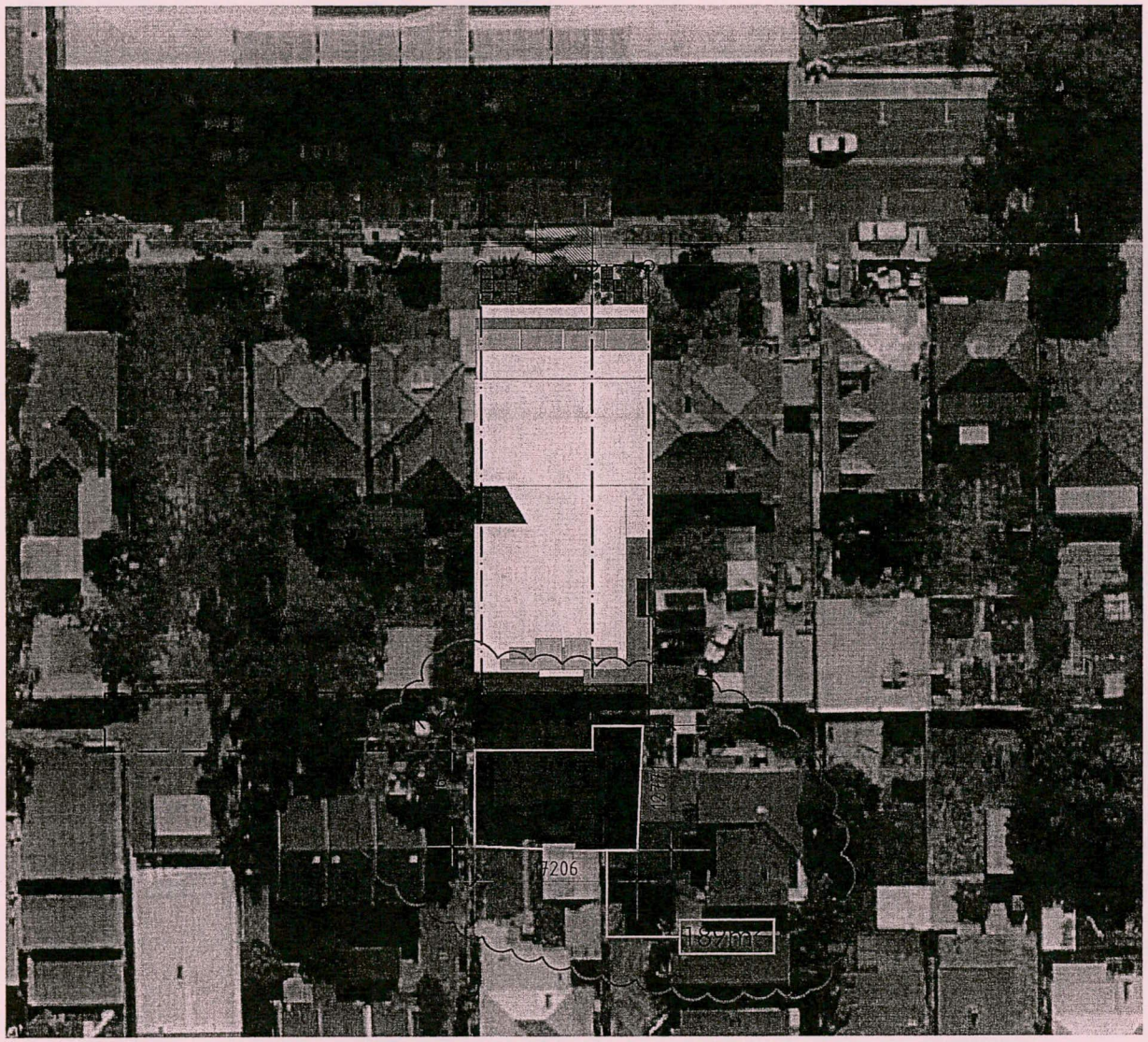
OVERSHADOWING DIAGRAM



SHADOW CAST AT MIDDAY [redacted] 21 OF JUNE

1:500 @ A3

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OVERSHADOWING DIAGRAM DRG SK12 REV C

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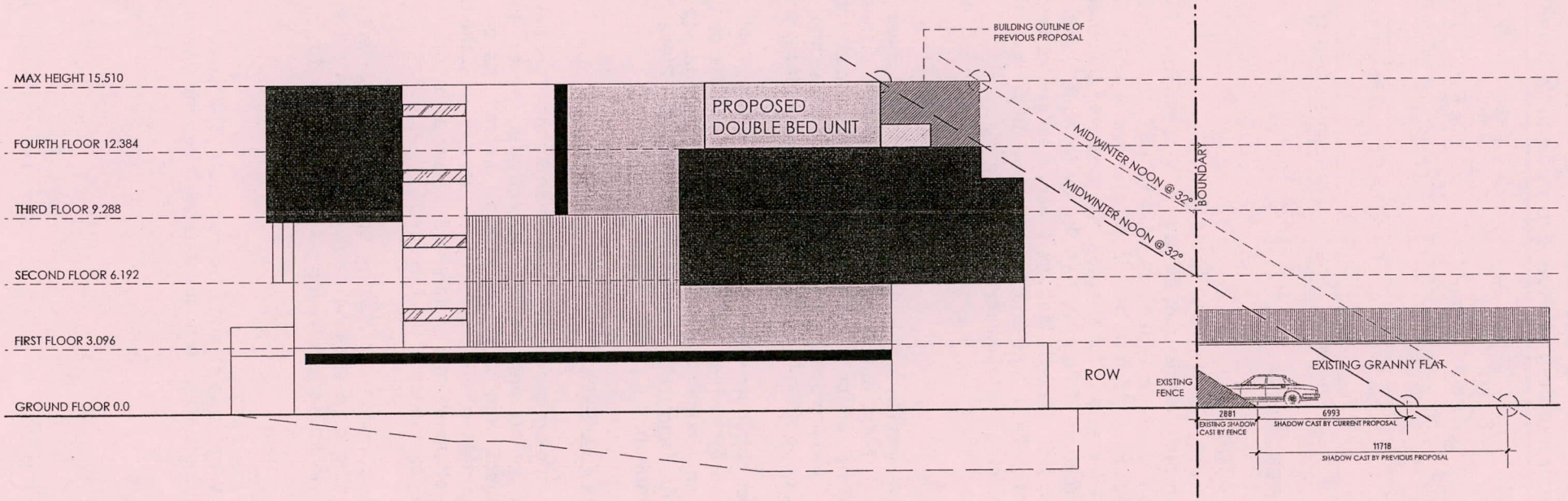

OVERSHADOWING DIAGRAM - ELEVATION

1:200 @ A3

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Australian Institute of Architects

PROPOSED APARTMENTS - 287 VINCENT ST. LEEDERVILLE
OVERSHADOWING DIAGRAM - ELEVATION
DRG SK13 REV A

THIS DRAWING AND THE INTELLECTUAL PROPERTY CONTAINED THEREIN REMAINS THE PROPERTY OF BALTINAS ARCHITECTURE AND SHALL BE USED ONLY FOR THE PURPOSE OF ISSUE BY BALTINAS ARCHITECTURE

DESIGNED	BB
DRAWN	JS
CHECKED	BB
CADFILE	–
DATE	24.06.2011
SCALE	1:200
JOB NO	----

1	24.06.2011	JS
DEVELOPMENT APPLICATION (REVISED ISSUE)		

9.1.7 No. 7 (Lot 20; D/P: 953; Lot 649; D/P: 156041) Melrose Place, Leederville – Proposed Demolition of Existing Single House and Construction of Four (4), Two-Storey Multiple Dwellings

Ward:	South	**Date:**	30 June 2011
Precinct:	Oxford Centre-P4	**File Ref:**	PRO5406; 5.2011.153.2
Attachments:	001 – Property Information Report, Development Application and Plans		
Tabled Items:	Nil		
Reporting Officer:	R Narroo, Senior Planning Officer (Statutory) H Au, Heritage Officer		
Responsible Officer:	R Boardman, Director Development Services		

OFFICER RECOMMENDATION:

That the Council;

in accordance with the provisions of the City of Vincent Town Planning Scheme No. 1 and the Metropolitan Region Scheme, APPROVES the application submitted by Ian Collins Homes Pty Ltd on behalf of the owners EY Tse, KM Hawthorne, RH Hawthorne, SA Meyer and SA Oregioni for proposed Demolition of Existing Single House and Construction of Four(4), Two-Storey Multiple Dwellings, at No. 7 (Lot 20; D/P: 953; Lot 649; D/P: 156041) Melrose Place, Leederville, and as shown on plans stamp-dated 12 May 2011 and amended ground floor and site plan stamp-dated 17 June 2011, subject to the following conditions:

1. **Building**

   1.1 **All new external fixtures, such as television antennas (of a non-standard type), radio and other antennas, satellite dishes, external hot water heaters, air conditioners, and the like, shall not be visible from the street(s),are designed integrally with the building, and be located so as not to be visually obtrusive from Melrose Place; and**

   1.2 **First obtaining the consent of the owners of No. 5 and No. 11 Melrose Place for entry onto their land, the owners of the subject land shall finish and maintain the surface of the boundary (parapet) walls/retaining walls facing No. 5 and No. 11 Melrose Place in a good and clean condition;**

2. **Car Parking and Accessways**

   2.1 **A minimum of four (4) car bays and one (1) car bay shall be allocated for the owners and visitors respectively. The car parking area(s) on the subject land shall be sealed, drained, paved and line marked in accordance with the approved plans prior to the first occupation of the development and maintained thereafter by the owner(s)/occupier(s) to the satisfaction of the City; and**

   2.2 **The common car parking area for the residents and the visitors car parking area shall be shown as 'common property' on any strata or survey strata subdivision plan for the property;**

3. **Trees**

   No street verge tree(s) shall be removed. The street verge tree(s) shall be retained and protected from any damage including unauthorised pruning;

4. PRIOR TO THE ISSUE OF A BUILDING LICENCE, the following shall be submitted to and approved by the City:

4.1 Construction Management Plan

A Construction Management Plan, detailing how the construction of the development will be managed to minimise the impact on the surrounding area, shall be submitted to and approved by the City, in accordance with the requirements of the City's Policy No. 3.5.23 relating to Construction Management Plans, and Construction Management Plan Guidelines and Construction Management Plan Application for Approval Proforma;

4.2 Section 70 A Notification under the Transfer of Land Act

The owner(s) shall agree in writing to a notification being lodged under section 70A of the Transfer of Land Act notifying proprietors and/or (prospective) purchasers of the property of the following:

4.2.1 the use or enjoyment of the property may be affected by noise, traffic, car parking and other impacts associated with nearby commercial and non- residential activities; and

4.2.2 the City of Vincent will not issue a residential or visitor car parking permit to any owner or occupier of the residential units/or office. The on-site car parking was in accordance with the requirements of the Residential Design Codes, the City's Policy No. 3.7.1 relating to Parking and Access.

This notification shall be lodged and registered in accordance with the Transfer of Land Act prior to the first occupation of the development;

4.3 Landscape and Reticulation Plan

A detailed landscape and reticulation plan for the development site and adjoining road verges shall be submitted to the City's Parks and Property Services for assessment and approval.

For the purpose of this condition, a detailed landscape and irrigation plan shall be drawn to a scale of 1:100 and show the following:

4.3.1 the location and type of existing and proposed trees and plants;
4.3.2 all vegetation including lawns;
4.3.3 areas to be irrigated or reticulated;
4.3.4 proposed watering system to ensure the establishment of species and their survival during the hot and dry months; and
4.3.5 separate soft and hard landscaping plans (indicating details of plant species and materials to be used).

The Council encourages landscaping methods and species selection which do not rely on reticulation.

All such works shall be undertaken prior to the first occupation of the development, and maintained thereafter by the owner(s)/occupier(s);

4.4 Schedule of External Finishes

A detailed schedule of external finishes (including materials and colour schemes and details);

4.5 Acoustic Report

An Acoustic Report in accordance with the City's Policy No. 3.5.21 relating to Sound Attenuation shall be prepared and submitted to the City for approval. The recommended measures of the Acoustic Report shall be implemented and certification from an Acoustic Consultant that the measures have been undertaken, prior to the first occupation of the development. The applicant/owners shall submit a further report from an Acoustic Consultant six (6) months from first occupation of the development certifying that the development is continuing to comply with the measures of the subject Acoustic Report;

4.6 Refuse and Recycling Management Plan

Bin numbers, collection and stores shall meet with the City's minimum service provision;

4.7 Security Bond

A bond or bank guarantee for the sum of $2,250 shall be lodged with the City and be held until all building/development works have been completed and/or any disturbance of, or damage to, the City's infrastructure, including street verge trees, has been repaired/reinstated to the satisfaction of the City's Technical Services Division. An application for the refund of the security bond or bank guarantee must be made in writing. This bond is non-transferable;

4.8 Fencing

Any new street/front wall, fence and gate within Melrose Place setback area, including along the side boundaries within these street setback areas, shall comply with the City's Policy provisions relating to Street Walls and Fences;

4.9 Amalgamation

Prior to the issue of a Building Licence, the subject Lots 20 and 649 shall be amalgamated into one lot on Certificate of Title; OR alternatively, prior to the issue of a Building Licence, the owner(s) shall enter into a legal agreement with and lodge an appropriate assurance bond/bank guarantee to the satisfaction of the City, which is secured by a caveat on the Certificate(s) of Title of the subject land, prepared by the City's solicitors or other solicitors agreed upon by the City, undertaking to amalgamate the subject land into one lot within 6 months of the issue of the subject Building Licence. All costs associated with this condition shall be borne by the applicant/owner(s);

4.10 Privacy

Revised plans shall be submitted to and approved by the City demonstrating the windows to kitchen of Units 1 and 4 on the eastern and western elevations being screened with a permanent obscure material and be non-openable to a minimum of 1.6 metres above the respective finished floor level. A permanent obscure material does not include a self-adhesive material that is easily removed; OR prior to the issue of a Building Licence, revised plans shall be submitted demonstrating the subject windows not exceeding one square metre in aggregate in the respective subject wall, so that they are not considered to be a major opening as defined in the Residential Design Codes 2010; Alternatively, prior to the issue of a Building Licence, these revised plans are not required if the City receives written consent from the owners of No. 5 and No. 11 Melrose Place, stating no objection to the respective proposed privacy encroachment; and

5. **PRIOR TO THE FIRST OCCUPATION OF THE DEVELOPMENT, the following shall be completed to the satisfaction of the City:**

5.1 **Visitors Car Bays**

The one (1) car parking space provided for the visitors of the development shall be clearly marked and signposted for the exclusive use of visitors of the development;

5.2 **Bicycle Parking**

One (1) bicycle bay for the owners shall be provided at a location convenient to the entrance of the development. Details of the design in accordance with AS2890.3 and layout of the bicycle facilities shall be submitted to and approved by the City prior to the installation of such facilities;

5.3 **Management Plan-Vehicular Entry Gate**

If a vehicular entry gate is proposed at the entrance to the site it shall have a minimum 50 per cent visual permeability and shall be either open at all times or a plan detailing management measures for the operation of the vehicular entry gate, to ensure access is readily available for residents at all times, shall be submitted to and approved by the City. The Management Plan shall also include management measures about the management of the visitors parking to the satisfaction of the City; and

5.4 **Clothes Drying Facility**

Each multiple dwelling shall be provided with a screened outdoor area for clothes drying or clothes tumbler dryer.

COUNCIL DECISION ITEM 9.1.7

Moved Cr Maier, Seconded Cr Buckels

That the recommendation be adopted.

Debate ensued. It was queried whether this application satisfied the requirements for a "Multiple Dwelling".

PROCEDURAL MOTION

Moved Cr Maier, Seconded Cr Buckels

That the item be DEFERRED to further consider the matter and allow the Director Development Services to further discuss the matter with the Applicant.

PROCEDURAL MOTION PUT AND CARRIED UNANIMOUSLY (8-0)

(Mayor Catania was on approved leave of absence.)

Landowner:	E Y Tse, K M Hawthorne, R H Hawthorne, S A Meyer and S A Oregioni
Applicant:	Ian Collins Homes Pty Ltd
Zoning:	Residential/Commercial RC80
Existing Land Use:	Single House
Use Class:	Multiple Dwelling
Use Classification:	"P"
Lot Area:	Lot 20= 288 square metres Lot 649= 288 square metres Total= 576 square metres
Right of Way:	Not applicable

PURPOSE OF REPORT:

This proposal requires referral to the Council for determination as the City's Officers do not have Delegated Authority to deal with more than three (3) dwellings.

BACKGROUND:

No background.

DETAILS:

The application is for demolition of the existing single house and construction of four, two-storey multiple dwellings.

COMPLIANCE:

NON-COMPLIANT REQUIREMENTS		
REQUIREMENTS	**REQUIRED**	**PROPOSED**
Plot Ratio:	1= 576 square metres	0.73= 420.5 square metres
Officer Comments:		
Noted.		
Building Setbacks:	Ground Floor Eastern, Western and Southern boundaries - 4 metres First Floor Eastern, Western and Southern boundaries - 4 metres	 Eastern and Western boundaries - Nil to 1.5 metres Southern boundary - 1.5 metres Eastern and Western boundaries - Nil to 1.5 metres
Officer Comments:		
Supported- There will be no impact in terms of loss of ventilation, visual impact and daylight on the adjoining properties. No objections were received from the adjoining neighbours.		
Overshadowing:	There is no acceptable development standard in the R-Codes for properties. However, the building design can ensure that solar access on adjoining sites and within the development are not adversely affected.	Overshadowing of the adjoining southern properties. Area of overshadowing = 108.5 square metres and percentage of overshadowing = 6.2 per cent.
Officer Comments:		
Supported- The overshadowing will be cast partly to a blank wall of a two storey building and partly at the rear and front of the building. No objection was received from the adjoining neighbour and, therefore, the variation to the overshadowing is supported.		

NON-COMPLIANT REQUIREMENTS		
REQUIREMENTS	**REQUIRED**	**PROPOSED**
Bicycle Parking:	1 bicycle space	Nil
Officer Comments:		
Not supported- In the event the application is supported, the applicant will be required to provide one bicycle parking space.		
Retaining Wall:	Not more than 0.5 metre above the natural ground level	0.598 metre
Officer Comments:		
Supported- The variation is minor and it is considered, therefore, there will be no undue impact on the adjoining property and streetscape.		
Privacy:	Kitchen- 6 metres	Kitchen- 1.5 metres to eastern and western boundaries
Officer Comments:		
Not Supported- In the event the application is supported, the window to the kitchen will be required to be screened.		
City Policy No. 3.4.8 relating to Multiple Dwellings	*"A dwelling in a group of more than one dwelling on a lot where 50 per cent or greater of floor area of a dwelling is vertically above part of any other but:"*	Unit 1-Only 33 per cent of the first floor area overlapping the common property by 43 per cent only.
Officer Comments:		
Supported- Given the other dwellings comply with the Multiple Dwellings Policy and unit 1 appears as a multiple dwelling, a dwelling type which contributes to a more diverse housing choice in this inner city area, the variation is supported.		

The above Officer Comments are provided pursuant to Clause 38(5) of Town Planning Scheme No. 1

Consultation		
In Support:	One (1)	
Comments Received		**Officer Comments**
Nil		Noted.
Objections:	Nil	
Comments Received		**Officer Comments**
Nil		Noted.
Advertising	Advertising was carried out as per the City's Policy No. 4.1.5 – relating to Community Consultation.	

Other Implications	
Legal/Policy	TPS 1 and associated Policies, Residential Design Codes (R Codes).
Strategic	The City's *Strategic Plan 2011-2016* - Objective 1 states: *"Natural and Built Environment* *1.1 Improve and maintain the natural and built environment and infrastructure* *1.1.2 Enhance and maintain the character and heritage of the City."*
Sustainability	Nil.
Financial/Budget	Nil.

The car parking required is calculated as per the R-Codes 2010.

Car Parking	
Medium Multiple Dwelling (75-110 square metres)-1 bay per dwelling= 4 car bays Visitors= 0.25 per dwelling= 1 car bay **Total=** 5 car bays	5 car bays
Total car bays provided	9 car bays
Surplus	4 car bays

Bicycle Parking	
As per R-Codes 2010 1 bicycle space to each 3 dwellings for residents (4 dwellings proposed)= 1 bicycle space Total= 1 bicycle space	 Nil

COMMENTS:

Demolition

The subject dwelling at No. 7 Melrose Place, Leederville is a brick and tile residence constructed after 1952 in the Post-war Conventional Suburban Style Bungalow.

A Metropolitan Water Supply Sewerage & Drainage Department (MWSS&DD) Plan dated 1952 indicates that the subject property was divided into two separate lots in that year. The western lot was vacant whereas a weatherboard dwelling was located at the eastern lot with a street number 7. The weatherboard dwelling had a front verandah that ran the full width of the frontage and an asbestos addition at the rear of the dwelling.

The WA Post Office Directories first listed the weatherboard dwelling at No. 7 Melrose Place in 1916. The first resident documented is James Buckley. Since then the subject dwelling has been transferred several times to new owners and occupiers.

The compilation of the above information suggests that the weatherboard dwelling at No. 7 Melrose Place constructed in 1915 was demolished at some stage after 1952. Subsequently, a brick and tile Post-war Conventional Suburban Style Bungalow was constructed on both the eastern and western lots which were documented in the 1952 Plans. However, no Building Licence Plans were located to substantiate the statement.

The existing Post-war Conventional Suburban Style Bungalow has a main hipped roof and blonde brick walls. There are two sets of windows facing Melrose Place and a carport located along the eastern boundary. The dwelling is simple in design with no ornamentation.

A Preliminary Heritage Assessment, including an external inspection undertaken on 8 April 2011, indicates that the place has little aesthetic, historic, scientific or social heritage significance. In accordance with the City's Policy relating to Heritage Management – Assessment, the place does not meet the threshold for entry on the City's Municipal Heritage Inventory. As such, the place is considered to require no further investigation and that a full Heritage Assessment is not warranted in this instance.

In light of the above, it is considered that approval should be granted for demolition, subject to standard conditions.

Planning

It is considered that the proposed multiple dwelling development, which is in conformity with the plot ratio and height requirements of the City's Town Planning Scheme No. 1, is acceptable, and provides a more diverse housing choice for this inner city area. The overall contemporary style of the development will not impact on the streetscape and amenity of the area; rather it will contribute to the evolving inner city Leederville landscape.

The application is therefore supported, subject to standard and appropriate conditions to address the above matters.

CITY OF VINCENT

244 Vincent Street (cnr Loftus Street), Leederville,
Western Australia, 6007
PO Box 82, Leederville, 6902

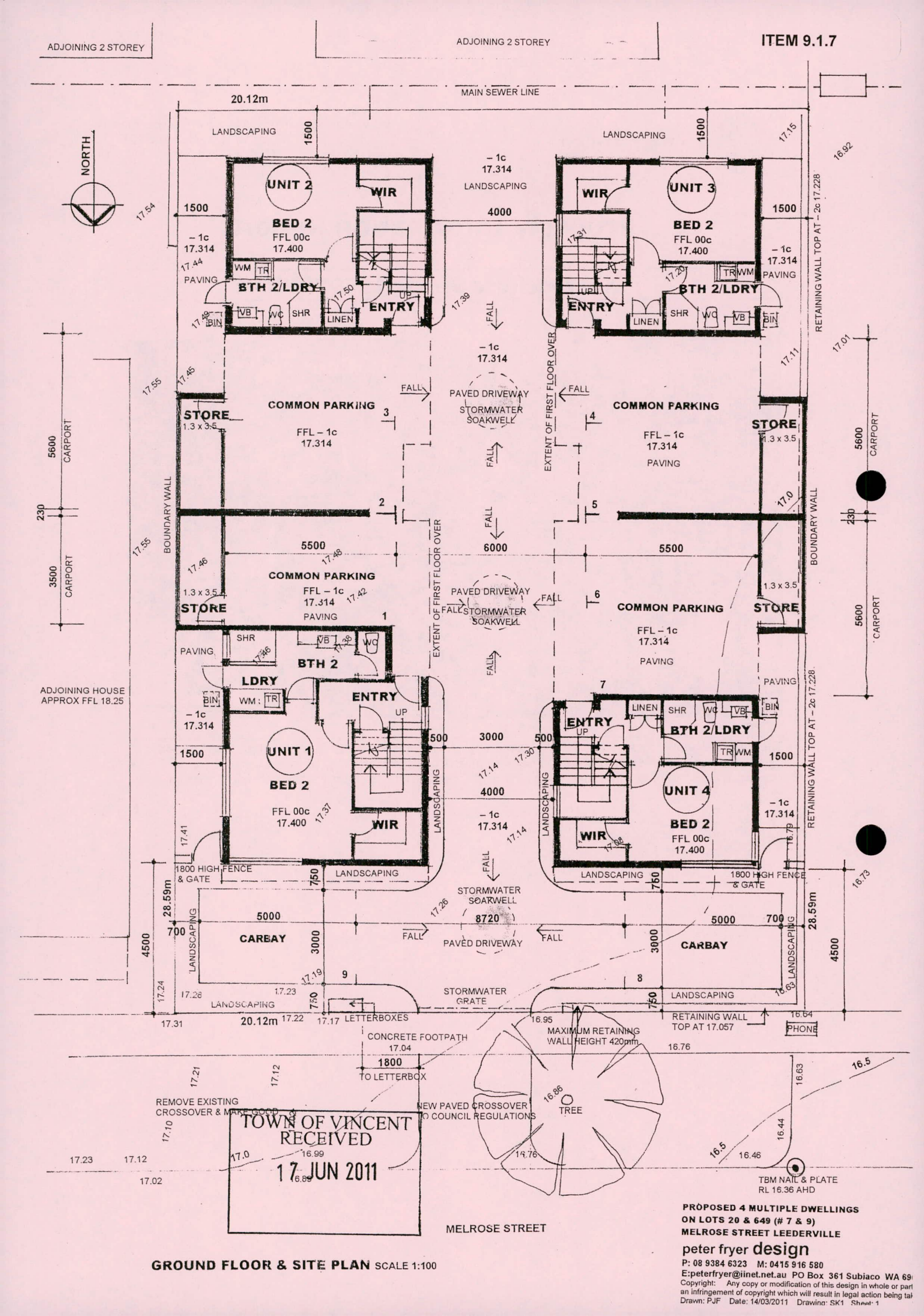
Property Information Report:

No. 7 Melrose Street, LEEDERVILLE

The City of Vincent does not warrant the accuracy of information in this publication and any person using or relying upon such information does so on the basis that the City of Vincent shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information.

✓ Properties consulted

ITEM 9.1.7



TOWN OF VINCENT
RECEIVED
17 JUN 2011

GROUND FLOOR & SITE PLAN SCALE 1:100

PROPOSED 4 MULTIPLE DWELLINGS
ON LOTS 20 & 649 (# 7 & 9)
MELROSE STREET LEEDERVILLE

peter fryer design
P: 08 9384 6323 M: 0415 916 580
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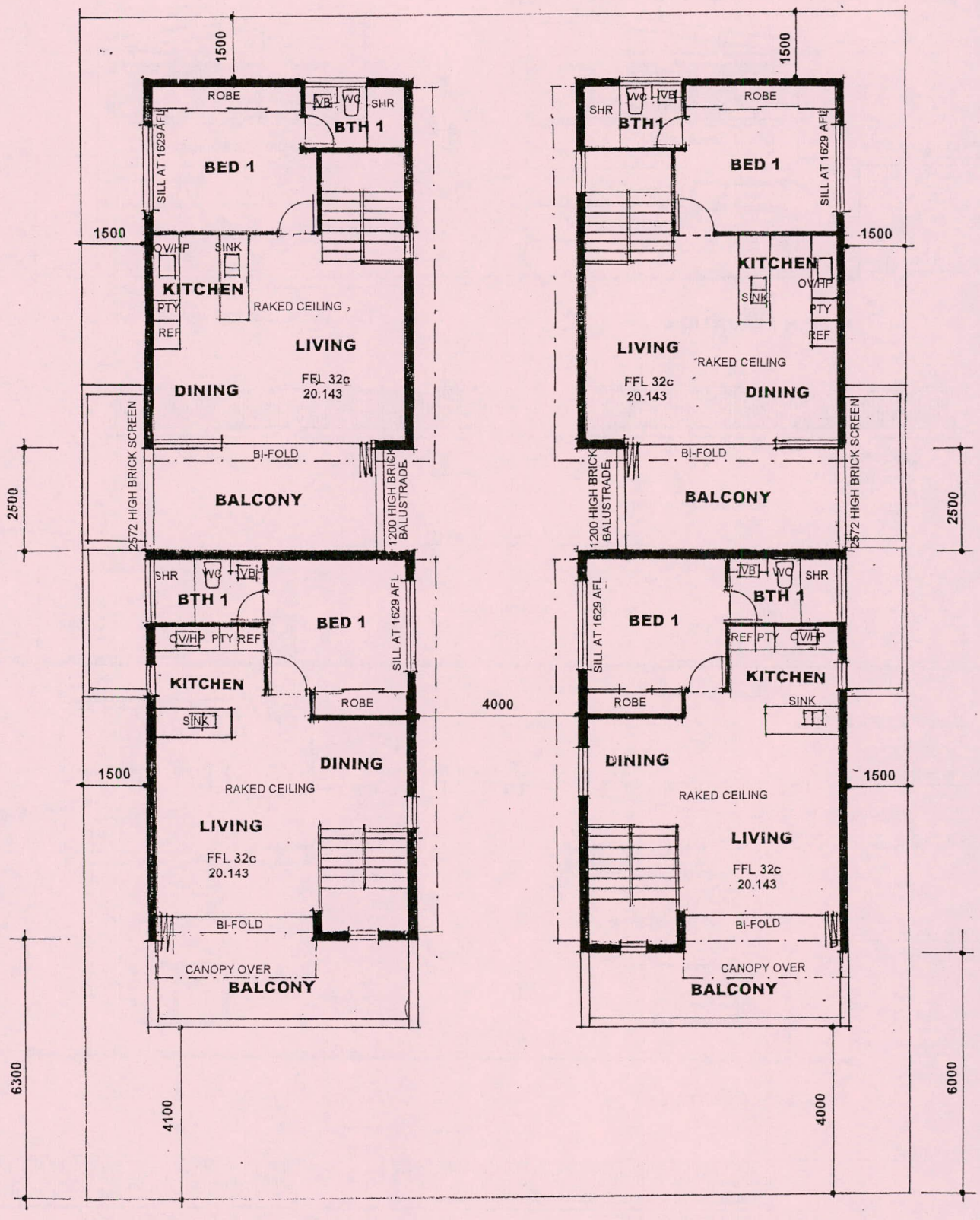
Drawn: PJF Date: 14/03/2011 Drawing: SK1 Sheet: 1



FIRST FLOOR PLAN SCALE 1:100

TOWN OF VINCENT
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12 MAY 2011

CALCULATIONS

UNIT 1		UNIT 3	
GROUND FLOOR	48.00m2	GROUND FLOOR	36.50m2
CARPORT	20.00m2	CARPORT	31.50m2
STORE	5.70m2	STORE	5.70m2
FIRST FLOOR	60.00m2	FIRST FLOOR	59.00m2
BALCONY	15.50m2	BALCONY	14.50m2
TOTAL AREA UNIT 1	149.20m2	TOTAL AREA UNIT 3	147.20m2
UNIT 2		UNIT 4	
GROUND FLOOR	36.50m2	GROUND FLOOR	36.50m2
CARPORT	31.50m2	GARAGE / STORE	31.50m2
STORE	5.70m2	PORCH	5.70m2
FIRST FLOOR	59.00m2	FIRST FLOOR	60.00m2
BALCONY	14.50m2	BALCONY	15.50m2
TOTAL AREA UNIT 2	147.20m2	TOTAL AREA – UNIT 4	149.20m2
		SITE AREA	575m2
		SITE COVERAGE	261m2 (45%)
		OPEN SPACE	314m2 (55%)

PROPOSED 4 MULTIPLE DWELLINGS
ON LOTS 20 & 649 (# 7 & 9)
MELROSE STREET LEEDERVILLE

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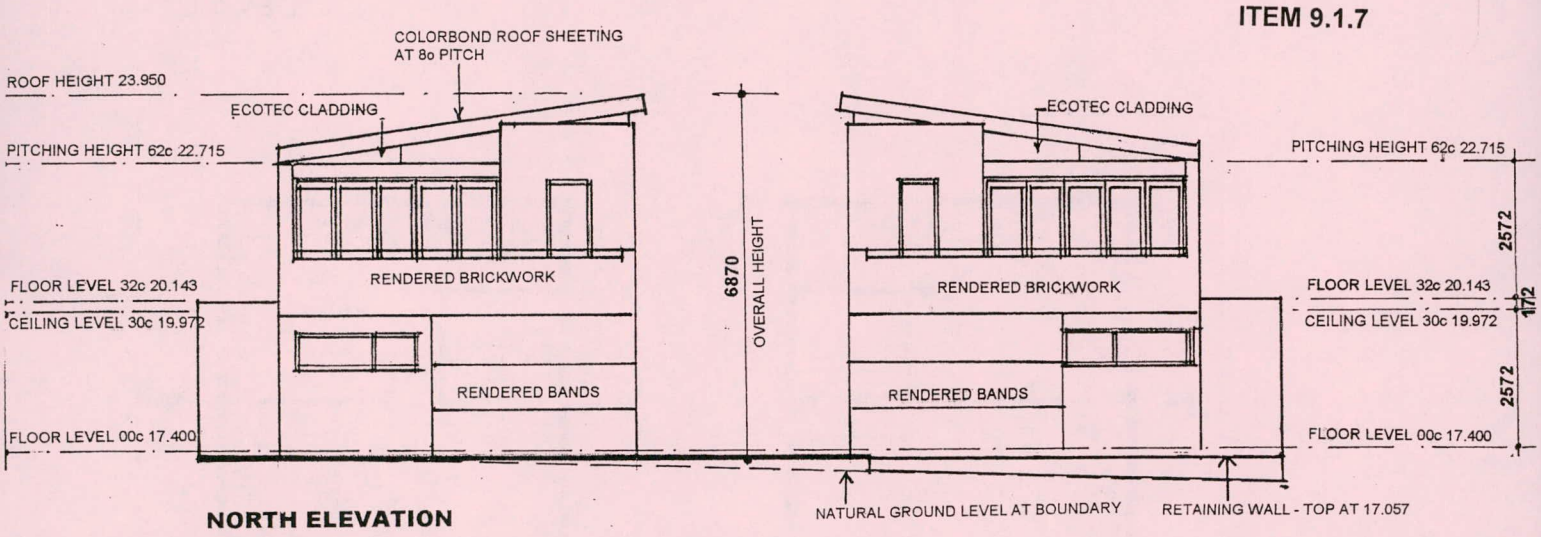
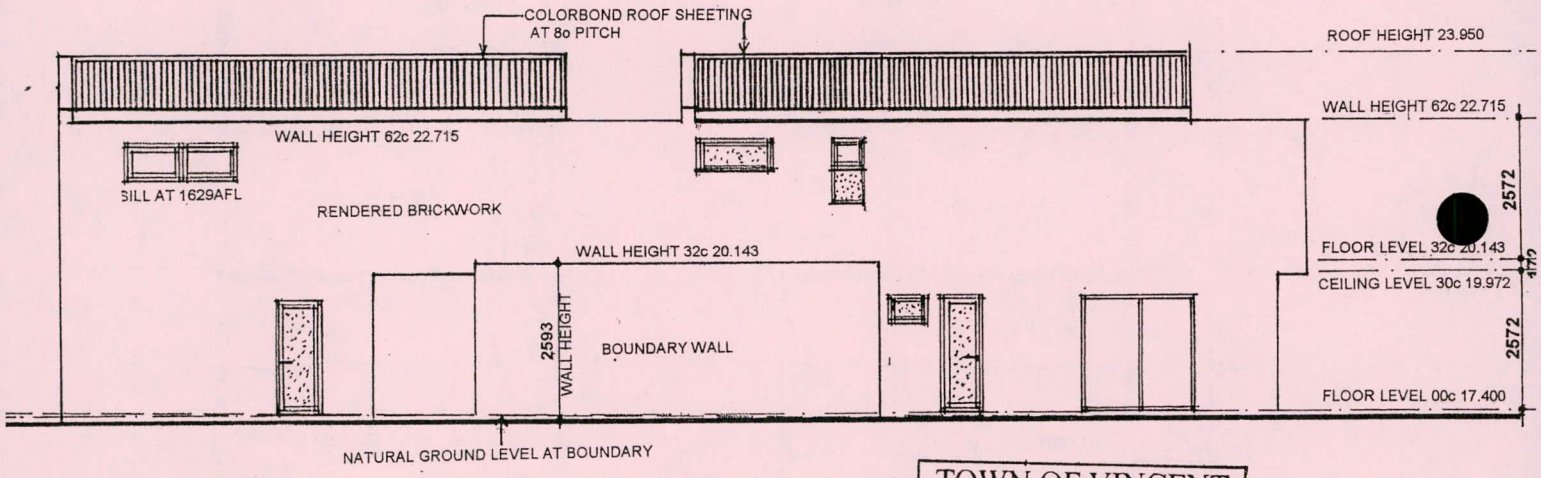
ITEM 9.1.7



NORTH ELEVATION



EAST ELEVATION

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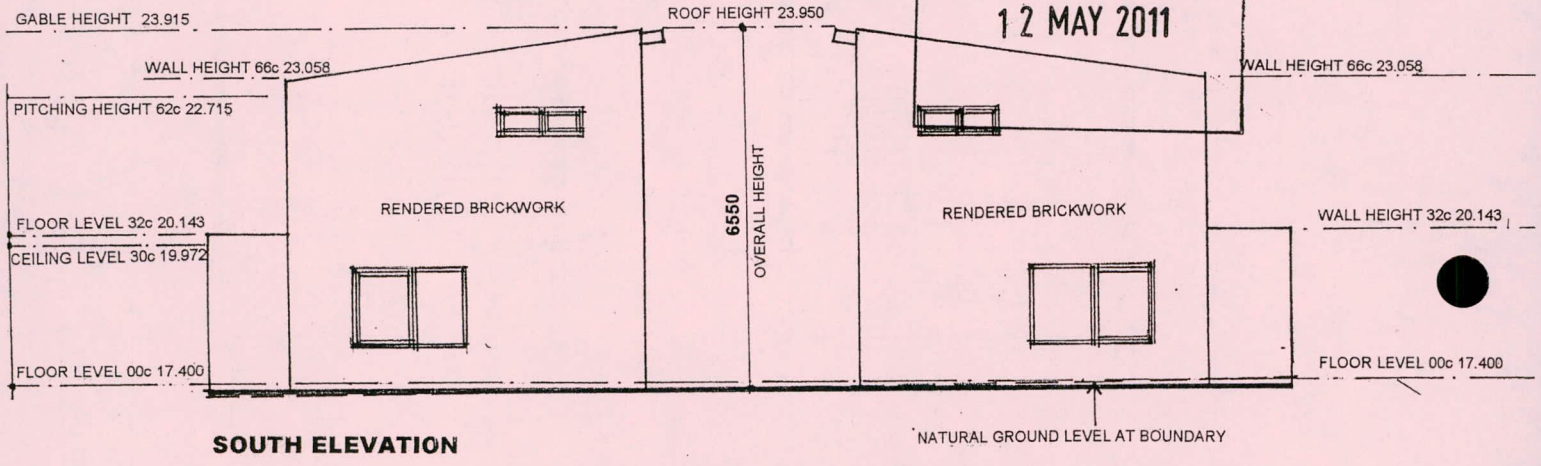
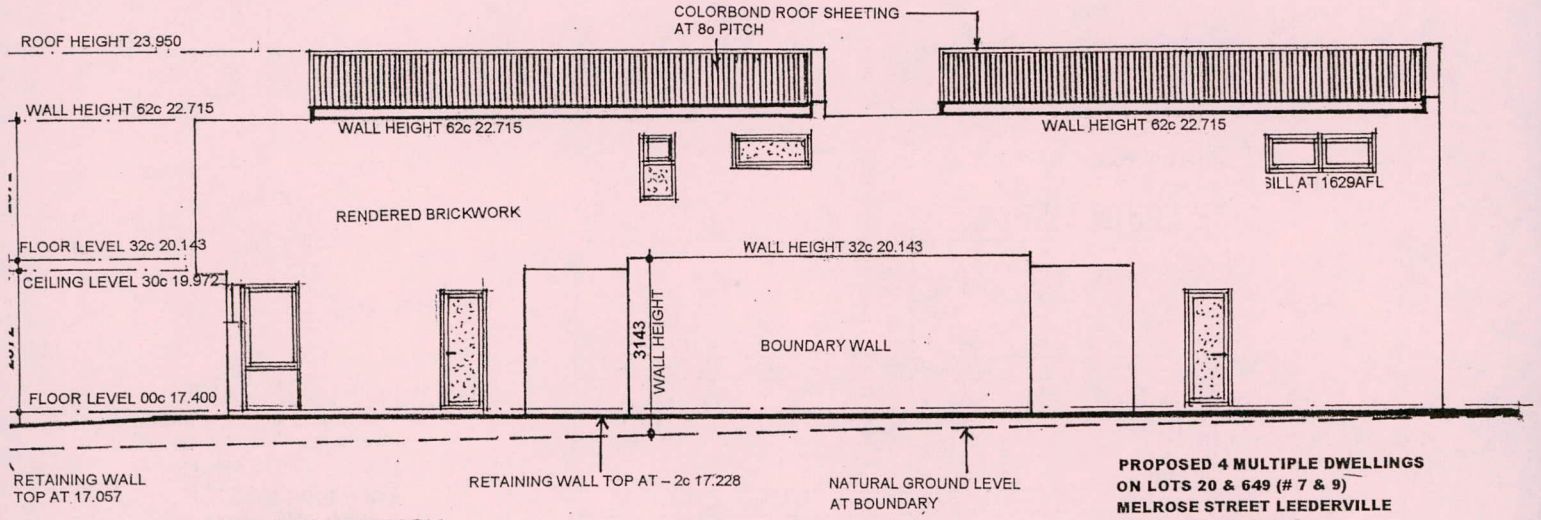
12 MAY 2011



SOUTH ELEVATION



WEST ELEVATION

PROPOSED 4 MULTIPLE DWELLINGS
ON LOTS 20 & 649 (# 7 & 9)
MELROSE STREET LEEDERVILLE

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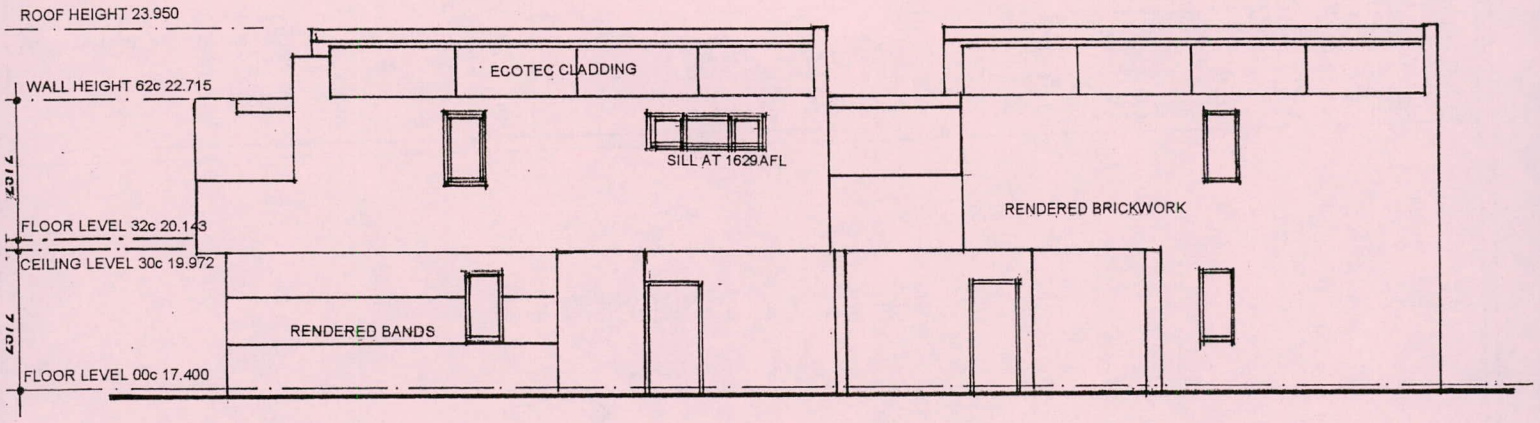
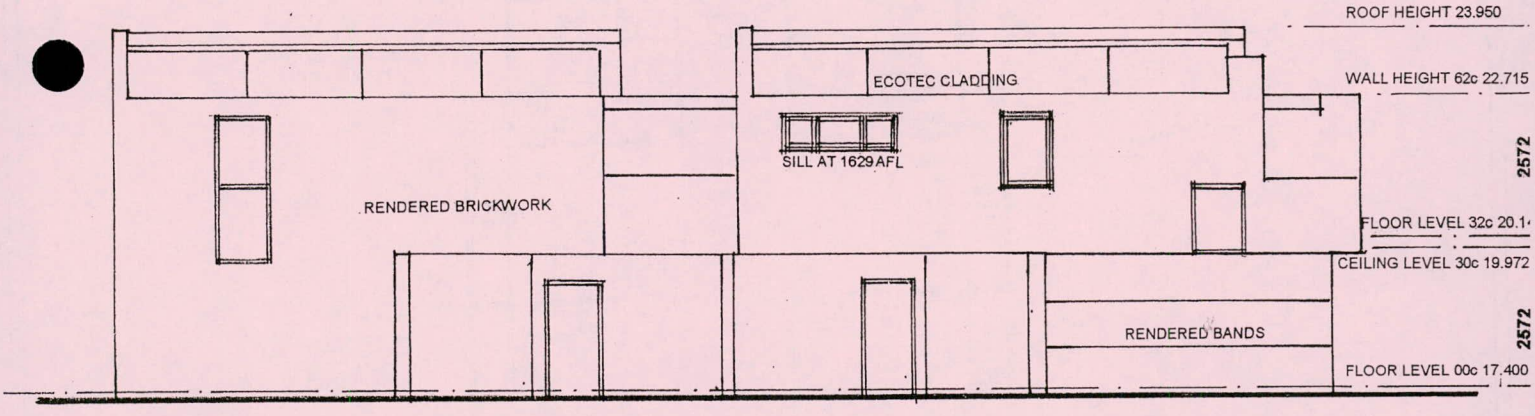


DRIVEWAY ELEVATION SOUTH



DRIVEWAY ELEVATION NORTH

TOWN OF VINCENT
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12 MAY 2011

PROPOSED 4 MULTIPLE DWELLINGS
ON LOTS 20 & 649 (# 7 & 9)
MELROSE STREET LEEDERVILLE

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FEATURE SURVEY

ITEM 9.1.7

IMPORTANT NOTES:

BOUNDARY POSITION CANNOT BE VERIFIED DUE TO LACK OF SURVEY MARKS/ PEGS, ALL BUILDING DIMENSIONS & FEATURES ARE APPROX ONLY. BOUNDARY POSITIONS HAVE BEEN TAKEN FROM BUILDINGS, FENCING, RETAINING WALLS AND OTHER TYPICAL FEATURES LOCATED ON THE BOUNDARY WHICHMAY NOT BE ON THE CORRECT ALIGNMENT AND ARE TO BE VERIFIED WHEN REPEGGED.

BEFORE ANY WORK IS STARTED ON SITE OR PLANS ARE PRODUCED BY DESIGNERS/ ARCHITECTS, THE BOUNDARIES MUST BE REPEGGED AND EXACT OFFSETS MEASURED TO EXISTING STRUCTURES AND FENCING. VISION SURVEYS ACCEPTS NO RESPONSIBILITY FOR ANY CHANGES TO THE PARCEL OR PORTION OF THE PARCEL OF LAND SHOWN ON THIS SURVEY INCLUDING BUT NOT LIMITED TO ANY ADJOINING NEIGHBOURS LEVELS AND FEATURES THAT HAVE OCCURRED AFTER THE DATE ON THIS SURVEY.

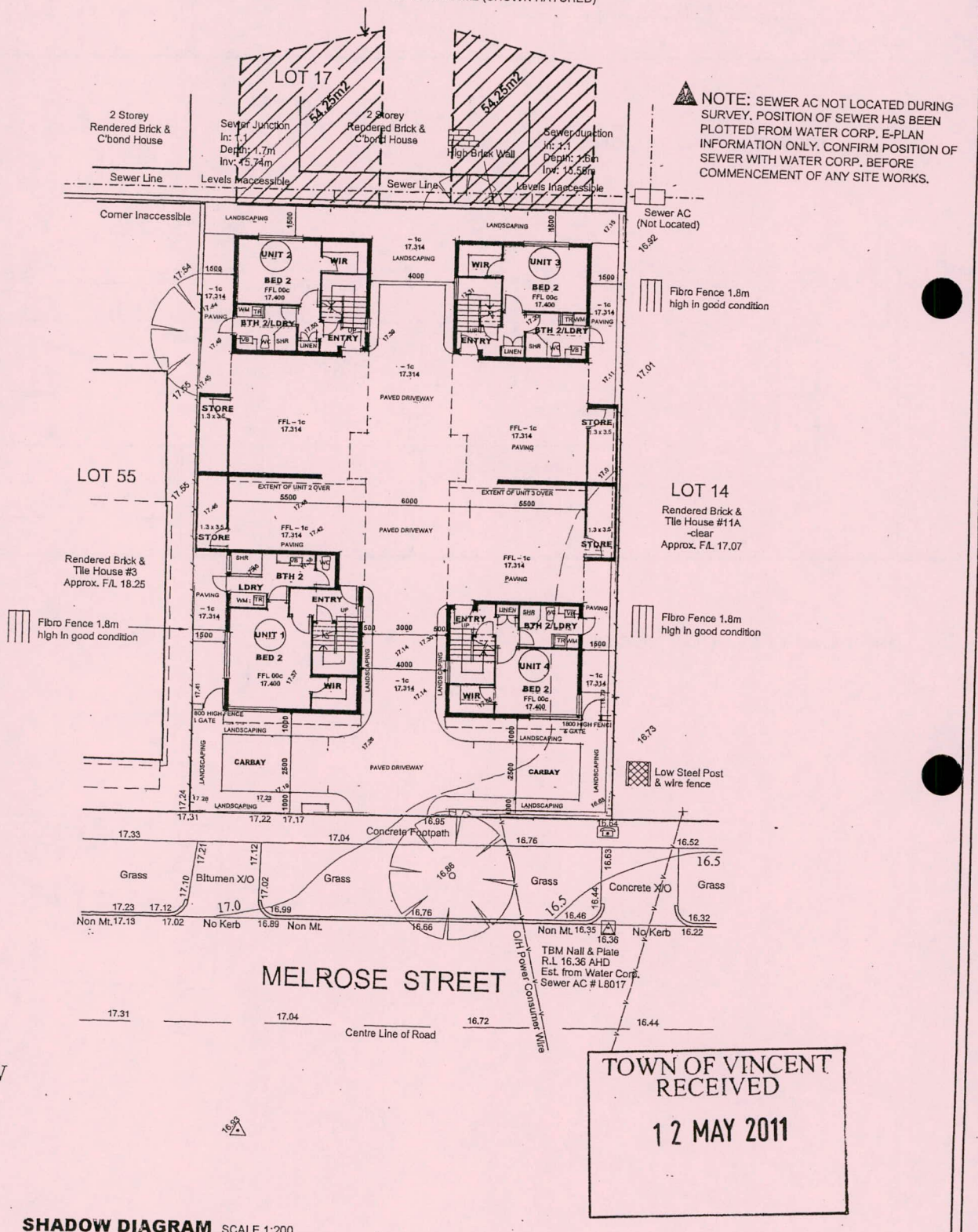
CLIENTS DETAILS:
JASON COLLINS

STREET NAME:	MELROSE STREET
LOT No.:	20 & 649
HOUSE No.:	7 & 9
SUBURB:	LEEDERVILLE
AUTHORITY:	TOWN OF VINCENT
ZONE:	...

LEGEND

- WM WATER METER
- TELSTRA PIT
- SEWER AC
- FENCE CHANGE
- TREE (TO SCALE)
- SURVEY STATION
- BENCH MARK (SHN AND PLATE)

EXTENT OF TOTAL SHADOW CAST ONTO ADJOINING LOT AT MID-DAY JUNE 21 IS 108.50m2 (SHOWN HATCHED)



TOWN OF VINCENT
RECEIVED
12 MAY 2011

S E W N

SHADOW DIAGRAM SCALE 1:200
11/05/2011

SCALE 1:200 @ A3

IMPORTANT NOTES:

- THIS PLAN IS INTENDED FOR THE DEPT OF PLANNING & INFRASTRUCTURE ONLY.
- SEWER / DRAINAGE MAY VARY FROM SCHEMATIC PRESENTATION / CHECK WITH APPROPRIATE AUTHORITY BEFORE ADOPTION OF POSITION.
- THIS SURVEY DOES NOT GUARANTEE THE LOCATION OF BOUNDARY PEGS OR FENCES, .
- CHECK TITLE FOR EASEMENTS / COVENANTS ETC.

VISION SURVEYS.
Licensed & Engineering Surveyors
Land Development Consultants
Project Managers
TEL 9445 1799 FAX 9445 1733
PO BOX 137 KARRINYUP WA 6921
EMAIL: INFO@VISIONSURVEYS.COM.AU

VOL: XXX	FOLIO: XXXX
MAP REF.	XXXXXXXX
Level Datum	AHD(Approx.)
Scale	1:200
Date	22/02/2011
Dwg Ref	Melrose 20 Leederville F
Surveyor	Tristan Talbot
Drafter	Darryl Stone
Checked	

0 5 10 15

PLAN / DIAG /SP	P 953	TELSTRA	PIT
ELECTRICITY	OVERHEAD	SEWERAGE	YES
WATER	CONNECTION	DRAINAGE	GOOD

9.1.8 Prostitution Bill 2011

Ward:	Both Wards	**Date:**	30 June 2011
Precinct:	All Precincts	**File Ref:**	ENS0060
Attachments:	CONFIDENTIAL – Existing Sexual Service Businesses		
Tabled Items:	Prostitution Bill 2011		
Reporting Officers:	N Wellington, Development Compliance Officer S Teymant, Acting Manager Health Services M Wood, Co-ordinator Safer Vincent S Kendall, Senior Strategic Planning Officer		
Responsible Officer:	R Boardman, Director Development Services		

OFFICER RECOMMENDATION:

That the Council;

1. **ADVISES the Office of the Attorney General and the Western Australian Local Government Association (WALGA) that it SUPPORTS IN PRINCIPLE the Prostitution Bill 2011, subject to the comments detailed in this Report; and**

2. **ENCOURAGES the State Government to consult with the Sex Workers Association in consideration of the legislation.**

COUNCIL DECISION ITEM 9.1.8

Moved Cr McGrath, Seconded Cr Buckels

That the recommendation be adopted.

Debate ensued.

AMENDMENT

Moved Cr Buckels, Seconded Cr Harvey

That a new clause 3 be inserted as follows:

"3. REQUESTS that the Office of the Attorney General provides more detail on its reasons for requiring closure of existing brothels within the City of Vincent where no substantive complaints have been received."

Debate ensued.

Cr Topelberg suggested that the words "where no substantive complaints have been received" be deleted from the amendment.

The Mover, Cr Buckels and the Seconder, Cr Harvey agreed.

Debate ensued.

AMENDMENT PUT AND LOST (1-7)

For: Cr Buckels
Against: Deputy Mayor Lake, Cr Burns, Cr Farrell, Cr Harvey, Cr McGrath, Cr Maier, Cr Topelberg

(Mayor Catania was on approved leave of absence.)

Debate ensued.

PROCEDURAL MOTION

Moved Cr Topelberg, Seconded Cr McGrath

That the item be DEFERRED to allow the City's Administration to prepare a submission to the Office of the Attorney General, for consideration for the next Ordinary Meeting of Council to be held on 26 July 2011.

PROCEDURAL MOTION PUT AND CARRIED UNANIMOUSLY (7-1)

For: Deputy Mayor Lake, Cr Buckels, Cr Farrell, Cr Harvey, Cr McGrath, Cr Maier, Cr Topelberg
Against: Cr Burns

(Mayor Catania was on approved leave of absence.)

The Presiding Member, Deputy Mayor Sally Lake requested Councillors to submit their comments as soon as practicable to the Director Development Services.

PURPOSE OF REPORT:

The Western Australian Local Government Association (WALGA) is seeking comments on the Prostitution Bill 2011 by Friday, 15 July 2011 for incorporation into a submission to the Department of Planning.

BACKGROUND:

The Council at its Ordinary Meeting held on 5 April 2011, considered the Extract from Hansard dated 25 November 2010, as provided by the Attorney General's Office, and resolved as follows:

"That the Council in respect of the proposed Prostitution Legislation Reform in Western Australia:

(i) ADVISES the Office of the Attorney General and the Western Australian Local Government Association (WALGA) that the Town SUPPORTS IN PRINCIPLE the proposal for reform of the prostitution legislation, as outlined in the Extract from Hansard dated 25 November 2010; and

(ii) ENCOURAGES the State Government to consult with the Sex Workers Association in consideration of the legislation."

DETAILS:

The Summary of Key Clauses as provided by the Office of the Attorney General are as follows:

Licensing

- *Individual prostitutes, managers of brothels and operators of brothels will be required to possess a valid licence, and conduct business from premises approved for that purpose via local government planning processes. [clause 42]; [clause 43]; [clause 44]*
- *Managers, operators and self-employed prostitutes will be required to display licenses in places from which their business is being conducted. [clause 17]*
- *Applications for operator's licenses and manager's licenses will be required to be accompanied by documents verifying the applicant's identity and age, residential and contact addresses, and providing evidence of relevant planning approvals. [clause 47]*

- *Operators and managers will be required to be at least 18, an Australian citizen or permanent resident, ordinarily resident in Western Australia; have no relevant criminal offences and otherwise be of good standing. [clause 47]; [clause 52]*
- *Applications for a prostitute's licenses will be required to be accompanied by documents verifying the applicant's identity and age; and where they propose to conduct business as a self-employed prostitute, be accompanied by evidence of planning approval. [clause 48]*
- *Prostitute's licenses will be only issued to people who are at least 18, are an Australian citizen or permanent resident, ordinarily resident in Western Australia. [clause 48]*
- *Stringent probity checks, including palm prints and fingerprints, will apply in relation to all operator and manager license applications, but only where considered reasonably necessary in relation to prostitute's license applications. [clause 49]*
- *License holders will be required to comply with conditions prescribed or imposed by the Department of Racing, Gaming and Liquor. [clause 55]; [clause 601]*

City of Vincent Comment

Clauses 47 and 48
It is noted that applications for a prostitute's licence will be required to be accompanied by documents, including evidence of planning approval. Proposed licensing under Clause 49, based on feedback received by the City (refer to 'Consultation/Advertising' of this report) may be too stringent and actually have the unintended and negative effect of pushing sexual services further underground. Any new legislation should provide a contingency measure to ensure that on-street based sex work does not become more prevalent.

Planning and Development Controls

- *Licenses will not be granted to prostitution businesses unless they can show that they have been granted planning approval by the relevant local government authority. [clause 47]; [clause 48]*
- *Land in a residential area or special use area will not be permitted to be used for any prostitution business in any circumstances. [clause 74]*
- *Land in places other than residential areas or special use areas may be used for prostitution business where planning approval is granted by the responsible planning authority. [clause 75]*
- *Outside of the City of Perth area, land which is not in a residential area but is nevertheless within 100m of a residence, or 200m of a protected place, will not be permitted to be used for any prostitution business in any circumstances. [clause 76]*
- *Within the City of Perth area, land which is not in a residential area but is nevertheless in an area that contains a significant number of dwellings, or is within 100m of a protected place, or land which comprises a building that contains a dwelling; must not be used for any prostitution business in any circumstance. [clause 76]*
- *Planning schemes may not be amended to override these rules, for example, to make prostitution businesses a prohibited use in areas other than residential or special use areas, or permit applications in residential areas. [clause 74]; [clause 75]*
- *Existing inappropriately situated businesses may be permitted to continue to operate for up to 18 months, but only if the Department of Racing Gaming & Liquor is satisfied that the business has not been causing disturbance or interfering with the amenity of the area. [clause 168}*

City of Vincent Comment

Clause 74

Land in a residential area or special use area must not be used for the purposes of a prostitution business. It is noted that all of the City's zones listed in Town Planning Scheme No. 1 permit, or allow with the Council's discretion, residential uses. It is therefore considered that prostitution businesses will be prohibited throughout the City.

It is noted that Planning schemes may not be amended to override these requirements.

Clause 166

Existing inappropriately situated businesses may be permitted to operate for up to 18 months if the CEO (Department of Racing, Gaming and Liquor) is satisfied that the land was being used for the prostitution business as at commencement day of the Act, and had been so used on a continuous basis since 6 September 2008 or earlier; and having regard to all the matters mentioned in subsection (5), that the business is being, and will continue to be, managed appropriately.

In considering an application, the CEO must liaise with the local government of the district in which the land is located and the Commissioner of Police with regard to:

"(a) whether the way in which the business has been conducted has been the subject of complaints from persons living or working in the area; and
(b) whether the way in which the business is conducted causes, or is likely to cause, disturbance in the neighbourhood, and
(c) whether conducting the business interferes, or is likely to interfere, with the amenity of the neighbourhood."

It is considered that there are four (4) known sexual services businesses in the City of Vincent that would fall within this category. The list of the existing businesses and comments on their management is circulated to Council Members separately, on a confidential basis.

Operators, managers and prostitutes working in these existing businesses will be required to lodge applications for relevant licences within three months of the day on which the legislation comes into operation. Clause 58 of the Bill provides some guidance in terms of what is acceptable in relation to the size of the business, as follows:

- The business must not have more than 6 rooms in which persons may take part in acts of prostitution;
- No more than 9 persons act, or are available to act, as prostitutes at the place at the same time; and
- No more than a total 13 staff, inclusive of the above 9 persons.

There is concern that existing businesses may expand their operations to be in line with the above criteria relating to the size of the business. The increase in operation of the existing businesses should not be encouraged by the Bill. Furthermore, the Bill should provide guidance on an acceptable range of hours that such a business may operate within. Notwithstanding the above, it is acknowledged that such businesses generally operate outside normal business hours.

Enforcement

- *Conducting any form of prostitution business outside the licensed scheme, or, in relation to potential clients, entering or remaining in an unlawful prostitution business without lawful excuse, will be a criminal offence. [clause 9]; [clause 10]; [clause 13]; [clause 42]; [clause 43]; [clause 44]*
- *Police will have the power to enter premises, other than residences, which they reasonably suspect are being used to conduct prostitution businesses, without a warrant. [clause 92]*
- *Police will, upon receipt of complaints, have the power to issue closure notices restricting access to premises which they reasonably suspect are being used for unlawful prostitution, or on their own initiative where serious offences have occurred. These notices will be required to be considered by a court before being made permanent. [Part 7; Division 7]*
- *Existing evidentiary presumptions in relation to kerb crawling and street walking will continue to apply. [clause 144]*
- *Strong evidentiary presumptions will apply that persons are operating or managing a prostitution business where grounds exist for suspecting such an activity. [clause 149]*

- *Police will have the power to make barring notices, and prohibition orders similar to those contained in the Liquor Control Act 1988, to deal with dangerous or undesirable persons working in or attending brothels. [Part 7 Division 5]; [Part 7 Division 6]*
- *License numbers will be required to be displayed in any advertisements for prostitution [clause 24].*
- *There will be a strong evidentiary presumption against persons who unlawfully place advertisements which could be reasonably suspected to be for a prostitution business [clause 145]*
- *The State Government will possess an absolute discretion to reject a particular license application, or direct that licenses not be issued in relation to particular areas of the state. [Part 6; Division 9]*

City of Vincent Comment

Clauses 42-44

The Police will be responsible for dealing with public complaints about unlawful prostitution and, where their involvement becomes necessary, enforcing the law with respect to offences under the Act.

Any person who runs a prostitution business without a current licence will be liable for a penalty of $50,000 or imprisonment for three years. Companies that run a prostitution business will be liable for a penalty of $250,000. A person who engages in prostitution without a current licence will be liable for a maximum fine of $6,000.

The City's Officers will not be involved in the enforcement of this legislation.

Clause 87

Public service officers employed in the Department, may be designated as Authorised persons. The City's Officers will not be authorised for this purpose.

Clause 92

Police Officers and authorised persons may enter a place for certain purposes, without a warrant.

Clause 121

It is noted that a closure notice may be issued by the Police, in relation to a specified place if the Commissioner of Police has received a written complaint from a local government, alleging that a place is being used for a prostitution business.

Protecting vulnerable people

- *A person who engages in an act of prostitution with a person who they knew, or could reasonably be expected to have known was being coerced commits an offence punishable by up to 14 years imprisonment, or, where the prostitute was a child or incapable person, imprisonment for up to 20 years. [clause 14]*
- *Prostitutes working within the licensed system will have an absolute right to refuse to take part in acts of prostitution, and persons who operate or manage a prostitution business will be required to display information to that effect. [clause 12]; [clause 25];[clause 26]*
- *There will be a positive obligation on persons who operate or manage prostitution businesses to ensure that children do not work within the business, or permit children to be on the premises of the business. [clause 36];[clause 38]*
- *A person who causes, permits or induces a child to act as a prostitute commits a crime punishable by imprisonment of up to 14 years. [clause 33]*
- *The penalty for acting as an unlicensed prostitute Is such that infringement notices may be issued for offences pursuant to the Criminal Procedure Act 2004. [clause 44]*
- *The Commissioner of Police will have the power to provide information regarding clients who have been issued with barring notices to operators or managers, if it is considered necessary to minimise the risk of harm or injury to any person. [clause 118]*

City of Vincent Comment

The City's Health Services understand the developmental effects that childhood exposure to adult related activities such as alcohol use, smoking and violence can have over the short and longer terms. As such, safeguards put in place to deal with 'vulnerable people' within the Bill, and particularly in relation to children, are considered to be a sensible approach.

Health

- *It will be an offence for a person to engage in an act of prostitution without using a condom (or other appropriate barrier to STIs). {clause 28}*
- *There is a positive obligation on operators and managers to issue condoms free of charge to workers, and ensure that their workers do not engage in acts of prostitution without using a condom (or other appropriate barrier to STIs]. [clause 28]*
- *Operators and managers must take all reasonable steps to display health information to clients and to workers. [clause 32]*
- *Advertisements or statements made must not imply that a person is not infected, or is unlikely to be infected with a sexually transmitted infection. [clause 29]*
- *Possession of condoms cannot be used as evidence in connection with prosecutions for unlicensed prostitution. [clause 153]*

City of Vincent Comment

Regulation of the Prostitution Industry is strongly supported by the City's Health Services, as it provides an opportunity to put legitimate processes in place for the monitoring of health and safety standards at brothels, and within the profession more generally. At present, there are no current regulatory requirements in place to compel safe and hygienic practices being implemented at brothels. However, there is an organisation known as Magenta – Sex Worker Support Project ('Magenta') set-up by Family Planning Western Australia, which currently works with the industry in a cooperative manner to improve the health and safety of sex workers. The City's Coordinator Safer Vincent participates in the project working group.

From the City's involvement with Magenta, it is understood that the widespread concern among sex workers is the 'registration' requirements currently proposed within the Draft Bill. The information expressed during working group meetings is that the overwhelming majority of sex workers have serious concerns about confidentiality, and the negative effect that confidentiality leaks/disclosure may have on sex workers futures; particularly in areas such as employment, legal representation and other settings where such information could result unfavourable biases.

As a result, the industry view expressed through Magenta is that should the current proposed registration requirements be imposed, it is likely that the following outcomes will occur:

- Some workers will simply not register and instead find other ways to continue operating, such as 'street walking';
- It is likely that there will be an increase in unregistered workers acting as escorts - a mode of sex work that poses an increased safety risk to the worker, due to work being performed in isolation at a location chosen by the client; and
- Some of the industry will continue to operate 'underground' which will defeat the purpose of current attempts to improve regulation of the industry and the efforts of the Magenta – Sex Worker Support Project to deliver better health and safety outcomes to the industry.

To allay these concerns, Magenta suggests that the licensing process be less onerous than currently proposed. Paper licenses with no photographs and without the need for fingerprinting is believed to be one such way that the anonymity of sex workers could be better protected.

CONSULTATION/ADVERTISING:

The closing date for submissions on the proposed Bill are due to the Western Australian Local Government Association by Friday, 15 July 2011 and to the Department of the Attorney General on Friday, 29 July 2011.

LEGAL/POLICY:

Town Planning Scheme No. 1 and associated Policies.

RISK MANAGEMENT IMPLICATIONS:

Low: The enforcement role of Local Government in relation to matters concerning prostitution will be removed should the Prostitution Bill be enacted as proposed. With enforcement of brothels to fall solely under State Government jurisdiction, the current enforcement related risk implications to the City will be eliminated.

STRATEGIC IMPLICATIONS:

In keeping with the City's *Strategic Plan 2011-2016* – Objective 3.1 states:

"Enhance and promote community development and wellbeing

3.1.2 Promote and foster community safety and security;
3.1.3 Promote health and wellbeing in the community;"

SUSTAINABILITY IMPLICATIONS:

Whilst the current resource demands relating to localised prostitution are limited, the removal of Local Government's involvement in dealing with 'unauthorised' local brothels from a Town Planning perspective should almost reduce demands on the City's resources entirely.

FINANCIAL/BUDGET IMPLICATIONS:

Although the savings will be negligible, it is anticipated that costs involved with investigations of unauthorised brothels by the City's Officers under the Town Planning Scheme will be mostly eliminated.

COMMENTS:

It is recommended that the Council approve the Officer Recommendations detailed within this report and advises the Office of the Attorney General and the Western Australian Local Government Association (WALGA) that it SUPPORTS IN PRINCIPLE the Prostitution Bill 2011, subject to the following comments:

1. Clause 74–No prostitution businesses in residential or special use areas

   1.1 All of the City's zones, including 'commercial use' zones, listed in Town Planning Scheme No. 1, also permit or allow 'residential uses' at the Council's discretion. As such, the entire area of the City can be used for a 'residential use' and, as such, the City has interpreted clause 74 to mean that prostitution businesses will be effectively prohibited throughout the City; and

   1.2 The Bill is silent on the approved hours of operation for prostitution businesses. The City recommends that guidance on the permitted hours of operation should be provided to Local Government, in addition to clarification of whether Local Government will be able to stipulate and enforce hours of operation through existing local development approval processes;

2. Clause 166–Planning requirements as to existing prostitution businesses

   There are four (4) known sexual service businesses in the City of Vincent that would fall within this category.

It is noted that operators, managers and prostitutes working in these existing businesses will be required to lodge applications for relevant licences within three months of the day on which the legislation comes into operation, and that the City will be consulted with regard to the way in which the businesses have been conducted, including the provision of information relating to complaints from persons living or working in the area, disturbances to the neighbourhood and the affect on the amenity of the neighbourhood.

There is concern that existing businesses may endeavour to expand their operations in line with the criteria relating to the size of the business detailed in clause 58 of the Bill. The City is of the view that should businesses wish to do this, there must be a requirement for local planning approval to be issued prior to any such expansion;

3. Clause 121–Requirements for issue of closure notice

The City is supportive of the procedure whereby a closure notice may be issued in relation to a specified place if the Commissioner of Police has received a written complaint from a local government, alleging that a place is being used for a prostitution business; and

4. Clause 42 onwards–Licensing Query

4.1 It is noted clause 9 (1) and (2) Relating to Seeking Prostitute in or in View of or Within Hearing of a Public Place outlines that a 'person must not, in the view or within hearing of a public place, seek another person to act as a prostitute' and that person who contravenes this requirement is guilty of a punishable crime; and

4.2 Given the requirement of Division 2 – Licences required for Certain Activities involving prostitution, there is concern that the 'registration' requirements may be too stringent and have the adverse effect of pushing sexual services further underground. In particular, it is anticipated that the number of street sex workers operating in local streets/communities will increase.

To ensure that this does not occur, what strategies will be put in place to ensure that street work, being a more problematic mode of sex work, does not become more prevalent.

9.2.1 Proposed Obstruction of a Portion of the Dedicated Right of Way Bounded by Walcott, Beaufort, Barlee and Roy Streets, Mount Lawley, Progress Report No. 3

Ward:	South	**Date:**	28 June 2011
Precinct:	Mount Lawley Centre Precinct (P11)	**File Ref:**	TES0429
Attachments:	001 – Plan No. 2731-CP-01		
Tabled Items:	Nil		
Reporting Officers:	A Munyard; Senior Engineering Technical-Officer Land & Development; R Lotznicker; Director Technical Services		
Responsible Officer:	R Lotznicker; Director Technical Services		

OFFICER RECOMMENDATION:

That the Council;

1. **APPROVES a 'partial obstruction' to prevent vehicular traffic, via the use of bollards or an alternative 'appropriate' method as determined by the Chief Executive Officer, of a portion of the Dedicated Right of Way Bounded by Walcott, Beaufort, Barlee and Roy Streets as shown on attached Plan No. 2731-CP-01 for the following reasons:**

   1.1 **the majority of respondents indicated they were in favour of obstructing a 'portion' of the Dedicated Right of Way Bounded by Walcott, Beaufort, Barlee and Roy Streets, Mount Lawley;**

   1.2 **obstructing the portion of Right of Way to vehicular access from Beaufort Street will result in safety and amenity improvements; and**

   1.3 **a partial obstruction of the right of way will still ensure that vehicular access is maintained to all properties adjoining the right of way; and**

2. **ADVISES the respondents and the authors of the petitions of its decision.**

Moved Cr McGrath, Seconded Cr Maier

That the recommendation be adopted.

AMENDMENT

Moved Cr McGrath, Seconded Cr Maier

That a new clause 3 be inserted as follows:

"3. REFERS the treatment of the Right of Way obstruction, including the bollard design and placement to the Beaufort Street Enhancement Working Group."

AMENDMENT PUT AND CARRIED (7-1)

For: Deputy Mayor Lake, Cr Buckels, Cr Farrell, Cr Harvey, Cr McGrath, Cr Maier, Cr Topelberg
Against: Cr Burns

MOTION AS AMENDED PUT AND CARRIED UNANIMOUSLY (8-0)

(Mayor Catania was on approved leave of absence.)

COUNCIL DECISION ITEM 9.2.1

That the Council;

1. **APPROVES a 'partial obstruction' to prevent vehicular traffic, via the use of bollards or an alternative 'appropriate' method as determined by the Chief Executive Officer, of a portion of the Dedicated Right of Way Bounded by Walcott, Beaufort, Barlee and Roy Streets as shown on attached Plan No. 2731-CP-01 for the following reasons:**

   1.1 **the majority of respondents indicated they were in favour of obstructing a 'portion' of the Dedicated Right of Way Bounded by Walcott, Beaufort, Barlee and Roy Streets, Mount Lawley;**

   1.2 **obstructing the portion of Right of Way to vehicular access from Beaufort Street will result in safety and amenity improvements; and**

   1.3 **a partial obstruction of the right of way will still ensure that vehicular access is maintained to all properties adjoining the right of way;**

2. **ADVISES the respondents and the authors of the petitions of its decision; and**

3. **REFERS the treatment of the Right of Way obstruction, including the bollard design and placement to the Beaufort Street Enhancement Working Group.**

PURPOSE OF REPORT:

The purpose of this further report is to seek the Council's approval for the obstruction of one leg of a Dedicated Right of Way (ROW).

BACKGROUND:

Ordinary Meeting of Council held on 27 April 2010:

In 2010, following a request from the proprietor of an adjacent business, a report was prepared for the Council's consideration recommending 'approval in principle' for the obstruction of a small portion of the dedicated Right of Way (ROW) which runs between Roy Street and Beaufort Street, Mount Lawley.

It was proposed that if this section of the ROW was obstructed, to motor vehicular traffic only, the ROW could be beautified with such measures as improvements to pavement, installation of potted trees, and decorative lighting. If obstructed, pedestrian access would still be maintained at all times.

At the time, the proprietor of the adjacent business also expressed interest in applying for permission to establish an outdoor dining addition to the proposed café within the newly landscaped section of ROW.

After consideration of the report the Council made the following decision:

"That the Council;

(i) APPROVES IN PRINCIPLE the obstruction of the north west leg of the Dedicated Right of Way known as ROW 2.51-a (as shown on Appendices 9.2.3A & B);

(ii) NOTES that:

   (a) the applicant is requesting the ROW Obstruction to improve safety and to add to the vibrancy of the area;

(b) should the ROW obstruction be approved, the applicant may apply for an alfresco dining licence for a portion of the obstructed section of ROW (as shown indicatively in Appendix 9.2.3C); and

(c) should the ROW obstruction be approved, removal of the existing crossover on Beaufort Street may be undertaken, at the applicant's expense, however a physical obstruction to the satisfaction of the Town would still be required at both ends of the ROW portion to be obstructed;

(iii) ADVERTISES the proposal in accordance with Section 3.50 of the Local Government Act and the requirements of the Cities Consultation Policy for a period of not less than twenty-eight (28) days; and

(iv) RECEIVES a further report at the conclusion of the advertising period."

In accordance with (iii) of the Council's decision, the proposal was advertised in the West Australian with submissions invited for a period of 28 days. Individual letters were also sent to all owners of adjacent properties.

Ordinary Meeting of Council held on 24 August 2010:

As the results of the consultation were inconclusive, with some apparent misunderstanding of the extent of the proposed obstruction, a firm recommendation to Council from the City's Officers could not be made without more public discussion. A report outlining the submissions received was submitted to the Council where the following decision was made:

"That the Council;

(i) CONSIDERS the submissions received concerning the proposed obstruction of a portion of the Dedicated laneway Bounded by Walcott, Beaufort, Barlee and Roy Streets, Mount Lawley, as detailed in this report;

(ii) DEFERS making a decision concerning the proposed obstruction of a portion of the Dedicated laneway Bounded by Walcott, Beaufort, Barlee and Roy Streets, Mount Lawley; and

(iii) APPROVES of:

(a) an Information Session to be held inviting all interested parties, petitioners, affected businesses and residents, where further information regarding the overall proposal will be provided; and

(b) further consultation to be carried out following the Information Session."

DETAILS:

The ROW Block:

The ROW block in question runs in a 'T' configuration from Beaufort Street through to Roy Street, with a central connection running down into Barlee Street. The ROW legs are only 3.0m wide, however, some years ago (prior to the City of Vincent) the ROW legs were dedicated as a public road.

Information Session - 16 September 2010:

The information session held at the Administration and Civic Centre was attended by the Chief Executive Officer, a number of the City's Officers, two (2) Councillors, and five (5) members of the public.

Attendees were advised that if obstructed, the ROW would remain accessible to pedestrians at all times, and the positioning of bollards (or similar) would not hinder vehicle access to existing private parking.

Strong views were expressed at the meeting, both for and against the obstruction and possible alfresco use of this section of ROW.

Further Consultation:

In accordance with (iii)(b) of the Council's decision *(Ordinary Meeting of Council held on 24 August 2010)* a second consultation letter was sent to all adjoining properties, together with those who had contributed to petitions previously submitted to the Council over the proposal.

Note: The ROW network is dedicated as public roads, and therefore, in accordance with the Local Government Act 1995, submissions from all members of the public must be considered.

At the conclusion of the further consultation period, ALL submissions received were carefully assessed. A number of respondents merely recycled what they had previously submitted while others were also signatories to the petitions received. Therefore the outcome of the two (2) consultations and petitions were subject to in-depth analysis, which yielded the following results:

- A total of 67 responses were received either via a comment's sheet or signatory to a petition;
- Forty (40) were in favour of the obstruction of portion of the ROW;
- Twenty six (26) were opposed the obstruction of portion of the ROW.
- One (1) respondent was partially in favour of the proposal

A summary of the responses received are attached at appendix 9.2.1.

In Favour of the proposal:

The main issues identified by those who supported the proposal, were safety related, but enthusiastic support for aesthetic improvement and amenity for pedestrians was also apparent.

With the significant increase in traffic volumes, some ROWs which were created at the turn of the century and functioned well at that time, may now present an unacceptable hazard to both other road users and pedestrian traffic. The ROW in question terminates at Beaufort Street 60m south of the Walcott Street intersection. Beaufort Street is classified as a District Distributor A Road and currently carries in excess of 30,000 vehicles per day.

Officers Comments:

A portion of the east/west leg of the ROW has been partially obstructed to vehicular traffic since August 2009. This 'temporary' obstruction has not resulted in any noticeable adverse impact on access to the remaining ROW block. In fact it has improved safety for both pedestrians using the ROW for access to the shops in Beaufort Street and due to poor sight lines for vehicles exiting onto Beaufort Street has addressed a potentially dangerous situation for both pedestrians and motorists.

Against the Proposal

Those who oppose the obstruction of the ROW expressed a variety of reasons including that pedestrian traffic would be curtailed by the installation of the bollards. Some were of the view that vehicle access to the rear of their properties would be affected. Also several of those who opposed the obstruction, were concerned about possible negative effects which may result from the introduction of an alfresco area.

Officers Comments:

As mentioned above pedestrian traffic would not be curtailed in fact it will be enhanced. Also no property will lose vehicular or pedestrian access via the ROW system, if the Council approves the obstruction as proposed in the Plan that was distributed with the consultation letters. All vehicular access will be maintained to all properties.

In addition the proposal under consideration is for the partial obstruction of the ROW for vehicular from Beaufort Street. Should an application be received for an outdoor eating area within the obstructed area, this would be the subject of a separate application and would be assessed and considered on its merits in accordance with City's Policy 3.8.1 "Outdoor Eating Areas"

Recommendation:

As can be seen the majority of respondents support the obstruction of portion of the ROW, as proposed. Pedestrian safety is identified as the most significant factor, followed by improvement of amenity and a boost to the vibrancy of the area. Therefore, it is recommended that the Council approve the placement of the bollards, as illustrated on the attached plan No. 2731-CP-01.

CONSULTATION/ADVERTISING:

Extensive consultation has been carried out, as detailed previously in this report. Additionally, the matter was advertised in the West Australian on Wednesday 28 June 2010.

The respondents and authors of the petition will be advised of the Council's decision.

LEGAL/POLICY:

The ROW leg is under the care, control and management of the City however, to enable an obstruction to occur, this is actioned in accordance with section 3.50 of the Local Government Act 1995.

RISK MANAGEMENT IMPLICATIONS:

Medium: The proposal will improve safety for both pedestrians using the ROW for access to the shops in Beaufort Street and due to poor sight lines for vehicles exiting onto Beaufort Street will address a potentially a dangerous situation for both pedestrians and motorists.

STRATEGIC IMPLICATIONS:

The Cities *Strategic Plan 2011-2016* states:

"Natural and Built Environment

Objective 1.1: Improve and maintain the natural and built environment and infrastructure.
1.1.5: Enhance and maintain the Cities infrastructure, assets and community facilities to provide a safe, sustainable and functional environment".

SUSTAINABILITY IMPLICATIONS:

Will enhance the vibrancy of the area and encourage pedestrian use of the ROW.

FINANCIAL/BUDGET IMPLICATIONS:

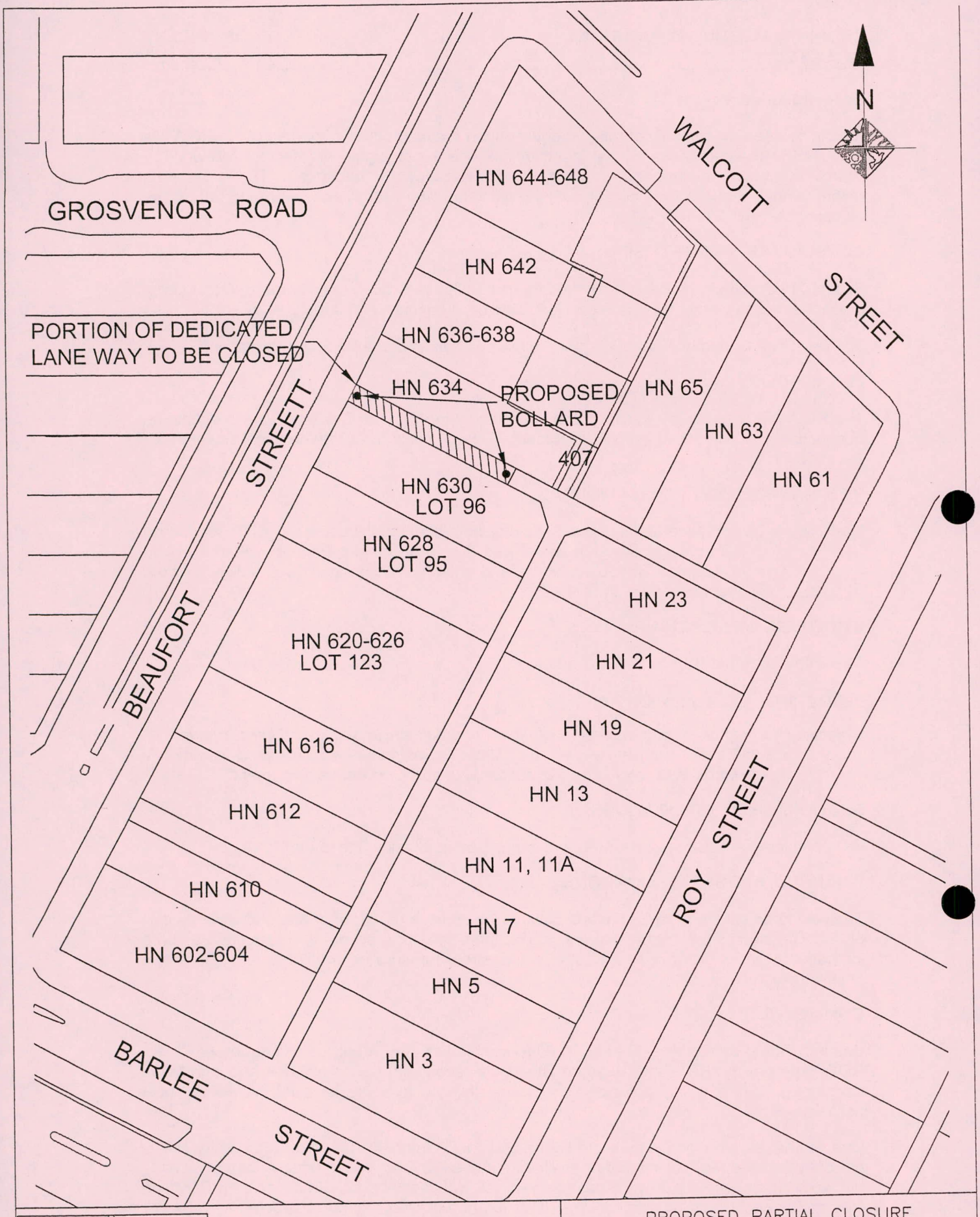
The estimated cost to install 'standard' bollards would be in the order of $500 however as part of the Beaufort Street enhancement works there may be scope to implement a more 'upmarket' solution using a sculptural element, street furniture or the like to form the actual physical obstruction.

COMMENTS:

Beaufort Street carries in excess of 30,000 vehicles per day. Vehicles exiting the east/west ROW leg from the ROW into Beaufort Street are faced with poor sightlines and high traffic numbers. From a safety point of view closing this leg to vehicular traffic would be most desirable.

Due to the existing continuous median island in Beaufort Street, the ROW entry/exit is currently restricted to "left in/left out" so closure of the ROW leg would not only improve safety but would not adversely affect access as vehicles would still be able to access the ROW via Roy or Barlee Streets. In addition the ROW leg has in effect being obstructed to vehicular traffic for some time now with no apparent adverse impact on access.

It is therefore recommended that the portion of ROW be obstructed to vehicular access as shown on attached Plan No. 2731-CP-01.



CITY OF VINCENT

CITY OF VINCENT

244 VINCENT STREET LEEDERVILLE, 6007
TECHNICAL SERVICES

PROPOSED PARTIAL CLOSURE
OF DEDICATED LANE WAY
BETWEEN 630 & 634 BEAUFORT ST

SCALE:	DRAWN:	DRAWING NO:
NTS	FNM	2731-CP-01
DATE: JULY. 2011	CHECKED:	SHEET 1 OF 1. A4

9.2.2 Proposed Reintroduction of Two-Way Traffic on Beaufort and William Streets, Perth - Progress Report No. 5

Ward:	South	**Date:**	1 July 2011
Precinct:	Beaufort P13	**File Ref:**	TES0473
Attachments:	-		
Tabled Items:	-		
Reporting Officers:	C Wilson, Manager Asset & Design Services; R Lotznicker, Director Technical Services		
Responsible Officer:	R Lotznicker, Director Technical Services		

OFFICER RECOMMENDATION:

That the Council;

1. **CONTINUES TO SUPPORT the proposal to reintroduce 'two-way' traffic in William, Beaufort and Brisbane Streets;**

2. **NOTES that the matter was considered by the Perth City Council at its Ordinary Meeting held on 28 June 2011 where the Council resolves, in part, to request that the Director General Transport approves the conversion of Beaufort Street to two-way traffic without further delay;**

3. **REQUESTS that the Director General Transport approves the conversion of Beaufort Street to two-way traffic without further delay noting that both the City of Vincent and the City of Perth have coordinated the implementation of the project to occur concurrently toward the end of 2011;**

4. **ADVISES the City of Perth of its continued support; and**

5. **RECEIVES a further report at the conclusion of the discussions with the City of Perth, Main Roads WA, Department of Transport and the Public Transport Authority.**

Moved Cr Topelberg, Seconded Cr Burns

That the recommendation, together with the following new clause 6, be adopted:

"6. DOES NOT SUPPORT a twenty four (24) hour bus lane on Beaufort Street due to the negative impact on local retail districts, pedestrian amenity and alfresco dining."

Debate ensued.

MOTION PUT AND CARRIED UNANIMOUSLY (8-0)

(Mayor Catania was on approved leave of absence.)

COUNCIL DECISION ITEM 9.2.2

That the Council;

1. **CONTINUES TO SUPPORT the proposal to reintroduce 'two-way' traffic in William, Beaufort and Brisbane Streets;**

2. **NOTES that the matter was considered by the Perth City Council at its Ordinary Meeting held on 28 June 2011 where the Council resolves, in part, to request that the Director General Transport approves the conversion of Beaufort Street to two-way traffic without further delay;**

3. **REQUESTS that the Director General Transport approves the conversion of Beaufort Street to two-way traffic without further delay noting that both the City of Vincent and the City of Perth have coordinated the implementation of the project to occur concurrently toward the end of 2011;**

4. **ADVISES the City of Perth of its continued support;**

5. **RECEIVES a further report at the conclusion of the discussions with the City of Perth, Main Roads WA, Department of Transport and the Public Transport Authority; and**

6. **DOES NOT SUPPORT a twenty four (24) hour bus lane on Beaufort Street due to the negative impact on local retail districts, pedestrian amenity and alfresco dining.**

PURPOSE OF REPORT:

The purpose of this report is to update the Council on the progress of the reintroduction of two-way traffic in the City's of Vincent and Perth streets.

BACKGROUND:

At its Ordinary Meeting 13 April 2010 the Council received progress report No. 4 on the proposed reintroduction of two-way traffic on Beaufort, William Streets, Perth.

The report discussed the then proposed timetable for the conversion of the streets to two-way traffic along with that of Brisbane Street between William and Beaufort Streets.

At the conclusion of the discussion Council made the following, in part, decision:

"(i) NOTES the following;

(b) Main Roads WA previously advised they would not support the proposal to convert William Street between Brisbane and Newcastle Streets from the current one-way to two-way traffic flow, with only one (1) lane provided in each direction, unless the following measures were undertaken:

An agreement with the City of Perth regarding future plans for the whole of William Street;

(ii) SUPPORTS IN PRINCIPLE the proposal to reintroduce 'two way' traffic in William, Beaufort and Brisbane Streets subject to the City of Perth agreeing to undertake the following:

(d) indicate what discussions have taken place with the Public Transport Authority (PTA) with regard to the proposal and advises what, if any, changes would be required to the road layout to accommodate PTA;

(e) agree to fund the design/documentation of signal modifications and any other design requirements associated with the two way street proposal within the Town at both the William/Brisbane and Beaufort/Brisbane Street intersections;

(f) provide further clarification on the proposed intersection treatments and proposed clearway zones during the AM and PM peak periods; and

(v) WRITES to Main Roads WA and the PTA seeking their further comments regarding the proposal, including but not limited to the suggested staging by both the Town and the City of Perth;' "

Since April 2010 a series of meetings have been held at officer level with the City of Perth, Public Transport Authority (PTA), Main Roads WA (MRWA) and the Department of Transport (DoT) to progress the matter. The City of Perth, in conjunction with the City of Vincent, were looking to convert Beaufort Street to two-way traffic in June 2011, which was subsequently deferred to October 2011 and is now likely to again be deferred to 2012*.

Note*: If not completed by early October the project will have to be rescheduled so as not to conflict with the Commonwealth Heads of Government Meeting (CHOGM), and after which it would then be too close to the Christmas season pushing it out to 2012.

However, there have been further developments, as discussed in the main body of the report that could potentially defer the project indefinitely.

DETAILS:

At the Council Members Forum held 16 February 2010 City of Perth officers gave a presentation on the City of Perth strategic 'City Streets Transport Plan' to progressively changing one-way roads to two-way roads to make the road network more legible and to implement a "to, not through" access philosophy.

The presentation included, in part, the following:

- This overall project was intended to be implemented with minimal physical or operational impact by maintaining the existing kerb lines as much as practical. Only relatively minor road works such as the removal of kerb extensions and minor realignment of kerb lines would be required at a few intersections. Additional traffic signal infrastructure would be required at all signalised intersections to cater for southbound traffic.

- North of Newcastle Street, Beaufort Street was within the City of Vincent and the City had previously indicated in-principle support for Beaufort Street and William Street becoming two-way.

- The City of Vincent's support of this treatment was important for the road network to be legible and operate as efficiently as possible. It was recommended that the City of Perth develop a concept Masterplan for the extension of the two-way treatment, in partnership with the City of Vincent.

- The reintroduction of two-way traffic on Beaufort Street was another important step in making the road network more legible and permeable and progressing the City's "to, not through" access strategy.

- MRWA has indicated its reluctance to approve any more two-way street conversions until more detail is presented on the overall program. The continuation of this project would assist in building the detailed information that MRWA is requesting.

As indicated above since April 2010 the City's Director Technical Services and Manager Asset and Design Services have had a number of meetings with the City of Perth, PTA, MRWA and DoT to progress the matter.

Meeting at the City of Perth 26 May 2011:

At a meeting held 26 May 2011 at Perth's Council house, and attended by all of the above aforementioned parties, discussions focused on the need to adequately provide for Public Transport in the City of Perth's 'City Streets Transport Plan', but more specifically in the conversion of Beaufort Street to two-way traffic.

While all parties agreed 'in principle' that two-way traffic would have significant benefits the talks stalled over the issue of traffic lane widths. Both Vincent and Perth indicated they intended to retain the existing road pavement width. The PTA, MRWA and DoT had a united position that Beaufort Street had to be widened by approximately 800mm to accommodate wider traffic lanes for the buses.

The obvious and most significant impact, if State agencies maintain their position, is on the cost of the project, which would effectively double.

Alternatively the existing road width was consider by MRWA, PTA and DoT to be adequate if the both Vincent and Perth approved 24/7 bus lanes in Beaufort Street from Brisbane Street to Roe Street.

While the State agencies argument is supported by the various design standards, essentially it means that in order for the project to proceed both Councils would have to approve 24/7 bus lanes immediately rather than phase them over a period of time, as was agreed in principle by all parties, in the original 'City Streets Transport Plan'. The initial discussions suggested that as first step AM and PM Clearways would be introduced, followed by AM and PM Bus Priority Lanes and ultimately 24/7 Bus Lanes.

While the above is subject to negotiation and has been elevated to higher levels within the respective State Government Departments until the above it is resolved MRWA will not approve the changes and therefore the works cannot proceed.

Officer Comment

Therefore the general purpose of this report is to advise Council of current situation. If/or when there are further developments another progress report will be presented to Council.

City of Perth - Ordinary Meeting of Council 28 June 2011:

The Perth City Council received a progress report on the *Two-way Streets Program.*

The report discussed the Strategic Agreement – City Streets Transport Plan, as signed by the Chief Executive Officer on behalf of the City of Vincent in January 2011 but yet to be signed by the Director General Transport, DoT, MRWA or PTA.

The State agencies have delayed signing the agreement *'until further consideration had been given to the implications of a range of projects including the Waterfront'*

City of Perth Officer Comments

"The State's delayed signing of the strategic City Streets Transport Plan is unfortunate insofar that it provides no formal support for the City's two-way streets program. The agreement also included priority routes for public transport which are now not formally supported by State Government agencies. Until such time that a new comprehensive transport plan is developed for the city centre, the City Streets Transport Plan remains a robust framework for transport related decision-making.

It is anticipated that following the release of the State Government's 2030 Transport Plan, the current transport working group will be able to develop a new city centre traffic and transport plan within 12 months. This will incorporate two-way traffic, changes that result from Waterfront Project and public transport improvements.

While this future Plan is being developed it is considered appropriate that the City continues to progress key transport projects which will provide demonstrated benefit to all city users.

As a priority, the two-way conversion of Beaufort Street should continue. It is noted that this project has previously had the support of the Director General Transport and that the plans and coordination of work with the Town of Vincent are well advanced.

Although Beaufort Street (as well as other one-way streets in the city) is controlled by the City of Perth, it is noted that MRWA hold authority for road line marking and traffic signals. Before MRWA gives approval for changes to line markings and signals, it consults with other agencies such as PTA and DoT.

Plans were originally lodged with MRWA for the conversion of Beaufort Street on 25 March 2010. Currently, MRWA does not support the conversion as it believes the current road width is too narrow unless buses have 24/7 operating bus lanes.

The City of Perth and City of Vincent believe that the original width of Beaufort Street operated comfortably as two-way and that the current plans should simply reinstate what was previously in place. Clearways will be introduced for peak traffic that will accommodate buses, however, any widening or 24/7 bus only lanes should be considered in the future after an operational review."

CONSULTATION/ADVERTISING:

Not required at this time, however depending upon the outcome of future discussions with the various State Government Departments and the City of Perth it is likely there will need to be extensive public consultation.

LEGAL/POLICY:

Brisbane, William and Beaufort Streets, to Newcastle Street, are District Distributor A roads under the care, control and management of the City of Vincent.

STRATEGIC IMPLICATIONS:

The City's *Strategic Plan 2011-2016* states:

"Natural and Built Environment

Objective 1.1: Improve and maintain the natural and built environment and infrastructure.
1.1.5: Enhance and maintain the City's infrastructure, assets and community facilities to provide a safe, sustainable and functional environment".

SUSTAINABILITY IMPLICATIONS:

Not applicable.

FINANCIAL/BUDGET IMPLICATIONS:

Funding of $460,000 has been allocated in the 2011/2012 for implementing the works.

COMMENTS:

The City of Perth is pushing ahead with its strategic objectives of reverting one-way roads to two-way to make the road network more legible and to implement a *'to, not through'* access philosophy.

The impact of the changes have been modelled by the City and discussions with the City of Vincent have been progressing for a number of years now.

It is considered that the proposal should continue to be supported.

10. MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

10.1 Notice of Motion – Cr Dudley Maier – Town Planning Scheme Review – Plot Ratio Bonus

That the Council REQUESTS:

1. **the Chief Executive Officer to investigate and provide a report on the implications of adopting a clause or clauses similar to Clauses 27 and 28 of the City of Perth City Planning Scheme Number 2, and a policy similar to City of Perth Policy 4.6.1 - Bonus Plot Ratio Policy, which limits the extent of plot ratio bonuses and requires applicants to justify any such bonus, as shown in Item 10.1, as attached; and**

2. **a report be submitted to the Council to the Ordinary Meeting of Council to be held on 9 August 2011.**

COUNCIL DECISION ITEM 10.1

Moved Cr Maier, Seconded Cr Topelberg

That the motion be adopted.

Discussion ensued.

MOTION PUT AND CARRIED UNANIMOUSLY (8-0)

(Mayor Catania was on approved leave of absence.)

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27 PLOT RATIO

(1) Unless otherwise provided in this Scheme, the plot ratio of development is to comply with the plot ratios specified in the Plot Ratio Plan.

28 BONUS PLOT RATIO

NOTE:
Clause 28(3) included by Amendment No. 6 GG - 19 Dec 2006.

(1) Subject to this clause and to clause 47, the Council may permit, by way of the grant of planning approval, an increase of up to 20% from the specified maximum plot ratio (in this clause referred to as 'bonus plot ratio').

(2) The Council may permit bonus plot ratio in respect of a proposed development where the development in the opinion of the Council -

(a) would either -

(i) conserve or enhance the whole or part of a conservation area or a place which has been declared by the Council to be significant and worthy of conservation; or

(ii) include a community or other facility or amenity and that facility or amenity and the design, standard and nature of the proposed development as a whole would constitute a significant improvement to the amenities of that part of the Scheme area encompassed by each of the precincts listed in the precinct table in clause 11, other than Matilda Bay, West Perth and Hamilton precincts; and

(b) would not adversely affect the cultural heritage significance of that, or any other, conservation area or place including the streetscape or precinct in which it is located; and

(c) would not have a significant adverse effect on an adjoining property or a property in the general locality unless -

(i) the relevant application is advertised in accordance with clause 41; and

(ii) any submissions duly received in response to that advertising are considered by the Council.

(3) In cases where a building was constructed prior to the gazettal of City Planning Scheme No. 2 or constructed after gazettal using an approval granted prior to gazettal, and subject to this clause and clauses 28(c) and 47, the Council may grant a minor plot ratio bonus in excess of 20% where -

(a) such bonus is sought as part of the refurbishment and/or upgrading of the existing building -

(i) with the landowner demonstrating that the existing building is either currently in excess of its maximum permitted plot ratio (inclusive of a 20% bonus available or awarded) and that such plot ratio been subject to Council approval or that the refurbishment/upgrading proposed cannot be accommodated within the maximum plot ratio permitted by the Plot Ratio Plan and a 20% plot ratio bonus; and

(ii) the additional plot ratio does not result in an increase to the bulk, height or scale of the building;

(b) the development to be granted under the provisions of the additional plot ratio is expressed only at street level to include a community facility or use that promotes pedestrian interest and activity at the street level, and the additional plot ratio is not used for office purposes.

~~29 SEWERAGE CONNECTION~~

~~Despite any provision of this Scheme to the contrary, all developments are to be connected to a comprehensive sewerage system.~~

4.6 Plot Ratio

INTRODUCTION

Plot ratio controls intensity of development. It stipulates the maximum amount of floorspace that can be built on a piece of land. It will therefore influence the level of activity of an area, its working population, as well as the mass and scale of buildings.

The most intensively developed area in the city is centred on the office district along St George's Terrace. This is surrounded by less intensively developed areas comprising; the retail core, secondary office areas with supporting general commercial and light industrial uses, and the Northbridge entertainment area. Small pockets of residential accommodation remain with mostly medium and high density housing.

Provision is made in the Scheme Text (Clauses 28 and 34) for the Council to increase the allowable plot ratio provision on a site, by means of awarding bonus plot ratio or approving the transfer of plot ratio from another site. Such increases will only be considered in the context of this Policy.

OBJECTIVE

To guide the continuing development of the city in a manner that will be consistent with its desired function and form.

POLICY

The Plot Ratio Map contained in the Scheme Text outlines the plot ratio provision for the city.

Design Advisory Committee

The Scheme Text (Clause 40) makes provision for the Council to appoint a design advisory committee for the purpose of considering and advising the Council on development proposals.

The Council will determine when a development proposal is to be referred to the Committee, however, it will be consulted for all development proposals in the City Centre which involve increased plot ratio.

4.6.1 Bonus Plot Ratio Policy

Reference to Related Planning Material:

Scheme Provisions:
Precinct Plans P1 to P8 incl. & P12 to P15 incl.
City Planning Scheme No. 2 Clauses 27, 28, 33, 34, 35 & 40
City Planning Scheme No. 2 Plot Ratio Plan

Policies:
4.1 City Development Design Guidelines
4.5 Building Heights and Setbacks
4.6 Plot Ratio
4.6.2 Transfer Plot Ratio
4.9 Pedestrian Walkways
Design Guidelines for specific parts of the city (ref. Section 6 of Policy Manual)

Registers:
Places of Cultural Heritage Significance (Register 8.1)
Transferred Plot Ratio (Register 8.3)

Planning Strategies:
Public Places Enhancement Strategy

1.0 INTRODUCTION

Plot ratio is a measure of development intensity. Bonus plot ratio is a mechanism that permits the City to award additional plot ratio, (or floor space), to be developed on a site in return for the provision of identified public benefits.

The awarding of bonus plot ratio presents an opportunity for the Council to encourage development within the city to include community facilities that will both improve the environment of the city, for its people and assist Council in realising the aims and objectives for the future development of the city as stated in policies and strategies developed by the Council.

While it is possible for buildings to achieve a maximum bonus up to 20% above that specified on the Plot Ratio Plan, it will not be awarded "as of right". Additional plot ratio is an award that must be earned, and will only be considered for exceptional development that makes an outstanding contribution to the community and the urban design and environment of the city.

The means of earning the bonus is through the inclusion of a community facility or amenity as part of a development. The facility provided must result in the provision of a "public good" which will benefit the population of the city and the community as a whole, enhance enjoyment of the city, and contribute positively to the overall physical environment and ambience of the city. The nature of the facility must be such that it would be unlikely to be included as an integral part of a development in the event that a bonus was not on offer.

In the case of buildings approved or constructed prior to the gazettal of City Planning Scheme No. 2 (refer clause 28(3) of the City Planning Scheme), it may be possible to achieve a minor plot ratio bonus beyond 20% (where the building has already reached or exceeded the 20% bonus or the proposed development cannot be accommodated within such bonus).

Such an additional bonus of any size is not an automatic entitlement and will not be awarded "as of right". An additional bonus will only be considered for exceptional development at street level that makes an

outstanding contribution to the community and the urban design and environment of the city, or where the additional plot ratio is the result of an internal renovation of the building and does not result in any change to its bulk, height or scale.

In accordance with Clause 40 of the Scheme, the Council will consult with its appointed Design Advisory Committee, and takes the advice given into consideration, when making decisions on applications of bonus plot ratio.

2.0 OBJECTIVES

The intent of this policy is to:
- Provide the general principles for granting bonus plot ratio;
- Identify the facilities that are capable of attracting bonus plot ratio; and
- Provide Essential Criteria and Performance Guidelines for each of the identified facilities.

3.0 POLICY AREA

This Policy shall apply to all Scheme Precincts, other than the Matilda Bay (P9), West Perth (P10), and Hamilton (P11) Precincts.

The Policy will also apply to proposals within the Matilda Bay (P9), West Perth (P10), and Hamilton (P11) Precincts where the proposal involves the conservation of a place or area of heritage significance.

4.0 POLICY

4.1 General Principles

The level of bonus awarded for a facility will depend upon the appropriateness and quality of the facility offered, the design of the facility as it impacts and inter-relates with the public domain, and the contribution it makes to achieving Council's objectives for the environment and community enjoyment of the city. In addition, the whole development as proposed is to be of high standard before any bonus is considered.

4.2 List of Facilities Eligible for Bonus Plot Ratio

- Public space
- Pedestrian facilities
- Conservation of heritage places and heritage areas
- Provision of specific facilities on private land
- Public view considerations

Further details of the above facilities are contained in Clause 4.4 and 4.5 of this Policy.

Bonuses may be awarded for development that includes facilities other than those listed. In each case the developer will be required to demonstrate that the proposed facility meets the spirit and intent of this Policy, that its inclusion in the development will assist in realising the aims of Council policies and strategies, and will provide a benefit to people and the community.

4.3 Available Bonus & General Assessment Criteria

The bonus awarded in any individual circumstance will depend upon:
- The need basis and location priority of the proposed facilities;
- The design quality of the facility proposed and the manner in which it addresses the Essential Criteria and Performance Guidelines;
- The inherent difficulties in providing each particular facility, (or protecting the important feature, as the case may be); and
- The relationship between the value of the increase in plot ratio for the property and the public benefit(s) received in exchange.

The assessment will be based on information supplied by the applicant. The information must be sufficiently researched and verified to satisfy the Council as to its accuracy and veracity.

The maximum bonus available for development under any circumstances for any one site will be 20%. In rare instances, where a building has been approved or constructed prior to the gazettal of CPS 2 (refer clause 28(3) of the City Planning Scheme), the Council may grant a minor additional plot ratio bonus (i.e. beyond 20%).

In all cases, the Council will assess the design aspects of applications for bonus plot ratio on two levels:

- On the macro level the Council will assess the quality of those aspects of the overall development's design that impact upon, and interface with, the public domain. The contribution of the development to the urban design of the city and the surrounding streetscape will be given careful consideration. This aspect will be assessed against the objectives of any design guidelines or studies that have been developed for the city applicable to the area of the development.

- On the micro level the Council will assess the manner in which the facility, for which the bonus is being sought, addresses the priority listing and Performance Guidelines identified for that particular facility. The quality of the design response to those criteria will also be considered. In general, the higher the quality of the response, the higher the level of bonus that will be awarded. Significant bonuses will only be considered for exceptional development that makes an outstanding contribution for the people of the city and the community.

Applicants will be required to address both the Essential Criteria and the Performance Guidelines which relate to the individual eligible facilities.

Applications that do not meet the Essential Criteria will not be considered for a plot ratio bonus.

When considering the relative merits of a particular application for bonus plot ratio, the city will also consider whether the applicant is seeking Council discretion to vary any other development standards besides plot ratio.

4.4 Method of Assessment of Eligible Facilities for Bonus Plot Ratio

4.4.1 Public Space

Includes plazas, courts, public squares, pedestrian "retreats" and parks on private land for public use.

Essential Criteria

The facility must be appropriately located, freely available to the public, and offer sanctuary from the other activities of the city. These spaces must be easily accessible, comfortable and safe to use, adequately landscaped, at least partly protected from the elements, and should contain features of interest.

Performance Guidelines

- The space should have a distinctive character – for example, functional, symbolic, busy or calm.
- The space should be of such dimensions and proportions as to produce a usable and comfortable facility, in keeping with the scale of surrounding buildings.
- The general public should be made welcome, and the space should be available for public usage for the maximum time which can be considered reasonable given the facility's location in the city, its primary function and its site context.
- The space should have adequate sun penetration, and for this reason, north-facing open spaces are particularly appropriate.
- Part of the space should have some weather protection (from wind, rain and summer sun), to encourage year-round use. The Council may request information from the applicant dealing specifically with the effects of wind on the proposed facility.
- The space should be well-defined, and the walls that define the space should be made attractive by the use of appropriate detailing, planting, decoration and/or the provision of commercial, interactive uses.

- A commercial use or uses (such as a café or florist) may be included to increase public interest in the space and to encourage its use (but will be considered as part of the plot ratio bonus).
- Particular attention must be paid to the design of the space's edges in terms of seating – both its provision and orientation.
- The safety and security of the users of the space should be of paramount consideration. In this regard, lighting, the form and location of planting, the layout of the space and its visibility from surrounding sites will be carefully assessed.
- Plazas or squares function best when they have a central focus of some kind. This should be appropriate to the space in terms of size, proportions and use.
- Variations in levels should generally be avoided wherever possible. If it becomes necessary to direct pedestrians up or down, then ramps should be used in preference to stairs. However, some variations in levels around the edges of the space may be beneficial if the aim is to provide vantage points to sit or stand and watch performances taking place within the space.
- All furniture and public art to be provided within the space is to be of high quality.
- The proponents shall provide for the city's approval a schedule of materials and finishes.
- The space shall be managed and maintained by the proponent/provider, with the proponents providing for the city's approval a maintenance regime for the space.

The extent of bonus awarded for the facility will be based on:
- Performance against the General Assessment Criteria (refer Clause 4.3);
- The area of land reserved or approved for the public space;
- The importance of the space to the city; and
- The extent to which the proposal benefits or disadvantages the subject site.

In awarding bonuses for public open space, the city will be seeking at every opportunity to implement the recommendations of the "Public Places Enhancement Strategy", and in particular the specific proposal contained in that Strategy to develop a new city square on private land in the West End of the city.

4.4.2 Pedestrian Facilities

Includes pedestrian paths, walkways, arcades, tunnels and bridges on private land.

Essential Criteria

The facility must be strategically located, and offer convenience of movement within the city. The facility should be easily and universally accessible, safe, convenient and comfortable to use, provide an alternative to other, less safe routes, be adequately protected from the elements, contain a feature(s) of interest, and link identified activity foci and points of interest.

The facility must not have an adverse impact upon the existing street network by unnecessarily duplicating preferred routes.

Performance Guidelines

- The facility should be located in accordance with, and have relevance to, the Public Places Enhancement Strategy, and where applicable, designed in accordance with the standards of width, height etc. as set out in Council Policy 4.9 "Pedestrian Walkways" in City Planning Scheme No. 2.
- The facility should relate well to its context in terms of the character of the area and surrounding land uses.
- The facility should relate well to nearby pedestrian attractors and activities, link to other similar pedestrian facilities, and be planned with likely future pedestrian demands in mind.
- The facility should have some protection from the weather.
- The facility should not exacerbate any existing wind problems;
- The facility should contain, or be lined with, a diversity of activities and features of interest. (These may or may not be commercial activities.)
- Variations in levels should generally be avoided wherever possible. If it becomes necessary to direct pedestrians up or down, then ramps, lifts or escalators should be used in preference to stairs. Universal access should be a prime consideration.

The extent of bonus awarded for the facility will be based on:
- Performance against the General Assessment Criteria (refer Clause 4.3);
- The area of land reserved or approved for the pedestrian facility;
- The importance of the route or link to the city;
- The extent to which the proposal benefits or disadvantages the subject site.

4.4.3 Conservation of Heritage Places and Heritage Areas

Essential Criteria

The place, building or area to be protected and conserved must be one that has been identified by the City of Perth as being of cultural heritage significance and contained on the Register of Places of Cultural Heritage Significance, Section 8 of City Planning Scheme No. 2.

Should a proponent want to protect a place that is not on the Register as part of a bonus plot ratio application, then the proponent will be required to request listing of the place on the Register as part of the application.

Performance Guidelines

- The protection and conservation of a place should be in accordance with any adopted statement of significance and/or conservation plan and any relevant Policy.
- The retention of a heritage building's façade only will not be encouraged. Culturally significant places should be protected by the conservation of the street frontage(s) and the principal rooms, together with careful management of the place's surrounds and the public domain. The heritage building or feature should be retained in an appropriate setting that highlights the quality of the place.
- The public should have access to the place if this is a requirement of any adopted conservation plan.
- The place should be the subject of appropriate interpretation.

The extent of bonus awarded will be based on:
- Performance against the General Assessment Criteria (refer Clause 4.3);
- The extent of the heritage place/building/area which is to be retained;
- The proposed treatment of the site after conservation works have been completed, including factors such as urban design treatment, landscaping and interpretation.

4.4.4 Provision of Specific Facilities on Private Land

The City will compile, and keep under review, a "Schedule of Desirable New Uses on Private Land" which have been identified as being needed or desirable in specific areas. This Schedule will be based on established community needs as identified in the Precinct Plans contained within the Scheme and the regular City Living Survey, and will be updated and maintained as circumstances change within the city.

Uses may include such facilities as:
- Public toilets,
- Change rooms,
- Public pre-school or child care facilities and associated open space,
- Emergency shelters,
- Information centres,
- Cultural facilities,
- Performing arts facilities,
- Educational facilities,
- Hostel or student accommodation,
- Loading docks,
- or any other facility,

as identified in the Schedule.

Essential Criteria

The facility must be identified as appropriate or desirable for the subject site or immediate locality, as listed in the City's "Schedule of Desirable New Facilities on Private Land."

Performance Guidelines

- The location and design of the facility should be appropriate to its setting, its context and surrounding land uses;
- The facility must be of a high quality, and needs to be appropriately designed in terms of accessibility and visibility; and
- The proponent must demonstrate how the facility is to be operated and managed, and detail and warrant its hours of operation.
- The extent of bonus awarded for the facility will be based on:
- Performance against the General Assessment Criteria (refer Clause 4.3);
- The area of land reserved or approved for the facility;
- The importance of the facility within its location;
- The relationship between the value of the increase in plot ratio for the property and:-
- the value of providing the public benefit t(s) received in exchange;
- whether the facility is to be operated and maintained by the proponent or the City, and the on-going costs involved;
- The extent to which the proposal benefits or disadvantages the subject site.

4.4.5 Public View Considerations

Essential Criteria

The development, through its orientation or by the implementation of some other design feature, will preserve or reveal an important view corridor to the Swan River or to landmarks identified in the "Building Heights Plan" and the "Development and Design Policy" of the Scheme.

Performance Guidelines

- The proposal should enhance, reveal or maintain an important view corridor; and
- The proposal should not impact negatively on surrounding sites in terms of creating new or exacerbating existing, adverse environmental conditions on those surrounding sites.

The extent of bonus awarded will be based on:
- Performance against the General Assessment Criteria (refer Clause 4.3);
- The importance of the particular view corridor to the city;
- **The inherent planning and construction difficulties in providing for the view; and**
- **The extent to which the proposal benefits or disadvantages the subject site.**

4.5 Method of Assessment of Eligible Developments approved or constructed prior to City Planning Scheme No. 2

To qualify for an additional plot ratio bonus beyond 20%, the subject building must have been constructed or approved prior to the gazettal of City Planning Scheme No. 2. The building must have a plot ratio equivalent to or in-excess of the requirements of the Plot Ratio Plan, including any available bonuses available or awarded. The additional plot ratio bonus sought must be minor in nature.

4.5.1 For Additional Plot Ratio Expressed Above Street Level

Essential Criteria

The additional plot ratio must result from the renovation and/or upgrading of the internal layout of the building to suit contemporary needs. The additional plot ratio must not prejudice the compliance of the building with the Building Code of Australia, Council By-Laws or any other legislative or policy requirement relating to safety, provision of services, utilities and so forth. The additional plot ratio shall not necessitate any change to the bulk, height or scale of the building.

4.5.2 For Additional Plot Ratio Expressed at Street Level

Essential Criteria

The additional plot ratio should result in commercial uses (excluding offices) that promote pedestrian interest and activity at the street level, be appropriately located, be easily accessible and comply with the principles of universal access wherever possible, be comfortable and safe to use and at least be partly protected from the elements.

Performance Guidelines

- The use should be of such design, dimensions and proportions as to produce a usable and comfortable environment for pedestrians, and be in keeping with the scale of surrounding buildings.
- The use and its space should be available to the public for the maximum time which can be considered reasonable given the facility's location in the city, its primary function and its site context.
- The use should contribute positively towards the urban design of the city and environment.
- Part of the use should have some weather protection (from wind, rain and summer sun), to encourage year-round use. The Council may request information from the applicant dealing specifically with the effects of wind on the proposed facility.
- Particular attention must be paid to the design of the edges of the space created in terms of seating – both its provision and orientation, detail, walls, landscaping and decoration.
- The safety and security of the users of the space should be of paramount consideration. In this regard, lighting, the form and location of landscaping, the layout of the space and its visibility from surrounding sites will be carefully assessed.
- The design of all structures, materials, fixtures and furniture shall be of high quality.
- The proponents shall provide for the City's approval a schedule of materials and finishes.

The extent of bonus awarded for the facility will be based on:
- Performance against the General Assessment Criteria (refer Clause 4.3);
- The area of land approved for the use;
- The importance of the use and activity to the city; and
- The extent to which the proposal benefits or disadvantages the subject site.

4.6 Register of Bonus Plot Ratio Awards

The establishment and consideration of precedent is an important feature in awarding bonus plot ratio. Bonuses should also be awarded in a consistent manner to ensure the integrity of the system. The City will therefore maintain a Register of Bonus Plot Ratio awarded, and record the basis for Council's individual approvals.

* Note: Page 4-31 is BLANK.

4.6.2 Policy Title: Transfer Plot Ratio Policy

Reference to Related Planning Material:

Scheme Provisions:
Precinct Plans
City Planning Scheme No. 2 (Particularly Clauses 34 and 35)
City Planning Scheme No. 2 Plot Ratio Plan

Policies:
4.6.1 Bonus Plot Ratio
Design Guidelines for specific parts of the city (ref. Section 6 of Policy Manual)

Registers:
Places of Cultural Heritage Significance (Register 8.1)
Transferred Plot Ratio (Register 8.3)

1.0 INTRODUCTION

Plot ratio is a measure of development intensity, and the Transfer of Plot Ratio (TPR) constitutes an incentive to conserve heritages places by transferring a portion of the 'rights to develop' from the site of the heritage place to a receiving site (or sites) where the exercise of those rights will not adversely impact on the cultural heritage of the city. While Transfer of Plot Ratio is intended to assist in the conservation and enhancement of sites with heritage buildings, it is important to remember that TPR is merely one mechanism that will need to work in conjunction with others in fulfilling the heritage objectives of the Council.

The transfer of plot ratio above that specified in Clause 27 and the Plot Ratio Plan of City Planning Scheme No. 2 will be facilitated, under the provisions of Clause 34, from sites which contain a place declared by the Council to be significant and worthy of conservation, and which cannot be developed satisfactorily, to another site.

2.0 OBJECTIVES

The objectives of this Policy are to:

- Establish plot ratio transfer as an incentive which, in conjunction with other incentives, will assist in the conservation of heritage places within the city;
- Provide general principles for granting the transfer of plot ratio;
- Provide clear direction on:
  - places eligible to transfer plot ratio
  - areas eligible to receive the transfer of plot ratio
  - the method of calculating transfer of plot ratio
  - mechanisms for the transfer of plot ratio

A performance based approach is used which provides criteria for places eligible to transfer plot ratio, areas eligible to receive the transfer of plot ratio, the method of calculating transfer of plot ratio, and mechanisms for the transfer of plot ratio.

3.0 POLICY AREA

This Policy shall apply to the entire district of the City of Perth.

4.0 POLICY

4.1 General Principles

The Transfer of Plot Ratio is the right given to the owner of a heritage building, in return for his/her commitment to the conservation of that building, to transfer a proportion of the development rights of the site of the heritage building to another site within the policy area.

The policy seeks to support other Council conservation initiatives by providing an incentive that not only provides the opportunity to transfer plot ratio directly to another site on which development is imminent, but to 'bank' plot ratio for a future mooted development, or to seek to on-sell the plot ratio to a third party.

In seeking to give effect to such transfers this policy addresses the following matters:

- Eligibility of donor sites
- Eligibility of recipient sites
- Methods of calculating Transfer Plot Ratio
- Mechanism of transfer of Transfer Plot Ratio
- The recording of Transfer of Plot Ratio

4.2 'Places' Eligible for Transfer of Plot Ratio

A Donor Site is used to describe the site of the heritage building from which the plot ratio rights are to be transferred.

Donor Sites shall be:

1. Formally listed, or in the process of being listed, on the Register of Places of Cultural Heritage Significance under Section 8 of City Planning Scheme No 2.
2. Located within the policy area.
3. If they are in public ownership they shall be on land zoned under the scheme and subject to a formal planning determination by the Council under the powers of the City Planning Scheme.
4. Not be subject to an application, or have been granted a bonus, under the Bonus Plot Ratio Policy.
5. Subject to a development application which includes a conservation plan acceptable to the Council.
6. Subject to a formal legal agreement to undertake the approved conservation works on the site.
7. Upon approval under this policy recorded in the Transfer Plot Ratio Register established under Clause 35 of the City Planning Scheme No 2.

4.3 Sites Eligible to Receive the Transfer of Plot Ratio

Recipient Site is used to describe the site (or sites) at which the transferred plot ratio rights are to be utilised.

Recipient Sites shall be:

1. Located in the policy area.
2. Excluded if they are registered on the Register of Places of Cultural Heritage.
3. Excluded if they have been granted a bonus under the Bonus Plot Ratio Policy, where the amount of the transfer, when combined with the amount of the bonus, exceeds 20% of the total Plot Ratio provision established by the Plot Ratio Plan for that site.

The maximum transfer of plot ratio to any single eligible site under any circumstances will be 20% of the total Plot Ratio provision established by the Plot Ratio Plan of City Planning Scheme No 2 for that site.

4.4 Method of Calculation of Transfer of Plot Ratio

Transfer of Plot Ratio delineates the amount of plot ratio (stated in terms of square metres of developable space) that can be transferred from a donor site to a recipient site. The calculation of the potential transfer from an eligible site shall be calculated on the following basis:

75% of the difference in square metres between the plot ratio of the site established in City Planning Scheme No 2 (excluding any bonus plot ratio available in the scheme) and the existing plot ratio of the listed heritage building on the site.

Note:
The residual 25% remains with the donor site, and can be used in accordance with an approved conservation plan for the site.

A minimum of 250 square metres of Transfer Plot Ratio (TPR) is required to qualify for transfer under the policy.

4.5 Mechanisms for the Transfer Plot Ratio

Council approval shall be required for the transfer of plot ratio.

No development incorporating Transfer Plot Ratio (TPR) shall be approved by the Council except on the application by, or on behalf of, a person whose name appears in the register as donor, purchaser, transferee or assignee of that plot ratio.

The assessment of an application for Transfer Plot Ratio (TPR) will be based on information supplied by the applicant. The information must be sufficiently researched and verified to satisfy the Council as to its accuracy and veracity and the Council may request further information should this prove necessary to facilitate the assessment of the proposal.

The Council shall only approve the sale or transfer of Transfer Plot Ratio (TPR) in amounts of not less than 250 sq m.

When considering the relative merits of a particular application for the transfer of plot ratio, the City will also consider the impact of any transfer of plot ratio on other development standards that apply to the site under the City Planning Scheme No. 2; and whether the applicant is seeking Council discretion to vary any other development standards besides plot ratio.

4.6 Registration of the Transfer of Plot Ratio

Upon granting consent for the award, or subsequent transfer of transfer plot ratio (TPR), the Council will record in the Register the following information:

Award of Transfer Plot Ratio (TPR)

Address and details of donor lot

Development Application No

Heritage Agreement identification

Owner

Amount of Transfer Plot Ratio (TPR) awarded

Date of Award

TPR No

Transfer of Transfer Plot Ratio (TPR)

Address and details of donor lot

Vendor

Purchaser

Amount of Transfer Plot Ratio (TPR) transferred

The value of the Transfer Plot Ratio (TPR) transferred

Date of Transfer

TPR No

10.2 Notice of Motion – Cr Dudley Maier – Community Consultation Policy – Amendment of "Community Consultation Submission Form – Non Planning Matters"

That the Council APPROVES BY AN ABSOLUTE MAJORITY to AMEND the Community Consultation Policy 4.1.5 – "Community Consultation Letter & Form – Non Planning Matters" proforma, as shown in Appendix 1, so that it includes sections for 'Reasons for the Proposal' and 'Benefits and Implications', after the section which describes the proposal, as shown in Item 10.2, as attached.

Moved Cr Maier, Seconded Cr Buckels

That the motion be adopted.

Debate ensued.

The Mover, Cr Maier advised that he wished to change his Motion as follows:

"That the Council APPROVES BY AN ABSOLUTE MAJORITY to AMEND the Community Consultation Policy 4.1.5 – "Community Consultation Letter & Form – Non Planning Matters" proforma, as shown in Appendix 1, so that it includes sections for 'Reasons for the Proposal' and 'Potential Benefits and Implications', after the section which describes the proposal, as shown in Item 10.2, as attached."

The Seconder, Cr Buckels agreed.

Debate ensued.

AMENDMENT

Moved Cr Topelberg, Seconded Cr Buckels

That the recommendation be amended as follows:

"That the Council APPROVES BY AN ABSOLUTE MAJORITY to AMEND the Community Consultation Policy 4.1.5 – "Community Consultation Letter & Form – Non Planning Matters" proforma, as shown in Appendix 1, so that it includes a sections for 'Reasons for the Proposal' ~~and 'Potential Benefits and Implications'~~, after the section which describes the proposal, as shown in Item 10.2, as attached."

Debate ensued.

AMENDMENT PUT AND CARRIED (7-1)

For: Deputy Mayor Lake, Cr Buckels, Cr Burns, Cr Farrell, Cr Harvey, Cr McGrath, Cr Topelberg
Against: Cr Maier

MOTION AS AMENDED PUT AND CARRIED UNANIMOUSLY (8-0)

(Mayor Catania was on approved leave of absence.)

COUNCIL DECISION ITEM 10.2

"That the Council APPROVES BY AN ABSOLUTE MAJORITY to AMEND the Community Consultation Policy 4.1.5 – "Community Consultation Letter & Form – Non Planning Matters" proforma, as shown in Appendix 1, so that it includes a section for 'Reasons for the Proposal', after the section which describes the proposal, as shown in Item 10.2, as attached.

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11. QUESTIONS BY MEMBERS OF WHICH DUE NOTICE HAS BEEN GIVEN

Nil.

12. REPRESENTATION ON COMMITTEES AND PUBLIC BODIES

Nil.

13. URGENT BUSINESS

Nil.

PROCEDURAL MOTION

At 7.42pm **Moved Cr Burns, Seconded Cr Topelberg**

That the Council proceed "behind closed doors" to consider confidential item 14.1, as this matter contains information concerning legal advice obtained, or which may be obtained, by the local government and which relates to a matter to be discussed at the meeting.

PROCEDURAL MOTION PUT AND CARRIED UNANIMOUSLY (8-0)

(Mayor Nick Catania was on approved leave of absence.)

There was one (1) members of the public present and one (1) journalist present (Lauren Peden), who departed the Chamber at 7.42pm.

The Council met behind closed doors, with the following persons present:

PRESENT:

Cr Sally Lake *(Deputy Mayor)*	Presiding Member, South Ward
Cr Matt Buckels	North Ward
Cr Anka Burns	South Ward
Cr Steed Farrell	North Ward
Cr Taryn Harvey	North Ward
Cr Warren McGrath	South Ward
Cr Dudley Maier	North Ward
Cr Joshua Topelberg	South Ward
John Giorgi, JP	Chief Executive Officer
Rob Boardman	Director Development Services
Rick Lotznicker	Director Technical Services
Mike Rootsey	Director Corporate Services
Anita Radici	Executive Assistant (Minutes Secretary)
Kara Ball	Executive Secretary Corporate Services (Trainee Minutes Secretary)

CITY OF VINCENT

COMMUNITY CONSULTATION SUBMISSION FORM		
File No:	[insert details]	
LOCATION OF PROPOSAL:	[insert details]	
PROPOSAL:	[insert details]	
REASONS FOR THE PROPOSAL:		
COMMENT PERIOD:	[insert dates]	
CONTACT OFFICER:	[insert officer name] – [insert officer title]	
	PH: 08 9273 6000	**EMAIL:** [insert officer email addres

PLEASE INDICATE THE APPROPRIATE BOX:

❑ I **SUPPORT** the proposal [insert details e.g. Option 1 or Option 2] **or**	❑ I **OBJECT** to the proposal [insert details e.g. Option 1 or Option 2] **and/or**	❑ I neither support or object however, I have some concerns I wish to address

PERSONAL INFORMATION			
Name(s):			
Affected Address:			
Postal address: (if different to above)			
Telephone:		**Email:**	
Signature:		**Date:**	

IN ACCORDANCE WITH THE TOWN OF VINCENT PRIVACY MANAGEMENT POLICY NO: 4.1.31, YOUR PERSONAL INFORMATION WILL **NOT** BE DISCLOSED, MADE PUBLIC OR INCLUDED IN ANY AGENDA REPORT, UNLESS YOUR CONSENT IS PROVIDED. IF YOU AGREE, PLEASE INDICATE IN THE BOX BELOW.

❑ **I AGREE TO MY PERSONAL DETAILS BEING DISCLOSED, MADE PUBLIC OR INCLUDED IN ANY AGENDA REPORT.**

❑ I am an OWNER and OCCUPIER **or** ❑ I am an OWNER **or** ❑ I am an OCCUPIER

Please Note:

- Written submissions to the Town are to be received within the comment period so that your views can be considered.
- If no submissions are received it will be assumed that there is no objection in relation to the proposal and the proposal will be determined without any further consultation.
- There is no obligation to complete this Submission Form.
- Please return this Form to the Town of Vincent by the closing date.

COMMENTS:

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Please Note:

The content of this document can be made available in another language. Please call 9273 6000.

Il contenuto di questo documento può essere reso disponibile in un'altra lingua. Prego chiamate 9273 6000.

Nội dung của tài liệu này có thể được làm sẵn bằng một ngôn ngữ khác. Xin vui lòng gọi 9273 6000.

本文件备有中文譯本，请致电9273 6000.

Το περιεχόμενο του παρόντος εγγράφου μπορεί να παρασχεθεί σε μια άλλη γλώσσα. Παρακαλώ καλέστε 9273 6000.

Содржината на овој документ може да ја добиете и на друг јазик.Ве молам јавете се 9273 6000.

14. CONFIDENTIAL ITEMS/MATTERS FOR WHICH THE MEETING MAY BE CLOSED ("BEHIND CLOSED DOORS")

14.1 CONFIDENTIAL REPORT: Review of Neglected/Derelict Buildings in the City of Vincent

Ward:	Both	**Date:**	30 June 2011
Precinct:	All	**File Ref:**	ENS0084
Attachments:	-		
Tabled Items:	-		
Reporting Officer:	N Wellington, Development Compliance Officer		
Responsible Officer:	R Boardman, Director Development Services		

OFFICER RECOMMENDATION:

That the Council NOTES;

1. **the Review of Neglected/Derelict Buildings in the City of Vincent; and**
2. **an update of the Review of Neglected/Derelict Buildings be reported to the Council on a quarterly basis.**

COUNCIL DECISION ITEM 14.1

Moved Cr Burns, Seconded Cr McGrath

That the recommendation be adopted.

Debate ensued.

MOTION PUT AND CARRIED UNANIMOUSLY (8-0)

(Mayor Catania on approved leave of absence.)

DETAILS:

The Chief Executive Officer is of the opinion that this report is of a confidential nature as it contains information concerning legal advice obtained, or which may be obtained, by the local government and which relates to a matter to be discussed at the meeting.

LEGAL:

The Local Government Act 1995, Section 5.23(2) prescribes that a meeting or any part of a meeting may be closed to the public when it deals with a range of matters.

The City of Vincent Local Law Relating to Standing Orders states the following:

"2.14 Confidential business
(1) All business conducted by the Council at meetings (or any part of it) which are closed to members of the public is to be treated in accordance with the Local Government (Rules of Conduct) Regulations 2007."

The confidential report is provided separately to Council Members, the Chief Executive Officer and Directors.

In accordance with the legislation, the report is to be kept confidential until determined by the Council to be released for public information.

At the conclusion of these matters, the Council may wish to make some details available to the public.

Cr McGrath departed the Chamber at 8.15pm.

The Minutes Secretaries departed the meeting at 8.15pm and did not return.

Cr McGrath returned to the Chamber at 8.17pm.

The Chief Executive Officer addressed the Council on the following items:

1. **Scheme Amendment No. 29;**
2. **Concrete Batching Plants in East Perth; and**
3. **Organisational Structure.**

The Council requested that the matters be treated as confidential information and not be disclosed to the public.

PROCEDURAL MOTION

At 8.28pm **Moved Cr Topelberg, Seconded Cr Burns**

That the Council resume an "open meeting".

PROCEDURAL MOTION PUT AND CARRIED UNANIMOUSLY (8-0)

(Mayor Catania on approved leave of absence.)

15. CLOSURE

There being no further business, the Presiding Member, Deputy Mayor Sally Lake, declared the meeting closed at 8.28pm with the following persons present:

Cr Sally Lake *(Deputy Mayor)*	Presiding Member, South Ward
Cr Matt Buckels	North Ward
Cr Anka Burns	South Ward
Cr Steed Farrell	North Ward
Cr Taryn Harvey	North Ward
Cr Warren McGrath	South Ward
Cr Dudley Maier	North Ward
Cr Joshua Topelberg	South Ward
John Giorgi, JP	Chief Executive Officer
Rob Boardman	Director Development Services
Rick Lotznicker	Director Technical Services
Mike Rootsey	Director Corporate Services

No members of the media or Public were present.

These Minutes were confirmed by the Council as a true and accurate record of the Ordinary Meeting of the Council held on 12 July 2011.

Signed: Sally Lake .....Presiding Member
Deputy Mayor Sally Lake

Dated this 26 day of July 2011

CITY OF VINCENT

INFORMATION BULLETIN

12 July 2011

ITEM	DESCRIPTION	PAGE
IB01	Letter from Minister for Local Government relating to Upcoming Change of Designation to Establish the City of Vincent	1
IB02	Letter from Minister for Local Government relating to Review of Perth Metropolitan Boundaries and Governance Models	2
IB03	Circular No. 16-2011 from Minister for Local Government relating to Commitment to Local Government Reform following 2011-12 State Budget	4
IB04	Letter from the Director Strategy and Performance, Western Australian Police relating to the Office of Crime Prevention Restructure	5
IB05	Letter from Department of Commerce, Building Commission regarding the New Building Legislation	9
IB06	Email of Appreciation from Ms L Bateman to the City's Technical Services - Property Maintenance Section	13
IB07	Email of Appreciation from Grow WA for the excellent service received in their relocation to No. 81 Angove Street	14
IB08	Letter of Appreciation from T Fay, recipient of a Youth Development Grant from the City of Vincent	15
IB09	Email of Appreciation from Ms M Prince regarding the new Kyilla Playground	16
IB10	Email of Appreciation from Ms M Slyth regarding the Community Garden Tour conducted by the City's Community Development Section	20
IB11	Minutes from the Safer Vincent Crime Prevention Partnership (SVCPP) Meeting held on 6 April 2011 *Please note these Minutes are a duplication of the Minutes included in the Information Bulletin for the Ordinary Meeting of Council held on 28 June 2011*	21
IB12	Minutes from the Parks People Project Working Group (PPPWG) Meeting held on 8 June 2011	27
IB13	Minutes of the Tamala Park Regional Council Meeting held on 23 June 2011	29
IB14	Report on the Chief Executive Officer's attendance at the Local Government Managers' Australia (LGMA) National Congress and Business Expo 2011	42

ITEM	DESCRIPTION	PAGE
IB15	Report on the Mayor and Chief Executive Officer's attendance at the National General Assembly of Local Government 2011	45
IB16	Register of Petitions - Progress Report - July 2011	48
IB17	Register of Notices of Motion - Progress Report - July 2011	50
IB18	Register of Reports to be Actioned - Progress Report - July 2011	51
IB19	Register of Legal Action (Confidential – Council Members Only) - Progress Report - July 2011	58
IB20	Register of State Administrative Tribunal Appeals - Progress Report - July 2011	59
IB21	Forum Notes - 21 June 2011	60
IB22	Notice of Forum - 19 July 2011	65

Minister for Local Government; Heritage; Citizenship and Multicultural Interests

Our Ref: M1102185

Town of Vincent
Received
File Ref: ..... Folio: .....
Action Officer: .....
17 JUN 2011
CEO: .....
Corp Serv. .....
Env. & Dev. .....
Tech. Serv. .....
Report - Reply - Action - Note - PSM

Mr John Giorgi JP
Chief Executive Officer
Town of Vincent
PO Box 82
LEEDERVILLE WA 6902

Dear Mr Giorgi

UPCOMING CHANGE OF DESIGNATION TO ESTABLISH THE CITY OF VINCENT

I am pleased to advise of the upcoming change of designation for your district to establish the City of Vincent.

The *District of Vincent (City Designation) Order 2011* was signed by Hon Wayne Martin QC, Lieutenant-Governor of Western Australia, on 31 May 2011 and published in the *Government Gazette* on Friday, 10 June, to take effect on 1 July 2011.

Yours sincerely

G M (John) Castrilli MLA
MINISTER FOR LOCAL GOVERNMENT; HERITAGE; CITIZENSHIP AND MULTICULTURAL INTERESTS

16 JUN 2011

Level 12, Dumas House, 2 Havelock Street, West Perth Western Australia 6005
Telephone: +61 8 9213 6800 Facsimile: +61 8 9213 6801 Email: Minister.Castrilli@dpc.wa.gov.au

Minister for Local Government; Heritage; Citizenship and Multicultural Interests

Our Ref: M1102202

Town of Vincent
Received
File Ref: ..... Item: .....
Attach Ref: .....
27 JUN 2011
CEO: .....
Corp Serv. .....
Env. & Dev. .....
Tech. Serv. .....
Report - Reply - Action - Note - PSM

Mr John Giorgi
Chief Executive Officer
Town of Vincent
PO Box 82
LEEDERVILLE WA 6902

Dear Mr Giorgi

REVIEW OF PERTH METROPOLITAN BOUNDARIES AND GOVERNANCE MODELS

Today I joined with the Premier in announcing a comprehensive review of local government boundaries and governance models in the Perth metropolitan area including the Shire of Serpentine Jarrahdale.

The review will be conducted by an independent panel comprising Professor Alan Robson as Chair, Dr Sue Van Leeuwen and Dr Peter Tannock. These distinguished persons are leaders in their own fields and highly respected in community, academic and business circles.

The review will be conducted over the next 12 months and the panel will submit a final report to me for consideration prior to me taking it to Cabinet. The Terms of Reference are attached.

Two Advisory Groups will provide expert advice to the panel; one consisting of the Directors General of the Department of Local Government and the Department of Planning. WALGA and LGMA will also be invited to provide advice to the panel.

I have requested the panel to directly engage with the Perth community, local governments, peak bodies, government agencies and departments and other stakeholders.

Each local government will be contacted by the panel as part of this review and I thank you in advance for your cooperation.

The Department of Local Government will be the project manager for this review. The Department will be advising each local government of the contact details for the project personnel shortly.

Yours sincerely

G M (John) Castrilli MLA
MINISTER FOR LOCAL GOVERNMENT; HERITAGE;
CITIZENSHIP AND MULTICULTURAL INTERESTS
24 June 2011

Level 12, Dumas House, 2 Havelock Street, West Perth Western Australia 6005
Telephone: +61 8 9213 6800 Facsimile: +61 8 9213 6801 Email: Minister.Castrilli@dpc.wa.gov.au

A review of local government boundaries and governance models in metropolitan Perth

Terms of Reference:

- Identify current and anticipated specific regional, social, environmental and economic issues affecting or likely to affect the growth of metropolitan Perth over the next 50 years;
- Identify current and anticipated national and international factors likely to impact over the next 50 years;
- Research improved local government structures, and governance models and structures for the Perth metropolitan area, drawing on national and international experience and examining key issues relating to community representation, engagement, accountability and State imperatives among other things the panel may identify during the course of the review;
- Identify new local government boundaries and a resultant reduction in the overall number of local governments to better meet the needs of the community;
- Prepare options to establish the most effective local government structures and governance models that take into account matters identified through the review including, but not limited to, community engagement, patterns of demographic change, regional and State growth and international factors likely to impact; and
- Present a limited list of achievable options together with a recommendation on the preferred option.

21. Jun. 2011 14:37 Dept of Local Govt No. 8158 P. 1/1

Minister for Local Government; Heritage; Citizenship and Multicultural Interests

Our Ref: M1102173

TO ALL LOCAL GOVERNMENTS

CIRCULAR N° 16-2011

COMMITMENT TO LOCAL GOVERNMENT REFORM FOLLOWING 2011-12 STATE BUDGET

Following the release of the 2011-12 State Budget, I would like to confirm the Government's $10.5million commitment to supporting local governments engaged in reform.

As I have stated previously, the Government's primary focus is on supporting those local governments that are currently engaged in reform through amalgamations, participation in Regional Transition Groups (RTGs), Regional Collaborative Groups (RCGs) or those that wish to reform, however, are effectively blocked from doing so.

Within the 2011-12 State Budget, $7.5million has been allocated over the next two years to support amalgamations in regional areas through Royalties for Regions funding. In addition, $3million over the next two years has been allocated to promote local government reform in the metropolitan area.

As a general principle, funding for all future amalgamations will be allocated on a case by case basis once relevant local governments have formally resolved to move forward with a merger and any polls have been finalised.

In 2011-12, no funding has been allocated for new RTGs or RCGs. The Department of Local Government will continue to provide in-kind support and resources to assist those local governments wishing to pursue an RTG or RCG, however, funding for any regional business planning will need to be sourced from local governments' own budgets.

The various capacity building initiatives underway, including integrated planning, asset management and long term financial planning projects, are central to the reform strategy and funding is available to support those local governments undertaking these Reform initiatives.

I continue to believe local government reform is necessary and will deliver substantial benefits to Western Australian communities. Those local governments that have embraced this process will continue to receive my support.

G M (John) Castrilli MLA
MINISTER FOR LOCAL GOVERNMENT; HERITAGE; CITIZENSHIP AND MULTICULTURAL INTERESTS

21 June 2011

Level 12, Dumas House, 2 Havelock Street, West Perth Western Australia 6005

WESTERN AUSTRALIA POLICE

DIRECTOR
STRATEGY AND PERFORMANCE

POLICE HEADQUARTERS
2 ADELAIDE TERRACE EAST PERTH
WESTERN AUSTRALIA 6004
TELEPHONE (08) 9222 1244

Your Ref:
Our Ref:
Enquiries: (08) 9222 9733

Mayor Nick Catania
Town of Vincent
PO Box 82
LEEDERVILLE WA 6902

Dear Mayor Catania

I am writing to advise outcomes of a recent review of the WA Police Strategy and Performance Directorate, resulting in the restructure of the Office of Crime Prevention (OCP).

Most significantly, the name 'Office of Crime Prevention' will cease from 1 July 2011, with teams to be reallocated into two Divisions along functional lines. Operational functions previously provided by the Strategic Projects team (Burglar Beware, Eyes on the Street, Neighbourhood Watch et al), and all projects managed through the Graffiti Team, will be relocated to the Community Engagement Division (CED). The new Strategic Crime Prevention Division will be established to provide other functions previously conducted by OCP, including policy, planning, research and evaluation and grants administration.

Simultaneously, youth related functions (Juvenile Justice Officers and PCYC) previously provided through CED have been realigned to a new Division, the Youth Policing Division. This change reflects the growing importance of effective youth policing to cross-Government youth crime prevention and diversion efforts.

The three Divisions will be co-located within the Judicial Services portfolio, under Assistant Commissioner Wayne Gregson. Mr Gregson is well known to many in the crime prevention field through his leadership of the *Preventing Violence* Strategy development process in 2006, and his active support for many crime prevention initiatives. Key contacts for the new structure are:

- Assistant Director David Wray - Strategic Crime Prevention Division.
- Superintendent John Leembruggen - Community Engagement Division.
- Superintendent Peter Hatch - Youth Policing Division.

The restructure reflects important new directions in crime prevention policy established through the WA Community Crime Prevention Plan 2011-14 and the WA Police Crime Prevention Strategy 2011-14. Respectively, these documents establish a 'whole of Government' responsibility for crime prevention strategy, and a 'mainstreamed' delivery of crime prevention services as a core policing activity. As such, crime prevention projects will be managed centrally through the CED, while policy, planning and resourcing decisions will be managed through the Strategic Crime Prevention Division.

The restructure ensures all operational functions are provided in one centralised area (Community Engagement Division), while important policy, planning, research and grant administration functions are delivered via the Strategic Crime Prevention Division.

Importantly, no resources are lost to the sector through this restructure and projects and activities will be continued through the new structure. This includes the Local Government partnerships approach, which will be re-invigorated through enhanced police involvement.

Further updates will be provided to the Crime Prevention website (www.crimeprevention.wa.gov.au) and the *Preventing Crime* newsletter. In the interim, I am attaching a FAQ sheet to further explain the changes.

On behalf of WA Police management and staff, we look forward to the strong partnerships afforded through the crime prevention program continuing through the new arrangements.

Yours faithfully

James Alex
ACTING DIRECTOR
STRATEGY AND PERFORMANCE

FREQUENTLY ASKED QUESTIONS (FAQ)

Office of Crime Prevention Restructure

1. What are the key structural changes to be progressed?

Most significantly, the Office of Crime Prevention will cease to exist as an entity from 1 July 2011. Strategic functions (namely policy, planning, research and evaluation and grants administration) will be provided by the Strategic Crime Prevention Division, while operational functions (projects) will be provided by the Community Engagement Division.

A new Division, Youth Policing Division, will also be established with related resources moved from the Community Engagement Division.

The three functional Divisions will be relocated from Strategy and Performance to the Judicial Services Directorate.

2. What are the advantages of these changes?

The restructure reflects the fact that effective crime prevention requires a coordinated, whole of Government responsibility. The Strategic Crime Prevention Division will have a central leadership role in working across agencies to ensure crime prevention priorities are addressed in a coordinated manner.

Simultaneously, the new *WA Police Crime Prevention Strategy 2011-14* makes clear that Police have a 'mainstreamed' responsibility to deliver crime prevention alongside other tactical options. The centralisation of specialised crime prevention project teams to the Community Engagement Division will ensure agency-wide leadership, with police at all levels encouraged to think 'prevention' when responding to crime issues.

3. Does this really just reflect a lower priority for crime prevention?

To the contrary, the merger of operational resources to the Community Engagement Division reflects a corporate recognition that crime prevention is a core policing function; while the creation of the Strategic Crime Prevention Division reflects the need for coordinated efforts that go beyond the Police alone. Simultaneously, the creation of the Youth Policing Division reflects the growing importance of targeted efforts to address youth crime, recognised in virtually all local crime prevention plans as a priority need.

Importantly, no resources are lost to the sector as a result of these changes – it is just the machinery for delivery that has changed.

4. Will local crime prevention plans be affected?

Local Government-led partnerships and plans are actively encouraged, and will continue to be supported through centralised resources with the Community Engagement Division. The principle of 'subsidiarity' – that crime prevention is best delivered by local communities – is accepted world's-best practice, and is reflected also in WA policy. The new approach responds to feedback received that emphasises that the efforts of local communities need to be better supported through police participation and whole-of-Government coordinated effort at all levels. WA Police intelligence will be more actively used to identify crime trends and issues. Of note, it is expected that Police will engage with local Government (or other stakeholders where plans are inactive) in defining problems and in planning suitable responses.

This new approach means that police at the local level will be taking a more active role in identifying issues, planning responses and delivering specific actions, while the actions of police and other agencies at District and State levels will be more actively coordinated.

5. Will projects or activities be ceased as a result of these changes?

Current programs and activities will be continued, subject to ongoing review and development. Importantly, the new approach seeks to better target limited resources to priority needs. This means that the project work undertaken in WA Police and elsewhere in the community should change in response to changing community needs.There are no plans to cease current project activities.

6. How does this affect grant recipients?

Existing grant funding agreements will be carried forward to the Strategic Crime Prevention Division.Recipients will in future receive correspondence from the Strategic Crime Prevention Division, however all other processes will remain unchanged.

As communicated through the Grants Review, grant funding will continue to be available to qualifying groups via a regular 'round' based schedule.

Government of **Western Australia**
Department of **Commerce**

Building Commission

Town of Vincent
Received
File Ref: ..... Folio: .....
Action Officer: .....
23 JUN 2011
CEO .....
Corp Serv. .....
Env. & Dev. .....
Tech. Serv. .....
Report - Reply - Action - Note - PSM

Mr John Giorgi
Chief Executive Officer
Town of Vincent
PO Box 82
LEEDERVILLE WA 6902

22 June 2011

Dear Mr Giorgi

NEW BUILDING LEGISLATION

The State Government is shortly to implement new building legislation that will modernise the regulation of building work in the Western Australian building industry. The legislation will be implemented in two stages when they have been passed by Parliament—the Building Services Acts from July 2011 and the Building Act from 1 October 2011.

The new building legislation will impact on local governments and the Western Australian Local Government Association (WALGA) who have been closely involved with its development since 2005. This letter is to advise you of the major changes that will take place, and how you and officers of your local government can find more information and have access to education and training offered by the Building Commission to support the implementation.

Building Services Acts

These Acts consist of the *Building Services (Registration) Act 2011*, the *Building Services (Complaint Resolution and Administration) Act 2011* and the *Building Services Levy Act 2011*. Together these abolish the Builders' and Painters' Registration Boards and the Building Surveyors Qualifications Committee and replace them with a new Building Services Board. The Building Disputes Tribunal will also be abolished and a new complaints process will be established through the Building Commission with the support of the State Administrative Tribunal. The operations of the Building Commission will be funded by a Building Services Levy, and the statutory office of Building Commissioner will be established.

Copies of the Building Services Acts and more detailed information about them are available on the State Law Publisher or Building Commission website. The main impact of the Building Services Acts on local governments is the formal registration of building surveyors under the *Building Services (Registration) Act* 2011 and the collection of the Building Services Levy.

Level 1, 31 Troode Street, West Perth, Western Australia 6005
Locked Bag 12, West Perth, Western Australia 6872
Telephone 1300 489 099 Facsimile (08) 9476 1333
info@buildingcommission.wa.gov.au
www.buildingcommission.wa.gov.au
wa.gov.au

Registration of building surveyors is needed to support the new *Building Act* that is outlined in greater detail below. Registration also confirms the professional status of building surveyors and allows them to work in government or private practice in Western Australia. The Building Commission has been accrediting building surveyors to national or Western Australian standards under a transitional scheme introduced in 2008, and scheduled to end on 30 June 2013. All building surveyors that have been accredited under this scheme when the *Building Act* comes into operation will be automatically registered under the *Building Services (Registration) Act* 2011 in the equivalent level to that issued by the Building Surveyors Qualifications Committee. This will ensure continuity of service by building surveyors employed by local governments. You should encourage any building surveyors employed in your local government to ensure that they have been accredited by the Building Surveyors Qualifications Committee so that they are instantly registered under the new system of registration. Building surveyors must be registered under the *Building Services (Registration) Act 2011* to be able to provide certification work under the *Building Act* and from 1 July 2013 only the building surveyors with level 1 or level 2 accreditation will be able to provide such certification.

The Building Services Levy (Levy) funds the operation of the Building Commission and the costs of the State Administrative Tribunal in dealing with building disputes referred to it by the Building Commissioner. The Levy is broadly similar to the Building and Construction Industry Training Fund levy and will be collected by local governments when issuing building, occupancy, or demolition permits and forwarded to the Building Commission. A levy rate of 0.09% of the value of building work is proposed for building permits, and a fixed rate of $40.50 per permit for occupancy permits and demolition permits.

Collection of the Building Services Levy, along with permit fees and the Construction Training Fund Levy, has been made an integral part of the permit process outlined in more detail below, and should not pose an additional burden on local governments. It is intended that the permit fees retained by local governments will cover the administrative costs of the permit and enforcement functions under the *Building Act*, including collection of the Levy.

Building Act

The *Building Act* reforms the building approval process and will introduce significant changes for local governments. The major change is to separate the process of certifying compliance with building standards from the administrative process of issuing permits, but there are also significant changes in enforcement provisions, building standards and work affecting other land. Copies of the *Building Act* and further information on the detailed changes are available on the Building Commission website and on State Parliament's website. The major changes for local governments are discussed below.

The fundamental local government role under the *Building Act* is that of a permit authority. The permit authority for most building work will be the local government in whose area the relevant building is located. The State of Western Australia is also a permit authority, able to issue permits, for any building anywhere in the state. This is primarily to allow the State to deal with permits for government buildings, which will require building approval in the same way as other buildings, and to deal with private projects of State significance where it is inappropriate for the local government to be responsible for regulating the work.

The *Building Act* also allows for special permit authorities to cover specified areas or types of building work. This is specifically designed to allow local governments to share or amalgamate building approval functions in order to achieve greater efficiency and provide better service to

ratepayers. No special permit authorities will be established before implementation of the *Building Act* but the Building Commission will be happy to discuss with you the possibilities that special permit authorities offer local governments.

The new model for applications for building, occupancy and demolition permits is that of a "certified application." This separates regulation of the process of certifying compliance with the building standards from the process of issuing the relevant permit. A local government using the certified application process can continue to offer the same service of certification and issuing of permits that it currently offers under the *Local Government (Miscellaneous Provisions) Act* 1960 if it wishes. However the process of certification is now much more flexible and it can be offered by building surveyors in private practice, and by local governments for buildings located in other local government areas.

It is open to private practitioners and local governments to determine what fee they wish to charge for this process. The opening up to competition of the process of certification will have some challenges for local governments because owners and builders will seek out the best service for their needs. Local governments can choose to compete freely with the private sector and other local governments in providing a commercial building surveying service, or may choose to restrict their activities to only those required of a permit authority.

At the request of local governments during the development of the new building legislation, the *Building Act* requires local government permit authorities to offer an "uncertified application" process for some classes of buildings. These will be restricted to domestic buildings so that ratepayers have a right to go to the local government for certification and approval services.

It is difficult to predict the exact impact that these changes will have on individual local governments. Employee building surveyors may choose to move to the private sector, limiting the volume of certification work that can be handled by the local government. Owners or builders may choose private sector certification, or may choose to use a single local government for certification services because of the quality of service that it offers. The Building Commission recommends that you consult your employees and the major owners and builders operating in your local government area to get some idea of what their intentions may be. Similarly, if you wish to compete vigorously with the private sector and other local governments it would be wise to commence marketing your services as soon as possible. Further information on how local governments can carry out commercial operations can be obtained from WALGA or the Department of Local Government.

The enforcement role for local governments has been clarified under the *Building Act*. Local government permit authorities are responsible for ensuring that relevant buildings within the local government area obtain the necessary permits before building, occupying or demolishing buildings and then comply with those permits. Occupancy permits, that replace the current certificates of classification, offer local governments a powerful tool to ensure that buildings are used in a way that is consistent with planning laws and building standards. Local governments retain full inspection powers for buildings and can prosecute certain breaches of the *Building Act*.

The *Building Act* makes it clear that the builder is responsible for complying with the building standards and the building permit. The building surveyor certifying compliance with the building standards can require inspections or testing during construction to be carried out by appropriately qualified people, and regulations may prescribe some inspections for all buildings. The local government is not obliged to carry out these mandatory inspections—it is the duty of the builder to ensure that they are carried out and the inspection certificates are submitted to the permit authority

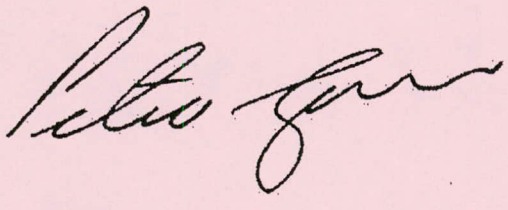
for retention with the building records. Local governments may offer to carry out inspections for builders or owners, and may set their own fee for doing this work.

The primary building standards in Western Australia will continue to be the Building Code of Australia, now published as part of the National Construction Code. The *Building Act* will provide powers to apply standards to existing buildings. These powers will be used initially to deal with private swimming pool barriers and hard-wired smoke alarms in rental premises. The Building Commissioner is also able to waive compliance with a building standard for individual buildings when it is in the public interest and health and safety are not compromised. This will provide much needed flexibility in dealing with modifications to existing buildings and encourage innovation in building design and construction.

The *Building Act* provides specific provisions for work that affects other land. This covers encroachments, protection work, shared walls and fences and adverse effect on neighbouring land. Local governments may now support their ratepayers by requiring minimum standards of finish on walls built along boundaries to preserve neighbour amenity and may prosecute builders who demolish fences or access neighbouring properties without consent.

There are many more features of the new building legislation that you or your officers will need to learn about and apply over the coming months. To help with this, the Building Commission will publish a series of guides to the legislation and will run information and education sessions across the State and through electronic media. Details of these will be made known to all local governments when available. In the meantime, more information can be obtained from the Building Commission website or by telephoning the Building Commission on 1300 489 099.

Yours sincerely,



Peter Gow
Executive Director Building Commission

Subject: RE: TES0210 & TES0066 183109 ATTENTION: Technical SERVICES - RANDELL RIVER

From: Bateman, Lyne
Sent: Monday, 27 June 2011 2:53 PM
To: Lotznicker, Rick
Subject: RE: TES0210 & TES0066 183109 ATTENTION: Technical SERVICES - RANDELL RIVER

Good afternoon Rick
I would just like to thank you for my "flood gate", as I am calling it. Samuel came to see me, we discussed what could be done to alleviate my flood problem, he considered the problem, then decided the best way to manage the work and the gate was up and running by Friday morning and I must say he has done a beautiful job. I realize this is not what Samuel would normally do and I just wanted to let you know that it is much appreciated and I would like you to pass onto Samuel my thanks. I did thank him by phone but feel that the council should know how efficient, friendly and helpful he was in doing this unusual job and I do feel more comfortable about possible future flood problems (that I hope never happens again).

I would also like to say that the road drainage seemed to cope reasonably with the heavy rain the Perth area had on Friday night, although this is not what we had in March 2010 and the really heavy rain must have been in South Perth but the drainage coped with the occasional easing of the rain every so often that allowed the water to get away.
Many thanks again for helping me with this problem and I do appreciate the work that Samuel has done.
regards

Lyne Bateman
Administration Officer

HATCH™

Western Australia 6000

From: Louise H
Sent: Tuesday, 28 June 2011 11:50 AM
To: Rootsey, Mike
Cc: Giorgi, John
Subject: thanks!

Dear Mike

On behalf of the Branch Management Team of GROW WA we would like to sincerely thank you and the staff at the Town of Vincent for the excellent service we have received regarding the recent relocation of the GROW Centre to 81 Angove Street.

From our initial inquiry to you, in May last year through to clarifying our tender submission, finalizing lease documents and of course ensuring 81 Angove Street was in order for GROW WA to move in we have found your service professional and personable. We greatly appreciated that you have been available to meet with us at Angove Street at short notice on several occasions, prior to moving in.

Kon Bilyk and Jim Maclean have also provided excellent service, nothing seems too much trouble and they have ensured any queries we have had regarding keys, security and maintenance items have been promptly attended to.

We have recently been successful with an ABC Radio Volunteer Project which involves giving the front garden a 'make over'. This would ensure the GROW Centre is attractive and in keeping with the street. It would also give some Growers the opportunity to volunteer on a weekly basis to look after the garden. As a heritage listed building we would like to do everything we can to preserve the site in a manner the community deserves. We are unsure at this stage when the project will commence (we only found out last week). The ABC are looking to do an outside broadcast while the make over is taking place. We hope have an official opening of the GROW Centre during Mental Health Week in October with several prominent people attending. We will of course let you know when this is all happening as the TOV may like to attend. We hope to get attract some local media coverage.

In the last few months leading up to our move, I spoke to a select handful of CEO's in the community sector, letting them know about 81 Angove Street. I understand Jill Cameron has been in contact and will be conducting a feasibility study for the site. She has been around (the very day we moved in!) to view the property.

GROW WA is looking forward to establishing itself in the Town of Vincent with re vitalized enthusiasm. The Board of GROW (National) will be meeting in Perth in August and will be visiting the new GROW Centre. This is the first time the Board has travelled west.

It is with quiet determination that GROW WA continues to provide a meaningful service to community of Western Australia in prevention as well as re habilitation for mental health.

Once again, thank you for your assistance with the re location of GROW WA.

Warm Regards

Louise Howe
Branch Manager
GROW WA
81 Angove Street
North Perth WA 6006
ph: 9228 1411
fax: 9228 0461
louise@grow.net.au

Mr John Giorgi, JP
Chief Executive Officer
Town of Vincent
PO Box 82
Leederville WA 6902

12th June 2011

Dear Mr Giorgi,

I am a Year 11 student at Perth Modern School and was a fortunate recipient of a Youth Development Grant from the Town of Vincent.

This grant assisted me in taking part in the Perth Modern School Music Tour to Europe in April/May this year. On Tour, I took part in vocal and music workshops at the Kodaly Institute in Hungary. I performed, playing trumpet and singing, in amazing places such as Westminster Abbey, the London Australian War Memorial, Australia House, Menin Gate (Ypres, Belgium), Church of la Madeleine and the Arc de Triomphe (Paris, France).

We also made numerous trips within the Battlefields of Belgium and France, visiting war memorials and cemeteries. These were very moving and emotional visits, especially as we visited the graves of ex- students of Perth Modern School.

I would like to thank the Town of Vincent for assisting in this fantastic opportunity. I am very grateful.

Yours Sincerely

Thomas Fay

Town of Vincent
Received
File Ref: ..... Folio .....
Action Officer .....
16 JUN 2011
CEO: .....
Corp Serv. .....
Env. & Dev. .....
Tech. Serv. .....
Report - Reply - Action - Note - PSM

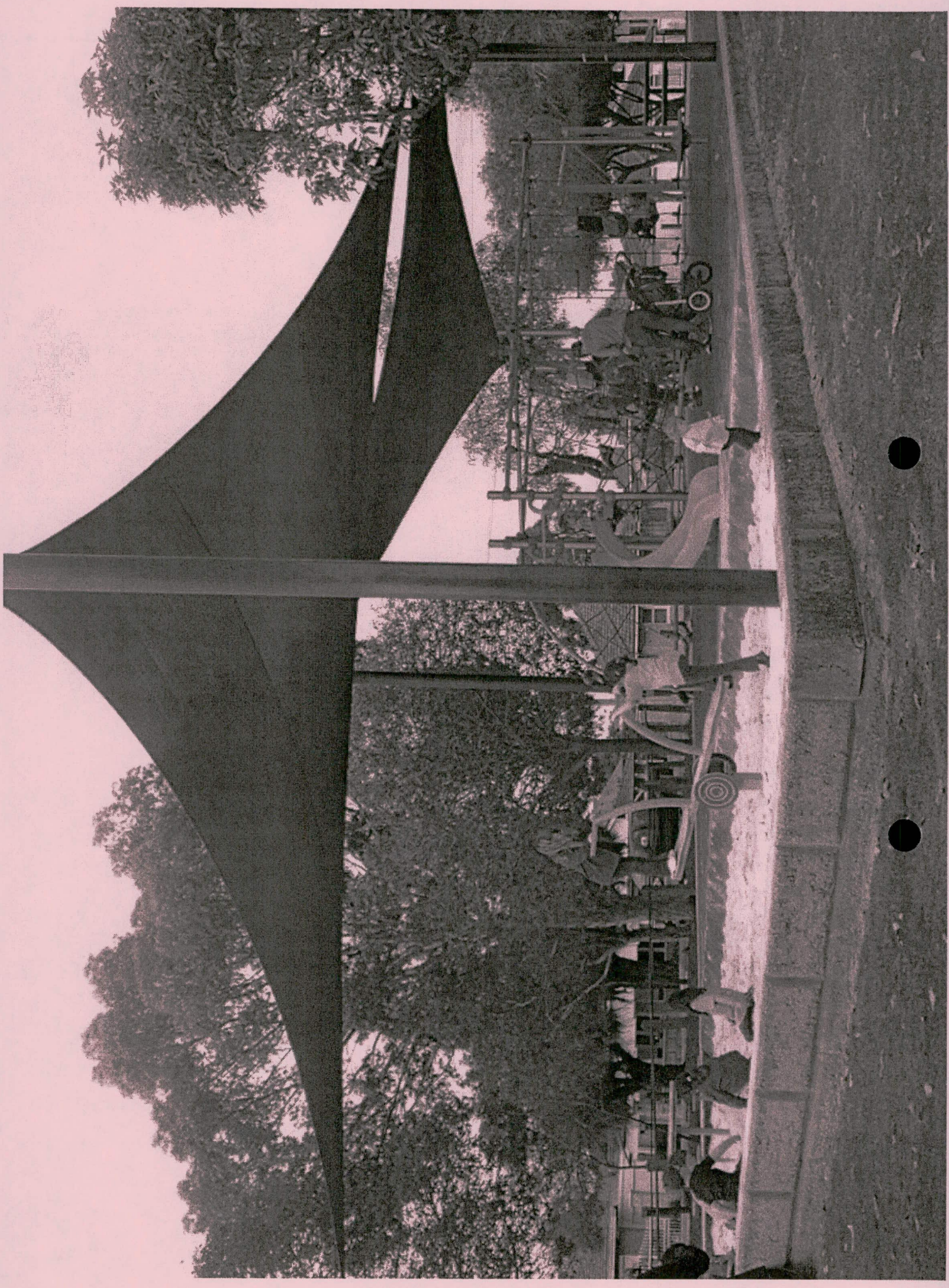
Subject: FW: Kyilla playground
Attachments: P1020294_small.JPG; P1020295_small.JPG; P1020296_small.JPG

-----Original Message-----
From: Michelle Prince
Sent: Thursday, 23 June 2011 9:15 PM
To: VanDenbok, Jeremy
Subject: Kyilla playground

Hi Jeremy

I thought that you might like to see how excited the children are about the new Kyilla playground and how it is being well used. I took a few photos today to send to you, I will note that there was probably a few less kids on it today (rain clouds overhead) than earlier in the week and I've even seen it being used by a few in the mornings as well.

Regards
Michelle Prince



Subject: COMMUNITY CONVERSATION WORKSHOPS

From: Marie Slyth
Sent: Wednesday, 22 June 2011 10:28 PM
To: events
Subject: COMMUNITY CONVERSATION WORKSHOPS

Hi Shirley-Anne
This is to let you know how much I enjoyed last Saturday Community Garden Tour.
Came home feeling I would love to see a community garden like the one in West Leederville in our Town of Vincent. Although it looked
manicured, the Stirling community garden did not look really as lovingly cared for.
Please pass on to Mayor Catania how much we appreciated being able to travel around in our Town bus too – at the Focus forum I attended, the request for a CAT bus for TOV residents/ratepayers came up again. WE are hoping the Mayor will fulfil his promise to get this up and running.
A [redacted]a lass from our Street - Carr Street even put forward the idea of the Town promoting community gardens on our street verges, so
there is obviously interest out there in the community. I have told her about the workshops, but she has to work on both occasions.

As much as I would love to attend one of the Community Garden workshops, at this point in time I am afraid I am swamped with too
many things going on, the major one being - being forced to spend hours endeavouring to protect my home from a next door neighbour who seems
to be determined to drive me out of my home. Not nice! With Council assistance, hopefully I won't be forced to leave my home.
Will certainly be willing, once our TOV community garden 'gets off the ground', to become a volunteer helper (as happens in the
West Leederville arrangement.)

I do wholeheartedly support the concept of one, even two community gardens in the town. One suggestion f[redacted] site could be
the southern end of Robinson Park. Or another the south end of Smiths Lake - just across from Beatty Park – that's in south Ward.
Possibility the south end of the park beside Aramore Primary school in the North Ward. Anyrate, perhaps these suggestions could be thrown into the ring.

Thanks again for the great bus outing. Wish to commend all who put it together to make it work out so well.
Regards
Marie Slyth

SAFER VINCENT CRIME PREVENTION PARTNERSHIP (SVCPP)
MINUTES OF MEETING
6 April 2011
TOWN OF VINCENT

Attendees
Cr Sally Lake - Councillor/Chairperson
Cr Warren McGrath - Councillor
Jim MacLean - Town of Vincent, Manager Ranger Services & Community Safety
Michael Wood - Town of Vincent, Co-ordinator Safer Vincent
Scott Bermingham – WA Police Office of Crime Prevention
Snr Sgt Dave Hooper – Perth Police
Acting Snr Sgt Glen Beros – Acting OIC Wembley Police Station
Natashya Cox - Community Representative
Betty Kraemer - Community Representative
Angela Brett – Town of Vincent Minute Taker

1. Welcome / Declaration of Opening
Cr Lake opened the meeting at 5.30pm.

2. Apologies / Circulation of Attendance Register
Maria McAtackney - Community Representative (Nyoongar Patrol)
Inspector Paul Steel – Perth Police
Snr Sgt Vic Hussey – OIC Wembley Police Station
Snr Sgt Nick Steel – WA Police
Sharan Kraemer – Community Representative

3. Declaration of Interests
Nil.

4. Adoption of Previous Minutes
4.1 Confirmation of Minutes – 2 March 2011

The minutes were unanimously accepted as being a true and correct record.
Moved: Jim MacLean **Seconded:** Betty Kraemer

CARRIED

5. Correspondence
5.1 Correspondence – In
Letter from WA Police – completed review of the Crime Prevention Grants Program by WA Police
Scott Bermingham clarified this letter entails WA Police Office of Crime Prevention grants funding for Community Partnerships grants, Local Government Partnership grants and Indigenous funding have combined. Scott further advised

applications for grants will now occur 4 to 6 times per year with up to $25,000 per grant. The WA Police Office of Crime Prevention will look favourably upon Local Governments with Crime Prevention Plans and existing Partnerships with endorsements from Local Police. This modification enables more funding on a regular basis. Jim MacLean advised the Office of the Auditor General is auditing the Town's CCTV grant.

5.2 Correspondence – Out

Nil

6. Previous Business

6.1 Follow-up of request for access into the Leederville Hotel carpark for Police Officers and Vehicles – Carpark Boomgate obstruction

Michael Wood advised the Leederville Hotel has indicated access can be granted through the Bottle Shop and will investigate access into the carpark, possibly with a swipe card (after hours) should the Police need emergency access.

6.2 Update on Partnership seeks support from Town of Vincent for "Implementation of Graffiti Clean up Referral Program"

Michael Wood advised he will be submitting a Council report seeking approval for this Partnership request. Michael further advised he will endeavour to submit the Council Report by 7 April 2011.

6.3 Jim MacLean to discuss truck traffic along Redfern Street with Rick Lotznicker, Director Technical Services

Jim MacLean advised he has spoken to Rick Lotznicker regarding the truck traffic only Redfern Street and advised speed bumps have been installed. Craig Wilson Manager Asset and Design Services advised he will install classifiers along the Street to identify the number of cars and frequency in this area. The classifiers will log the type of vehicle and time of use.

6.4 Jim MacLean to discuss obstructed visibility problem at the corner of Farmer and Angove Streets

Jim MacLean advised he has spoken to Rick Lotznicker and the parking bay at this corner, is compliant with the standard. Jim advised there is a requirement for the first parking bay to be a minimum of 10 metres back from the extended intersection. Jim further advised the Town is looking at changing the first parking bay to a 15 minute parking bay to ensure a heavy turnover.

7. Safer Vincent Crime Prevention Partnership Projects for 2010

7.1 Update on Safer Vincent Projects – Michael Wood

Michael Wood advised he had anticipated submitting the Draft Safety and Crime Prevention Plan by now, and advised it would be submitted in a number of days. Michael is fine tuning the last aspects of the program including a useful product, as per SVCPP's request, which is a torch key ring. Michael advised this product will be mailed out to residents in areas where identified burglaries are occurring with input from WA Police. Michael advised the proposed key ring from the Town will be sent with a covering letter giving residents tips to secure their home. Michael advised he will also include a smaller distribution of cable locks for scooters, to tackle vehicle theft, as requested by Wembley Police.

7.2 **Update on next steps of development on Review of Safety and Crime Prevention Plan**

Michael Wood advised the Review of Safety and Crime Prevention Plan will be submitted by the week ending 15/4/2011.

8. Business

8.1 **Proposed Crime Prevention through Environmental Design (CPTED) Night audit of car parks/reserves looking at safety and security aspects – Banks Reserve car parking area (reports of car break-ins) and Hobart St/Scarborough Beach Road and various carpark areas (reports of anti social behaviour and graffiti issues). Timing of this audit is proposed for 4 May 2011 to be held instead of the next SVCPP meeting. (carried/not carried)**

Michael Wood advised a night audit has not been completed for quite some time, and has received reports from several carparks regarding antisocial behaviour and graffiti issues, and as such suggested these issues be the focus of the next audit. Cr Lake suggested a Representative from Parks Services attend the night audit. Banks Reserve carpark has had recent reports of early morning break-ins. Michael advised signage "Beware Do Not Leave Valuables in Cars" will be positioned in this area. Cr Lake suggested auditing the area around Axford Park, Mount Hawthorn.

ACTION: 4 May 2011 Night Audit through Axford Park and surrounding areas, Mount Hawthorn program with times and locations for this audit to be prepared and circulated. SVCPP members to advise Michael Wood of any areas to be included in this audit

CARRIED

8.2 **WA Police Report**

A/Snr Sgt Glen Beros advised burglaries in North Perth have doubled mostly in residential areas. There have been minimal issues in the Leederville area until last weekend with assaults at the Hip-e Club and Leederville Hotel. A/Snr Sgt Beros further advised the Police are looking at a particular house in relation to break-ins in the North Perth area. Cr Lake advised information regarding an incident from a house in Claverton Street North Perth will be forwarded to him for consideration. Snr Sgt Hooper advised Highgate crime statistics have decreased. The Police have visited Dan Murphys regarding responsible liquor service and Robertson Park, this provided a positive outcome. Birdwood Square issues have decreased, due to the toilet area being locked at 6.00pm. Snr Sgt Hooper further advised the Soup Kitchens need to supply food at locations where toilets are available to prevent further problems. At present, West Perth is a problem with burglaries increasing, the burglaries being both residential and business, occurring overnight. Plain clothes Police are assisting by patrolling looking for offenders. Motor vehicle break-ins have increased with offenders looking for laptops, mobile phones and cash. Most vehicles broken into were parked in the street. Michael Wood requested the names of the Streets for possible signage allocation. Snr Sgt Hooper requested further information regarding vacant buildings. Natashya Cox advised used syringes were found in the worm farm at North Perth Tennis Club, it was advised to monitor this situation for possible future syringe boxes to be located in this area.

ACTION: Michael Wood to provide to A/Snr Sgt Beros information regarding the incident reported by Cr Lake at Claverton Street, North Perth

ACTIONS: Snr Sgt Dave Hooper to forward further information regarding Street names relating to the increase in car break-ins to Michael Wood

ACTIONS: Michael Wood to forward the current updated Town of Vincent Substandard Building List to Snr Sgt Dave Hooper

8.3 Nyoongar Patrol Report

Michael Wood advised in (Maria McAtackney's absence) it is still very busy, there has been a recent funeral with a lot of extra people attending and now frequenting Perth parks. Snr Sgt Dave Hooper advised there is an issue with the attendees of this funeral returning to Rural areas. The Department of Indigenous Affairs are assisting with this issue.

8.4 Update from OMC (ordinary Meeting of Council) on Community Perceptions Survey - SVCPP to report recommendations and strategies for improving Community Perceptions relating to Safety and Crime

Cr Lake advised the Town every 2nd year produces a survey to gather information how people perceive the Council. This survey circulated was a written survey not a phone survey as in the past producing results quite different. The results have indicated quite a high level of discontent in certain areas, particularly with people's opinion of safety and crime, some traffic areas and concerns with control of graffiti. The Chief Executive Officer (CEO) has asked for suggestions as to why people think these issues are of concern and strategies. It was acknowledged at the meeting that, that "the control of graffiti, vandalism and anti-social behaviour" and enforcement of these matters were largely outside the Town's control and were in the domain of WA Police to enforce. The SVCPP noted however, that graffiti vandalism, along with media reports on 'anti social behaviour' did have a significant influence to peoples perception's of safety and that sometimes negative perceptions can be subsequently captured in survey responses. In the meeting discussion the SVCPP recognised the Town's proactive role in contributing to a safer community and hosting a range of crime prevention programs and services, including removal of graffiti for residents and businesses, which the community has provided very positive feedback on previously. This significant contribution appears not to have been quantified in the recent survey response. In reality the Town of Vincent is a "Safer" place to live, work and visit and the perception of reduced safety is not often supported by statistics. It was suggested that the Town may like to seek clarification, via the quarterly newsletter, with a few targeted questions being asked of the community, to gain a more in depth response of the communities satisfaction levels to community safety. Such a survey would establish a baseline initially from which any gauge in improvements or dissatisfaction could be obtained thereafter, in future follow up surveys.

ACTION: Michael Wood to prepare report for Council with the SVCPP recommendations on improving Community Perceptions relating to Safety and Crime

8.5 Update on matters raised at the Norwood Park Action Group Meeting – Response to Council member Request (CMR)

Michael Wood advised of resident concerns of drug use, syringes and State housing. Michael further advised of an alleged resident assault occurring with 3 people

walking home from the shops in this area. Michael advised he will forward information including locations to WA Police. Michael advised a range of resources has been provided for residents and members of the Norwood Park Action Group including "Breaking the Criminal Code Packs" and "131 444 Police stickers". An invitation may be extended to the Town and Community Policing to attend future Norwood Park Action Group meetings.

ACTION: Michael Wood to forward information regarding Street names and locations of incidents occurring to Snr Sgt Dave Hooper for patrol

8.6 Update on recent Beaufort Street Network Meeting

Michael Wood advised a range of issues including concerns in reporting to Police Operation Centres were raised and clarification of graffiti reporting. Jim MacLean advised the number to ring is 131 444, this call is logged and must be actioned. Michael advised there was a request for CCTV assistance through this network, a small grant has been allocated from the WA Office of Crime Prevention to assist with CCTV purchase and installation refund. Graffiti packs and other information has been provided to the Beaufort Street Network for members.

8.7 Meeting Dates – meetings proposed to be held bi monthly to allow occasional activities such as audits to occur (carried/not carried)

Jim MacLean advised originally when the Partnership commenced the meetings were bi monthly. Cr Lake suggested meeting bi monthly with some months not necessarily conducting audits. A new date calendar is to be provided.

ACTION: Michael Wood to update meeting calendar with proposed night audits and circulate to the SVCPP

CARRIED

8.8 Proposed Oktoberfest 2011 – Medibank Stadium – Approved in Principle – Discuss and ascertain police/resident views on this event and discuss issues Council should consider in determining whether to provide final approval

Cr Lake advised the proposed Oktoberfest will attract between 5000 to 10,000 people. Cr McGrath advised it was located in the City of Perth last year and seeks comments from WA Police in attendance. Snr Sgt Hooper advised the Oktoberfest was located in Aberdeen Street, Perth last year between 2 hotels, problems occurred with line preloading, ticketing issues and an extended line close to 600m from the entry. Snr Sgt Hooper further advised a person could be waiting in the line for up to 2 ½ hours before the event, this resulted in people attending local liquor stores and purchasing packaged alcohol to drink while waiting in the line. Cr Lake advised it was proposed to provide a wide variety of food at this event. Cr McGrath advised he recently attended the Laneway Festival in Northbridge which provided a large amount of food. Cr McGrath did not observe any alcohol fuelled violence issues. Michael Wood advised Party Buses have been an issue at this type of event in the past, particularly with lay-down and drop off areas. Michael further advised Party Buses attending this event should be registered in the Town. Michael advised temporary lay over areas for party buses such as the Loftus Centre carpark on Richmond Street or on Vincent Street could be set up prior to this event. A/ Snr Sgt Beros advised the smaller the licensed area, the smaller the hours of operation, included with crowd controllers, approved Managers and responsible servers of alcohol, and their additional attractions such as culture, food, reduces the impact on society significantly. A/Snr Sgt Beros recommended the entry line closer to the door, and crowd

controllers policing the line. A/Snr Sgt Beros requested more detailed information of the proposal be emailed to him.
Cr Lake clarified further areas of consideration for planning this event:

- Party Buses must be registered to operate within the Town of Vincent
- Temporary lay over and set down areas for Party Buses need to be allocated
- Entry into the event needs to be managed well
- Entry line should be policed by the Promoter, and recommends lines are staggered
- Concerns with preloading in the entry line
- Discussing concerns with Licensed Premises regarding this event
- Recommend additional attractions such a food, culture, dancing to be incorporated

ACTION: **Michael Wood to email more detailed information *(when available)* regarding this proposal to A/Snr Sgt Beros.**

9. Around the Table

- Natashya Cox enquired if Stormie Mills (graffiti artist) has at all been seconded to carry out work within the Town, Cr Lake informed there are programs encouraging graffiti projects happening within the Town as several businesses would prefer blank walls painted by graffiti artists to prevent tagging. Cr Lake further advised the Town's Art Officer has been requested to develop a policy to assist with requests. The Town has approved a grant for the Double Lucky Bar to redo their artwork as an event. Natashya further advised a building in East Perth has had the carpark decorated by graffiti artists.
- Cr Lake advised there has been a request for CCTV footage for an incident that occurred on Scarborough Beach Road. Jim MacLean advised the Town does not have a CCTV implemented in that area, and believes the Police are following up with footage from the Paddo.

10. Closure

The Chairperson closed the meeting at 7.20pm
The next meeting is 1 June 2011 – night audit is planned for 4 May 2011

PARKS PEOPLE PROJECT WORKING GROUP (PPPWG)

MINUTES OF MEETING

8 June 2011

Held in the Town of Vincent Function Room

9.00am

Present

Michael Wood - Town of Vincent, A/Chairperson, Coordinator Safer Vincent
Nick Trahanas – Department for Child Protection (DCP)
Superintendent Scott Higgins – Perth Police
Inspector Paul Steel – OIC Perth Police Station
Bronwyn Kitching – Shelter WA
Dr Shae Garwood – Shelter WA
Peter Ryan – Indigenous Coordination Centre (ICC)
Maria McAtackney – Nyoongar Patrol
Tom Pavlos – City of Perth
Angela Brett – Town of Vincent – Minute Taker

Item No	Item	Details	Action
1.	**Apologies**	• Cr Sally Lake- Councillor/Chairperson • Jim MacLean – Town of Vincent • Nghia Luong – Ruah Community Services • Ted Magladry – Department of Corrective Services • Lesley Jackson – Department of Housing • Sarah Stokoe - Centrelink	**N/A**
2.	**Confirmation of Minutes 4 May 2011**	• Moved – Maria McAtackney • Seconded – Inspector Paul Steel Carried	**Confirmed**
3.	**Matters arising from Minutes**		
3.1	***TOV to contact the Aboriginal Drug and Alcohol Service to organise a representative to attend the next meeting to discuss current issues*** ***(this item is carried over from PPPWG Minutes of Meeting 4 May 2011)***	• Chairperson requested strategies for "gaps" in the service delivery. • Joe Baker to extend invitation to Daniel Morrison at the Aboriginal Drug and Alcohol Service. • Michael Wood has previously contacted Lisa from Aboriginal Drug and Alcohol Service. •	• **DIA/TOV** • **Item 3.1 is completed**
3.2	***List to be provided to TOV regarding Government Departments and their responsibilities (ongoing item)***	• List provided by DIA – ongoing item to include other PPPWG members additions to this list • List to be forwarded to Shelter WA	• **DIA** • **TOV** • **Item 3.2 is completed**
3.3	***Department of Indigenous Affairs/Department for Child Protection to seek Administration support for proposed workshop***	• DCP has indicated support if required	• **DCP** • **Item 3.3 is completed**
3.4	***Update on Report for Homelessness Summit 2001 to be forwarded to PPPWG from City of Perth***	• Tom Pavlos advised as the document is very large, please contact Tom for a copy if required.	• **CITY OF PERTH** • **Item 3.4 is completed**
3.5	***Update on Copy of Homelessness Strategy Audit to be forwarded to PPPWG from Department for Child Protection***	• Service Provider workshop facilitated by DCP mapping out homeless service providers • Request for outcome of report not the report in full	• **DCP**

		• Nick Trahanas to follow-up any outcomes of this report that is able to be shared.	
3.6	*City of Perth to Liaise with TOV regarding a letter of contact to Shane Hamilton – Foundation Housing (this item is carried over from PPPWG Minutes of Meeting 4 May 2011)*	• An update was given that Shane Hamilton is now employed at Community Housing Limited (CHL) • Dealing with rural and remote areas • Shane Hamilton was discussed as a possible useful contact in the future with contact to be made if required.	• **TOV/SHELTER WA** • **Item 3.6 is completed**
4.	**General Business**		
4.1	*Update on Proposed Workshop from Parks People Project Working Group Sub Committee*	• Letter sent to the Town of Vincent requesting use of the function room • Reply letter confirming use of Town of Vincent Function Room to be sent out (subject to CEO approval) • Proposal prepared by Shelter WA • Proposed date for workshop – first week in August. • State Government announced funding for a Inner City Shelter for 10 men. • Homeless Person Week theme for this year, Diversity in Homelessness • Community Housing Coalition of Western Australia is the organisation that Homelessness Australia use to coordinate Homeless Persons Week in WA • Sub Committee meeting to be held next week – on Wednesday 15 June 2011 **<u>Motion</u> : The Parks People Project Working Group seek support from the;** **1. City of Perth of up to $2000;** **2. Town of Vincent for catering and function room costs;** **3. Department for Child Protection for support on any remainder funding needed;** **For Shelter WA to develop and facilitate a workshop (proposed for either 3rd or 4 August 2011 TBC and coincide with Homeless Persons Week) with input from the Parks People Project Working Group Sub Committee.** **<u>Carried Unanimously</u>**	• **Received** • **In progress** • **In progress** • **TBC** • **Update only**
4.2	*Update from agencies on status of current issues presenting in parks since the last meeting*	• No issues reported	
5.	**Closure**	The Chairperson closed the meeting at 10.10am	
6.	**Next Meeting**	29 June 2011, 9.00am – 10.00am at the Town of Vincent	

Signed:.....Chairperson

Dated.....day of.....2011

TAMALA PARK
REGIONAL COUNCIL

Ordinary Meeting of Council

MINUTES

Thursday 23 June 2011
City of Joondalup, 5.30pm

TAMALA PARK
REGIONAL COUNCIL
(TPRC)
COMPRISES THE
FOLLOWING
COUNCILS:

Town of Cambridge
City of Joondalup
City of Perth
City of Stirling
Town of Victoria Park
Town of Vincent
City of Wanneroo

MEMBERSHIP

OWNER COUNCIL	MEMBER	ALTERNATE MEMBER
Town of Cambridge	Mayor Simon Withers	
City of Joondalup	Cr Tom McLean Cr Geoff Amphlett	
City of Perth	Cr Eleni Evangel	
City of Stirling	Cr Leonie Getty Cr Giovanni Italiano (CHAIRMAN) Cr David Michael Cr Stephanie Proud	
Town of Victoria Park	Mayor Trevor Vaughan	
Town of Vincent	Mayor Nick Catania	
City of Wanneroo	Cr Dianne Guise Cr Glynis Monks (DEPUTY CHAIRMAN)	Mayor Jon Kelly Cr Brett Treby

NB: Although some Councils have nominated alternate members, it is a precursor to any alternate member acting that a Council carries a specific resolution for each occasion that the alternate member is to act, referencing Section 51 of the Interpretation Act. The current Local Government Act does not provide for the appointment of deputy or alternate members of Regional Councils. The DLG is preparing an amendment to rectify this situation.

TABLE OF CONTENTS

MEMBERSHIP 2
1. OFFICIAL OPENING 4

DISCLOSURE OF INTERESTS 4
2. PUBLIC STATEMENT/QUESTION TIME 5
3. APOLOGIES AND LEAVE OF ABSENCE 5
4. PETITIONS 5
5. CONFIRMATION OF MINUTES 5
5A. BUSINESS ARISING FROM THE MINUTES 5
6. ANNOUNCEMENTS BY CHAIRMAN (WITHOUT DISCUSSION) 5
7. MATTERS FOR WHICH MEETING MAY BE CLOSED 5
8. REPORTS OF COMMITTEES 5
9. ADMINISTRATION REPORTS 5

9.1 BUSINESS REPORT – PERIOD ENDING 30 MAY 2011 5
9.2 STATEMENTS OF FINANCIAL ACTIVITY FOR THE MONTHS OF APRIL 2011 AND MAY 2011 6
9.3 LIST OF MONTHLY ACCOUNTS SUBMITTED FOR THE MONTHS OF APRIL 2011 AND MAY 2011 6
9.4 MINDARIE REGIONAL COUNCIL BUFFER 6
9.5 TPRC STRUCTURE PLAN STATUS UPDATE 6
9.6 STRUCTURE PLAN REFERRAL - ENVIRONMENTAL PROTECTION & BIODIVERSITY CONSERVATION ACT 7
9.7 SALES AND LOT RELEASE STRATEGY 7
9.8 DEVELOPMENT MANAGEMENT AGREEMENT – KEY PEOPLE 8
9.9 ALTERNATIVE MARKETING PLAN 8
9.10 INDEPENDENT CONSULTANT REVIEW OF PROJECT CASHFLOW –CONFIDENTIAL 9
9.11 COMPARISON OF 2008 PROJECT CASHFLOW AND 2011 PROJECT CASHFLOW - CONFIDENTIAL 9
9.12 EARTHWORKS/CIVIL WORKS TENDER - CONFIDENTIAL 10
9.13 MEETING ARRANGEMENTS 12
9.14 GEOGRAPHIC NAMES COMMITTEE – CHANGE OF SUBURB NAME LATE ITEM 12
10. ELECTED MEMBERS MOTIONS OF WHICH NOTICE HAS BEEN GIVEN 12
11. QUESTIONS BY ELECTED MEMBERS OF WHICH DUE NOTICE HAS BEEN GIVEN 12
12. URGENT BUSINESS APPROVED BY THE CHAIRMAN 13
13. MATTERS BEHIND CLOSED DOORS 13
14. GENERAL BUSINESS 13
15. FORMAL CLOSURE OF MEETING 13

PRESENT

Chairman	Cr Giovanni Italiano
Councillors	Cr Geoff Amphlett Cr Nick Catania Cr Leonie Getty Cr Tom McLean Cr Glynis Monks Cr Stephanie Proud Cr Trevor Vaughan (from 5.45pm, departed 6.30pm) Cr Simon Withers (from 5.45pm)
Alternate Members	Nil
Staff	Mr Tony Arias (Chief Executive Officer) Mrs Kylie Jeffs (Executive Assistant)
Apologies Councillors	Cr Eleni Evangel Cr Dianne Guise Cr David Michael
Leave of Absence	Nil
Absent	Nil
Consultants	Mr Sandy Biagioni (Satterley Property Group) Mr Nigel Satterley (Satterley Property Group) Mr Grant Singleton (Satterley Property Group)
Apologies Participant Councils' Advisers	Mr Stuart Jardine (City of Stirling) Mr Arthur Kyron (Town of Victoria Park)
In Attendance Participant Councils' Advisers	Mr Lewis Bond (City of Perth) Mr Pas Bracone (City of Wanneroo) Mr Mark Dickson (City of Wanneroo) Mr John Giorgi (Town of Vincent) Mr Garry Hunt (City of Joondalup) Mr Jason Lyon (Town of Cambridge)
Members of the Public	Nil
Press	Nil

1. OFFICIAL OPENING

At 5.40pm the Chairman declared the meeting of the Tamala Park Regional Council open.

DISCLOSURE OF INTERESTS

Nil

2. PUBLIC STATEMENT/QUESTION TIME

Nil

3. APOLOGIES AND LEAVE OF ABSENCE

Apologies were received from:

- Cr Eleni Evangel
- Cr Dianne Guise
- Cr David Michael

4. PETITIONS

Nil

5. CONFIRMATION OF MINUTES

Ordinary Meeting of Council – 14 April 2011

Moved Cr L Getty, Seconded Cr G Amphlett

That the minutes of the Ordinary Meeting of Council of 14 April 2011 be confirmed, and signed by the Chairman, as a true and correct record of proceedings.

The Motion was put and declared CARRIED (7/0).

5A. BUSINESS ARISING FROM THE MINUTES

Nil

6. ANNOUNCEMENTS BY CHAIRMAN (WITHOUT DISCUSSION)

Nil

7. MATTERS FOR WHICH MEETING MAY BE CLOSED

Nil

8. REPORTS OF COMMITTEES

Nil

9. ADMINISTRATION REPORTS

9.1 BUSINESS REPORT – PERIOD ENDING 30 MAY 2011

Moved Cr N Catania, Seconded Cr L Getty

[The recommendation in the agenda]

That the Council RECEIVE the Business Report to 30 May 2011.

The Motion was put and declared CARRIED (7/0).

9.2 STATEMENTS OF FINANCIAL ACTIVITY FOR THE MONTHS OF APRIL 2011 AND MAY 2011

Moved Cr T McLean, Seconded Cr L Getty

[The recommendation in the agenda]

That the Council RECEIVE and NOTE the Statement of Financial Activity for the months ending 30 April 2011 and 31 May 2011.

The Motion was put and declared CARRIED (7/0).

9.3 LIST OF MONTHLY ACCOUNTS SUBMITTED FOR THE MONTHS OF APRIL 2011 AND MAY 2011

Moved Cr T McLean, Seconded Cr G Amphlett

[The recommendation in the agenda]

That the Council RECEIVE and NOTE the list of accounts paid under Delegated Authority to the CEO for the month of April 2011 and May 2011:

- **Month ending 30 April 2011 (Total $167,083.85)**
- **Month ending 31 May 2011 (Total $94,859.11)**
- **Total Paid - $261,942.96**

The Motion was put and declared CARRIED (7/0).

9.4 MINDARIE REGIONAL COUNCIL BUFFER

Cr S Withers and Cr T Vaughan arrived at 5.45pm.

[The recommendation in the agenda]

That the Council RECEIVE the report relating to the MRC landfill site buffer zone.

Moved Cr G Monks, Seconded Cr G Amphlett an amendment to the recommendation as follows:

That the Council RECEIVE the report of 23 June 2011 relating to the MRC landfill site buffer zone.

The Motion was put and declared CARRIED (9/0).

9.5 TPRC STRUCTURE PLAN STATUS UPDATE

[The recommendation in the agenda]

That the Council RECEIVE the status report in relation to the TPRC Structure Plan.

Moved Cr T Vaughan, Seconded Cr L Getty

That a second recommendation be added as follows:

1. **That the Council RECEIVE the status report in relation to the TPRC Structure Plan.**
2. **That the TPRC CEO liaise with the City of Wanneroo to resolve outstanding issues with the TPRC Structure Plan.**

The Motion for amendment was put and declared CARRIED (9/0).

The Motion as then amended was put and declared CARRIED (9/0).

9.6 STRUCTURE PLAN REFERRAL - ENVIRONMENTAL PROTECTION & BIODIVERSITY CONSERVATION ACT

Cr L Getty departs the room during discussion on this item at 5.55pm.

Moved Cr G Amphlett, Seconded Cr N Catania

[The recommendation in the agenda]

That the Council RECEIVE the report.

The Motion was put and declared CARRIED (8/0).

9.7 SALES AND LOT RELEASE STRATEGY

Prior to the commencement of the meeting an alternative recommendation for Item 9.7 (Sales and Lot Release Strategy) was distributed.

Cr L Getty returns to meeting at 6.00pm.

[The recommendation in the agenda]

1. That Council APPROVE the Sales and Lot Release Strategy, June 2011, submitted by the Satterley Property Group, as the basis of more detailed planning and investigation.

2. That the Satterley Property Group are ADVISED as follows;
   (i) The timeframes for the Commencement of Presales Marketing (July 2011) and Registration of Interest Program (July 2011) are considered premature until the WAPC subdivision approval and SEWPAC approval have been achieved.
   (ii) Prior to approval to the Temporary Sales Office - Marmion Avenue cost estimates need to provided for servicing, establishment and on going maintenance.

   (iii) The proposed disposal methods for lots are supported, however, the form, conditions and process will need to the subject of separate Council approval. This matter is the subject of discussions with the Department of Local Government.
   (iv) The proposed Sustainability package needs to be clearly defined and approved by the Council.

Moved Cr G Amphlett, Seconded Cr T Vaughan

That the alternative recommendation be made as follows:

1. **APPROVE the Sales and Lot Release Strategy, June 2011, submitted by the Satterley Property Group, as the basis of more detailed planning and investigation, subject to the following amendments:**
   - **'Incentives' clause on page 6 of the Lot Sale & Release Strategy to be amended from '24 months' to '18 months' of settlement; and**
   - **Area 1 on the draft Lot Sale and Release Strategy Plan (May 2011) be modified to show builder allocation lots.**

2. **ADVISE the Satterley Property Group as follows;**
   (i) The timeframes for the Commencement of Presales Marketing (July 2011) and Registration of Interest Program (July 2011) are considered premature until the WAPC subdivision approval and SEWPAC approval have been achieved.
   (ii) Prior to Council approval of the Temporary Sales Office - Marmion Avenue cost estimates need to be provided for servicing, establishment and on going maintenance.
   (iii) The proposed disposal methods for lots are supported, however, the form, conditions and process will need to be the subject of separate Council approval. This matter is the subject of discussions with the Department of Local Government.
   (iv) The proposed Sustainability package needs to be clearly defined and approved by the Council.

The Motion was put and declared CARRIED (9/0).

9.8 DEVELOPMENT MANAGEMENT AGREEMENT – KEY PEOPLE

Moved Cr S Proud, Seconded Cr N Catania

[The recommendation in the agenda]

That the Council resolve to APPROVE the following replacement of key personnel pursuant to Clause 4.5 of the Development Management Agreement;

Name of Person	Job
Ray Stokes/Darren Walsh	Government Approvals
Justin Crooks	Senior Project Manager

Name of Replacement Person	Job
Ray Stokes/Peter Miller	Government Approvals
Grant Singleton	Senior Project Manager

The Motion was put and declared CARRIED (9/0).

9.9 ALTERNATIVE MARKETING PLAN

Prior to the commencement of the meeting an alternative recommendation for Item 9.9 (Alternative Marketing Plan) was distributed.

[The recommendation in the agenda]

That the Council APPROVE the Alternative Marketing Plan for 2011/12 prepared by the Satterley Property Group.

[The alternative recommendation]

That the Council APPROVE the Alternative Marketing Plan for 2011/12 prepared by the Satterley Property Group in conjunction with the cashflow analysis suggested by Hegney Property Group.

Moved Cr G Monks, Seconded Cr L Getty

That the alternative recommendation be amended as follows:

That the Council REQUEST Satterley Property Group to REVISE the Alternative Marketing Plan for 2011/12 prepared by the Satterley Property Group in conjunction with the cashflow analysis suggested by Hegney Property Group and refer the revised Marketing Plan back to the Management Committee.

The Motion for amendment was put and declared CARRIED (9/0).

The Motion as then amended was put and declared CARRIED (9/0).

9.10 INDEPENDENT CONSULTANT REVIEW OF PROJECT CASHFLOW – CONFIDENTIAL

Moved Cr N Catania, Seconded Cr G Monks that standing orders be suspended at 6.12pm and the meeting move behind closed doors to allow the TPRC CEO to discuss the recommendations in the Hegney Property Group research report.

The Motion was put and declared CARRIED (9/0).

Representatives from the Satterley property Group departed the meeting at 6.13pm.

Moved Cr N Catania, Seconded Cr T McLean

[The recommendation in the agenda]

That the Council RECEIVE the Research Report by the Hegney Property Group and REQUEST the Satterley Project Group to review the Research Report and report to the Council on any recommended changes to the Project Cashflow 2011.

The Motion was put and declared CARRIED (9/0).

9.11 COMPARISON OF 2008 PROJECT CASHFLOW AND 2011 PROJECT CASHFLOW - CONFIDENTIAL

Cr T Vaughan departed the meeting at 6.30pm.

Representatives from the Satterley property Group returned to the meeting at 6.30pm.The Chairman reiterated that item 9.11 was confidential to allow discussion on the project cashflow.

Moved Cr N Catania, Seconded Cr L Getty

That the Council RECEIVE the report on the comparison between the TPRC 2008 Cashflow and the Project Cashflow, March 2011, submitted by the Satterley Property Group.

The Motion was put and declared CARRIED (8/0).

9.12 EARTHWORKS/CIVIL WORKS TENDER - CONFIDENTIAL

Prior to the commencement of the meeting an alternative recommendation for Item 9.12 (Earthworks/Civil Works Tender) was distributed.

[The recommendation in the agenda]

1. ACCEPT Tender No 6037-1 submitted by R J Vincent for the following;

    a. Bulk Earthworks (Stages 1 to 6 excluding Stage 5) for the lump sum value of $1,991,422.03 excluding GST, subject to obtaining the SEWPAC environmental approvals and City of Wanneroo Development Approval for earthworks.
    b. Stage 1 Subdivision Works and Neerabup Road intersection works for the lump sum value of $5,906,475.17 excluding GST, subject to obtaining the WAPC conditional subdivision approval, appropriate City of Wanneroo and service authority approvals.
    c. Earthworks and Subdivision Works - fixed rates contract for a period of two years until 30 June 2013.

2. That the Award of further stages of works during the term of this contract will be at the absolute discretion of the TPRC and subject to;

    a. Approval of lump sum, in accordance with the tendered rates, contracts by the Council,
    b. Market conditions and Sales Rates,
    c. Ongoing satisfactory performance of the contractor, during the execution of each separable portion of the contract.

3. That the Chairman and the CEO be AUTHORISED to sign and affix the TPRC common seal to the Contracts.

Moved Cr N Catania, Seconded Cr T McLean

That the alternative recommendation be amended as follows:

1. ACCEPT Tender No 6037-1 submitted by R J Vincent for the following;

a. Bulk Earthworks (Stages 1 to 6 excluding Stage 5) for the lump sum value of $1,991,422.03 excluding GST, subject to obtaining the SEWPAC environmental approvals and City of Wanneroo Development Approval for earthworks.
b. Stage 1 Subdivision Works and Neerabup Road intersection works for the lump sum value of $5,906,475.17 excluding GST, subject to obtaining the WAPC conditional subdivision approval, appropriate City of Wanneroo and service authority approvals.
c. Earthworks and Subdivision Works - fixed rates contract for a period of two years until 30 June 2013.
d. Subject to the removal of the tender qualification items relating to material cost increases.

2. That the Award of further stages of works during the term of this contract will be at the absolute discretion of the TPRC and subject to;

a. **Approval of lump sum, in accordance with the tendered rates, contracts by the Council,**
b. **Market conditions and Sales Rates,**
c. **Ongoing satisfactory performance of the contractor, during the execution of each separable portion of the contract.**

3. **That the Chairman and the CEO be AUTHORISED to sign and affix the TPRC common seal to the Contracts.**

The Motion was put and declared CARRIED (7/1).
For: Cr G Amphlett, Cr N Catania, Cr L Getty, Cr G Italiano, Cr T McLean, Cr S Proud and Cr S Withers.
Against: Cr G Monks.

Moved Cr L Getty, Seconded Cr T McLean that standing orders be reopened at 6.45pm.

The Motion was put and declared CARRIED (8/0).

The Chairman then read out the recommendations for items 9.10, 9.11 and 9.12 as follows:

9.10 Independent Consultant Review of Project Cashflow

That the Council RECEIVE the Research Report by the Hegney Property Group and REQUEST the Satterley Project Group to review the Research Report and report to the Council on any recommended changes to the Project Cashflow 2011.

9.11 Comparison of 2008 Project Cashflow and 2011 Project Cashflow

That the Council RECEIVE the report on the comparison between the TPRC 2008 Cashflow and the Project Cashflow, March 2011, submitted by the Satterley Property Group.

9.12 Earthworks/Civil Works Tender

1. ACCEPT Tender No 6037-1 submitted by R J Vincent for the following;

   a. Bulk Earthworks (Stages 1 to 6 excluding Stage 5) for the lump sum value of $1,991,422.03 excluding GST, subject to obtaining the SEWPAC environmental approvals and City of Wanneroo Development Approval for earthworks.
   b. Stage 1 Subdivision Works and Neerabup Road intersection works for the lump sum value of $5,906,475.17 excluding GST, subject to obtaining the WAPC conditional subdivision approval, appropriate City of Wanneroo and service authority approvals.
   c. Earthworks and Subdivision Works - fixed rates contract for a period of two years until 30 June 2013.
   d. Subject to the removal of the tender qualification items relating to material cost increases.

2. That the Award of further stages of works during the term of this contract will be at the absolute discretion of the TPRC and subject to;

a. Approval of lump sum, in accordance with the tendered rates, contracts by the Council,
b. Market conditions and Sales Rates,
c. Ongoing satisfactory performance of the contractor, during the execution of each separable portion of the contract.

3. That the Chairman and the CEO be AUTHORISED to sign and affix the TPRC common seal to the Contracts.

9.13 MEETING ARRANGEMENTS

Moved Cr G Monks, Seconded Cr G Amphlett

[The recommendation in the agenda]

That Council RESOLVE to amend commencement time for TPRC Council meetings from 5.30pm to 6.00pm.

The Motion was put and declared CARRIED (8/0).

9.14 GEOGRAPHIC NAMES COMMITTEE – CHANGE OF SUBURB NAME LATE ITEM

[The recommendation in the agenda]

That the Council RESOLVE to request the City of Wanneroo to initiate the renaming of that part of the Clarkson locality within the Tamala Park project (generally bounded by Kwinana Freeway, Neerabup Road, Marmion Avenue and the Tamala Park landfill site) to 'Catalina'.

Moved Cr S Proud, Seconded Cr N Catania

That the recommendation be made with the following amendment from 'Kwinana' Freeway to 'Mitchell' Freeway:

That the Council RESOLVE to request the City of Wanneroo to initiate the renaming of that part of the Clarkson locality within the Tamala Park project (generally bounded by Mitchell Freeway, Neerabup Road, Marmion Avenue and the Tamala Park landfill site) to 'Catalina'.

The Motion as amended was put and declared CARRIED (7/1).
For: Cr G Amphlett, Cr N Catania, Cr L Getty, Cr G Italiano, Cr T McLean, Cr S Proud and Cr S Withers.
Against: Cr G Monks.

10. ELECTED MEMBERS MOTIONS OF WHICH NOTICE HAS BEEN GIVEN

Nil

11. QUESTIONS BY ELECTED MEMBERS OF WHICH DUE NOTICE HAS BEEN GIVEN

Nil

12. URGENT BUSINESS APPROVED BY THE CHAIRMAN

Nil

13. MATTERS BEHIND CLOSED DOORS

Item 9.10: Independent Consultant Review of Project Cashflow
Item 9.11: Comparison of 2008 Project Cashflow and 2011 Project Cashflow
Item 9.12: Earthworks/Civil Works Tender

14. GENERAL BUSINESS

- Management Committee Meetings
  The CEO advised that the remainder of the 2011 Management Committee meetings are presently being scheduled to enable the Committee minutes to be distributed and properly considered before the Council meetings.
- Contribution to Study for Coastal Pathway Burns Beach to Mindarie.
  The CEO advised that he was aware of the recommendations by the Cities of Joondalup and Wanneroo to the Department of Planning requesting the TPRC to contribute to the funding of a study for a coastal pathway between the Burns Beach development and Mindarie. At this stage no formal request has been made by the Department of Planning to the TPRC.. It was agreed that this matter would be the subject of a report to the TPRC Council at its next meeting.

15. FORMAL CLOSURE OF MEETING

The Chairman declared the meeting closed at 7.12pm.

These minutes were confirmed at a meeting on .....

SIGNED this ..... day of 2011

as a true record of proceedings.

_____
CHAIRMAN

IB14 Report on the Chief Executive Officer's attendance at the Local Government Managers' Australia (LGMA) National Congress and Business Expo 2011

PURPOSE OF REPORT:

The purpose of this report is to provide a summary of the Chief Executive Officer's attendance at the Local Government Managers' Australia (LGMA) National Congress and Business Expo held in Cairns from Sunday 22 May 2011 to Wednesday 25 May 2011.

BACKGROUND:

The theme for the 2011 LGMA National Congress and Business Expo was *"Best Practice to Next Practice"*. The Congress and Business Expo was held at the Cairns Convention Centre in Cairns, Northern Queensland. The Congress was attended by approximately 600 delegates from Australia, New Zealand and some Pacific Island nations. Approximately 100 delegates were from Western Australia.

The Congress explored how local government leaders in Australia have developed innovative and cutting edge solutions to some of the sector's most pressing issues whilst still navigating restraint in their communities.

A comprehensive list of keynote speakers presented their innovative case studies under three central themes:

- Attraction and retention
- Financial sustainability and infrastructure, and
- Population growth and community.

DETAILS:

Leederville Masterplan Presentation

The Chief Executive Officer was selected to present a paper on the Leederville Masterplan under the stream of *"Financial Sustainability and Infrastructure"*. One hour was allocated for the presentation on Day 1.

A copy of the PowerPoint presentation made by the Chief Executive Officer is "Tabled".

Key Note Addresses:

Key note addresses were made by the following:

- Graham Sansom, Director - Local Government Centre, University of Technology, Sydney - *From Best Practice to Next Practice*;
- Lindsay Tanner, Former Federal Minister for Finance and Deregulation - *Local Government in the Big Picture;*
- Mia Kim, Project Manager and Public Relations Officer, Busan-Jinhae Free Economic Zone Authority - *Busan-Jinhae Free Economic Zone (Korea)*
- Phillip Bullock, Chairman, Skills Australia - *Skilling Australia: Regional Solutions;*

- Michael Deegan, Infrastructure Coordinator, Infrastructure Australia - *Infrastructure Australia working with Local Government;*

- Peter McKinlay, Director, Local Government Centre, AUT University, New Zealand - *Community Governance;*

- Councillor Genia McCaffery, President ALGA and Professor George Williams, leading Australian constitutional lawyer and Foundation Director, Gilbert and Tobin Centre of Public Law, University of New South Wales - *Constitutional Recognition of Local Government: What we can do;*

- James Woodford, Lecturer, James Cook University (Queensland) and Author - *The Great Barrier Reef, Beyond the tourist brochures and grim headlines;*

- Stephen Mayne, founder of Crikey.com.au - *Good Governance - from public companies to local government;*

Concurrent Sessions - Speakers' Presentations:

The Chief Executive Officer attended the following presentations:

- Attraction and Retention: Cairns Regional Council (Queensland) - *Presentation by Lyn Russell PSM, Chief Executive Officer, Cairns Regional Council*;

- Financial Sustainability and Integrated Approaches to Planning - *Presentation by David Dobbs, Director, Local Government Performance Measurement and Reporting, Department of Infrastructure and Planning (Queensland);*

- Attraction and Retention: Gold Coast City Council - A Gold Coast Case Study - *Presentation by Joe McCabe, Director City Governance, Gold Coast City Council, Queensland;*

- Attraction and Retention: Mornington Shire Council (Queensland) - "Why money isn't everything: Attraction and Retention in remote Councils" - *Presentation by Christopher Francis, Chief Executive Officer, Mornington Shire Council, Queensland;*

- Attraction and Retention: International City/Council Managers Association (USA) - "Where is the next generation?" - *Presentation by David Childs, President, ICMA (USA);*

A full copy of all the Speaker's presentation papers are "Tabled" and can be viewed at the website listed below:

http://www.lgma.org.au/category/2011_lgma_national_congress

(To save resources and paper, these have not been reprinted - as they are quite lengthy.)

CONSULTATION/ADVERTISING:

Not applicable.

LEGAL POLICY:

Council's Policy 4.1.15 – *"Conferences & Training – Attendance, Representation, Travel and Accommodation Expenses and Related Matters"*- Clause 5.1 states;

"5.1 Following attendance at State conferences, congresses, study tours and any seminars, forums, workshops of two (2) days or more duration, the attendees shall submit a report to the Council within thirty days of their return to Perth, for the Council's information and records. The report shall include a summary of the event's proceedings, major points of interest to the City of Vincent and recommendation as to whether attendance at similar conferences is warranted."

Clause 5.2 states;

"5.2 All Conference Papers are the property of the City of Vincent and are also to be placed in the City's Library so that they are accessible by the public."

STRATEGIC IMPLICATIONS:

In keeping with the City of Vincent's Strategic Plan 2011-2016 – Objective 4.1 - *"Provide good strategic decision making, governance, leadership and professional management".*

SUSTAINABILITY IMPLICATIONS:

Not applicable.

COMMENTS:

This conference provided an excellent opportunity to promote the City of Vincent at a national level, amongst the local government professionals and council members. Positive feedback was received about the Leederville Masterplan presentation.

It also provided an excellent opportunity to gain the latest information and to network with counterparts in Australia, New Zealand and international delegates.

IB15 Report on the Mayor and Chief Executive Officer's attendance at the National General Assembly of Local Government 2011

PURPOSE OF REPORT:

The purpose of this report is to provide a summary of the Mayor and Chief Executive Officer's attendance at the National General Assembly of Local Government held in Canberra from Sunday 19 June 2011 to Wednesday 22 June 2011.

BACKGROUND:

The National General Assembly is the major event on the annual local government events calendar and attracted more than 600 Mayors, Councillors and Senior Officers from Local Governments across Australia. Approximately 84 delegates were from Western Australia.

DETAILS:

The theme for this year's Assembly was *"Growing with our Community:*

- *Place - How can we improve policies and programs to better meet the needs of our regions?*
- *Position - How could funding be allocated to improve the balance between central government priorities and local communities:*
- *Partnerships - How can the partnership between local government and the Australian Government be expanded to deliver mutually agreed outcomes to local communities?"*

KEY NOTE SPEAKERS

The Key Note Speakers included:

- Minister for Regional Australia, Regional Development and Local Government, the Hon Simon Crean MP;
- Minister for Climate Change and Energy Efficiency, the Hon Greg Combet MP;
- Shadow Minister for Local Government, Senator Barnaby Joyce; and
- Minister for Broadband, Communications and the Digital Economy, Senator Stephen Conroy.

Presentations were undertaken by the following speakers:

- Duncan Bremner, NBN Co, Stakeholder Relations Manager;
- Robert Gottliebsen - Business *Spectator* / Eureka *report;*
- Harinder Sidhu, First Assistance Secretary - Adaptation, Science and Communication Division, Department of Climate Change and Energy Efficiency;
- Professor Andrew Beer, The University of Adelaide; and
- Tony Carmichael, First Assistant Secretary, Regional Engagement Division, Department of Regional Australia, Regional Development and Local Government

Speakers' Papers

A full copy of the Speakers' papers and Discussion Paper for the National General Assembly are "Tabled" and can be viewed at the website listed below:

http://www.nga.alga.asn.au/

(To save resources and paper, these have not been reprinted - as they are quite lengthy.)

Attendance

The Summit was attended by in excess of 700 delegates, Council Members and Senior Local Government personnel.

CONSULTATION/ADVERTISING:

Not applicable.

LEGAL POLICY:

Council's Policy 4.1.15 – *"Conferences & Training – Attendance, Representation, Travel and Accommodation Expenses and Related Matters"*- Clause 5.1 states;

"5.1 Following attendance at State conferences, congresses, study tours and any seminars, forums, workshops of two (2) days or more duration, the attendees shall submit a report to the Council within thirty days of their return to Perth, for the Council's information and records. The report shall include a summary of the event's proceedings, major points of interest to the City of Vincent and recommendation as to whether attendance at similar conferences is warranted."

Clause 5.2 states;

"5.2 All Conference Papers are the property of the City of Vincent and are also to be placed in the City's Library so that they are accessible by the public."

Previous Attendances

Clause 1.3 of the Policy requires details of previous attendances of the Conference to be included into the report.

Chief Executive Officer's Comment:

Previous attendance at the National General Assembly has been as follows;

*Year**	*Attendees*
1998	*Chief Executive Officer, John Giorgi and former Mayor John Hyde (in his capacity as President of the Local Government Association)*
2002	*Mayor Nick Catania and Chief Executive Officer, John Giorgi*
2003	*Mayor Nick Catania, Chief Executive Officer, John Giorgi and Councillor Steed Farrell***
2005	*Mayor Nick Catania (7-8/11/05 only) and Deputy Mayor, Cr Steed Farrell (7-10/11/05)*

/...cont

2007	*Cr Helen Doran-Wu (representing Mayor Nick Catania) and Chief Executive Officer, John Giorgi*
2008	*Mayor Nick Catania and Chief Executive Officer, John Giorgi*
2009	*Mayor Nick Catania and Chief Executive Officer, John Giorgi*
2010	*Mayor Nick Catania#*
*	*Nil attendance 1995, 1996, 1997, 1999, 2000, 2001, 2004 and 2006*
**	*Councillor Farrell was already in Canberra on work matters and therefore only a Day Registration for the Conference was paid (at a cost of $400).*
#	*Chief Executive Officer, John Giorgi, did not attend, due to heavy work commitments.*

STRATEGIC IMPLICATIONS:

In keeping with the City's Strategic Plan 2011-2016 – Objective 4.1 - *"Provide good strategic decision making, governance, leadership and professional management".*

SUSTAINABILITY IMPLIATIONS:

Nil.

FINANCIAL/BUDGET IMPLICATIONS:

Nil.

COMMENT:

Attendance at the National General Assembly was an excellent opportunity for the Mayor and Chief Executive Officer to be appraised of issues relating to Local Government and to network with colleagues.

IB16 Register of Petitions - Progress Report – July 2011

Ward:	-	**Date:**	1 July 2011
Precinct:	-	**File Ref:**	-
Attachments:	-		
Tabled Items:	Nil		
Reporting Officer:	M McKahey, Personal Assistant		
Responsible Officer:	John Giorgi, Chief Executive Officer		

DETAILS:

Petitions received by the City of Vincent are read out at the Council Meeting and are referred to the appropriate Director for investigation and report. This normally takes 6-8 weeks and the purpose of this report is to keep the Council informed on the progress of the petitions which have been reported to the Council.

A status report is submitted to the Council as an Information Bulletin item on a monthly basis.

The following petitions still require action or are in the process of being actioned.

Date Rcd	Subject	Rcd From	Action Officer	Action Taken
Council Meeting – 28 June 2011				
21/06/11	Petition and petition slips in support of the proposed premises "Wee" located at No. 404 Oxford Street, Mount Hawthorn WA 6014	Mr and Mrs Lawless C/o The Lawless Trust With 169 Signatures	DDS	*In progress.* *Details of petition to be included in agenda report scheduled for OMC on 26 July 2011.*
Council Meeting – 14 June 2011				
14/06/11	Petition in support of the Hyde Park Lakes Integrated Wetland Masterplan Option	Mr A Del Marco PO Box 945 Mt Lawley WA 6050 With 314 Signatures	DTS	*To be actioned.*
Council Meeting – 10 May 2011				
29/04/11	Petition objecting to the decision made at the Ordinary Meeting of Council held on 5 April 2011 relating to parking in Brisbane Terrace, Perth and the planting of trees on the south side of Brisbane Terrace and requesting that the Council introduce Resident Permit Only Parking to the north side of Brisbane Terrace with "No Stopping" to the south side of Brisbane Terrace	Ms M Blakeley 18 Brisbane Terrace Perth WA 6000 With 16 Signatures	DTS	*Being monitored.* *Signage and line marking complete.*
21/04/11	Petition from Residents and Business Owners requesting changes to the Parking Scheme within Harwood Place, West Perth	Harwood Place + Action Group c/- 10 Harwood Place West Perth WA 6005 With 12 Signatures	DDS	In progress *Being assessed by Tech Services, with a possible view to changing layout.*
Council Meeting – 19 April 2011				
19/04/11	Petition requesting that the Council reduce the volume of traffic in Curtis and Smith Streets during the morning peak hours by preventing non-local traffic from making turns from Walcott Street into Curtis Street	Mr and Mrs Lee-Jones 66 Smith Street Highgate WA 6003 With 57 Signatures	DTS	Being investigated. To be discussed at Local Area Traffic Management Advisory Group (LATM) meeting.

Date Rcd	Subject	Rcd From	Action Officer	Action Taken
18/04/11	Petition requesting that the Town install time restricted (15 Minutes) "drop-off" and "pick-up" parking bays in front of the Leederville Laundrobar at No. 114 Oxford Street, Leederville	Mr B Miloseski Leederville Laundrobar 114 Oxford Street Leederville WA 6007 With 7 Signatures	DTS	*On hold pending decision on Car Parking Implementation Working Group.*
Council Meeting - 10 August 2010				
28/07/10	Petition opposing partial closure of right-of-way between 630 and 634 Beaufort Street, Mount Lawley	Mr D Carrick 21 Roy Street Mt Lawley WA 6050 With 22 Signatures	DTS	***Completed.*** Report to *OMC 12 July* 2011.
27/07/10	Petition in support of partial closure of right-of-way between 630 and 634 Beaufort Street, Mount Lawley	Mr H Robinson Planet Video 634-648 Beaufort St Mt Lawley WA 6050 With 34 Signatures	DTS	***Completed.*** Report to *OMC 12 July* 2011.
Council Meeting - 22 June 2010				
22/06/10	Petition requesting that the Town (in summary); • upgrades the Claisebrook North Precinct's streetscapes and that this work be undertaken by 22/10/10; • puts in place an ongoing maintenance program once the upgrade has been completed; • reinstates automated reticulation of the street and verge trees and grassed verges; • regularly monitors the Precinct's streetscapes; and • commits to an ongoing planned & funded Claisebrook North Infrastructure Improvement Program for the area's infrastructure, to be negotiated with residents, business proprietors and business property owners and that works associated with this program be budgeted for delivery in the 2011/12 financial year.	Claisebrook North Development Group C/o 107 Summers St Perth WA 6000 With 14 Signatures	DTS	Funds allocated in 2011/2012 Draft Budget.

IB17 Register of Notices of Motion - Progress Report - July 2011

Ward:	-	**Date:**	1 July 2011
Precinct:	-	**File Ref:**	-
Attachments:	-		
Tabled Items:	Nil		
Reporting Officer:	M McKahey, Personal Assistant		
Responsible Officer:	John Giorgi, Chief Executive Officer		

DETAILS:

A status report is submitted to the Council as an Information Bulletin item on a monthly basis.

The following Notices of Motion still require action or are in the process of being actioned.

Details	Action Officer	Comment
28 June 2011 - Submitted by Cr Topelberg		
Request to Investigate the Purchase of Tablet Computers ***Report to Council by September 2011***	DCS	*Being investigated.* *To be reported to OMC September 2011.*
19 April 2011 - Submitted by Cr Maier		
Request to investigate Local Laws with the view of introducing speed restrictions for bicycle riders within the Town's Parks and Reserves	DTS	***Completed.*** *Matter reported to the OMC on 28 June 2011. Further investigations to be carried out.*
5 April 2011 - Submitted by Cr Burns		
Request for a Review of the Town of Vincent Signs and Advertising Policy No. 3.5.2	DDS	In progress *Advertising of draft Policy for a 4 week period to commence mid July 2011.*
22 March 2011 - Submitted by Cr Topelberg		
Request to Investigate Artist in Residence/Resident Artist Program	DCS	***Completed*** *Reported to OMC 28 June 2011. Matter referred to the Arts and Culture Advisory Group.*
22 March 2011 - Submitted by Cr Lake		
Request to Investigate "Living Smart Program"	DDS/ DTS	In progress. Being investigated by Town's Officers and clause (ii) of Council resolution. Matter referred to the Sustainability Advisory Group on 18 April 2011. Matter reported to OMC on 10 May 2011. Dates being investigated to host the program in the first half of the 2011/2012 financial year.
23 November 2010 - Submitted by Cr Topelberg		
Relating to Britannia Reserve and Litis Stadium Masterplan	DCS	***Completed*** *Report submitted to Council on 28 June 2011.*
27 July 2010 - Submitted by Cr Maier		
Request to Investigate Alternative Uses for Car Parking Bays in Town Centres	DTS/ DDS	In progress. Reported to OMC 26 October 2010. Further information requested. Matter being investigated.
13 July 2010 - Submitted by Cr Farrell		
Investigation of Safety Improvements on Roads surrounding Menzies Park, Mount Hawthorn	DTS	***Completed.*** Discussed by the LATM Advisory Group. Reported to OMC 23/11/10. Consultation completed. Further report to OMC on 28 June 2011.
23 February 2010 - Submitted by Cr Maier		
Relating to a Proposed Design Advisory Committee	DDS	***Completed.*** *Design Advisory Committee approved at OMC 28 June 2011. Advertising for representatives to appointment on Design Advisory Committee to commence by August 2011.*

IB18 Register of Reports to be Actioned - Progress Report - July 2011

Ward:	-	**Date:**	1 July 2011
Precinct:	-	**File Ref:**	-
Attachments:	-		
Tabled Items:	Nil		
Reporting Officer:	M McKahey, Personal Assistant		
Responsible Officer:	John Giorgi, Chief Executive Officer		

DETAILS:

A status report is submitted to the Council as an Information Bulletin item on a monthly basis.

The following reports still require action or are in the process of being actioned.

Item	Report Details	Action Officer	Comments
Council Meeting – 28 June 2011			
9.1.1	Amendment No. 76 to Planning and Building Policies – Policy No. 3.5.2 relating to Signs and Advertising (PLA0188)	DDS	*Advertising of draft Policy for a 4 week period to commence mid July 2011.*
9.3.4	Investigation into an Artist in Residence/Resident Artist Programme (CMS0070)	DCS	*Referred to Arts and Culture Advisory Group for consideration.*
9.3.5	Britannia Reserve Masterplan Proposal – Progress Report No. 2 (RES0001)	DCS	*Item deferred to Council Member Forum to be held in July 2011.*
9.4.2	Adoption of the Design Advisory Committee (ADM0067)	DDS	*Advertising for representatives to appointment on Design Advisory Committee to commence by mid July 2011.*
Council Meeting – 14 June 2011			
9.1.1	Perth Parking Management Area – Progress Report No. 3 (PGK0168)	DDS	*Advertising of proposed locations of ticket machines in East Perth to be considered in SMC 5 July 2011.*
9.1.9	No. 374 (Lot 801; D/P: 29435) Newcastle Street, corner of Fitzgerald Street, Perth - Proposed Signage Addition (Billboard) and Associated Landscaping (PRO0776; 5.2011.185.1) - ***For Bring Forward in Five (5) Years***	DDS	***Completed.*** *Planning approval issued on 22 June 2011.*
9.1.12	Scarborough Beach Road Activity Corridor Project – Endorsement of the Urban Design Framework (PLA0205)	DDS	*Advertising of Urban Design Study currently being undertaken, closing on 25 July 2011.*
9.2.1	Proposed Improvements Beaufort Street/Walcott Street Intersection, Mount Lawley, Progress Report No. 2 (TES0067/TES0207)	DTS	*Letter sent to Minister for Transport.*
9.2.5	State Underground Power Program – Localised Enhancement Project (TES0484, TES0069, TES0006 & TES0311)	DTS	*Letter to Western Power in progress.*
9.3.2	Proposed New Entry Signage (TES0558)	DCS	*Five (5) new entry statements to be installed and existing signs re-fabricated.*
9.3.3	Portion of No. 3 Lawley Street (City Lots Y214 & Y215), West Perth – Proposed Lease for Azzurri Bocce Club (PRO1242)	DCS	*New lease to be prepared.*
9.3.4	No. 3 Lawley Street (Lots Y205 – Y210, Y216 – Y215 and Reserve 32662), West Perth – Proposed Addendum to Lease for Perth Soccer Club (PRO0981/RES0032)	DCS	*Lease addendum to be prepared.*
9.4.3	Approval of Works Relating to Perimeter Fencing at nib Stadium (RES0082/RES0092)	CEO	***Completed.*** *Fencing extended where required.*
9.4.4	The 12th International Cities, Town Centres & Communities Society (ICTC) Conference (ADM0031)	DDS	*In progress.* *Preliminary Program of ICTC 2011 Conference received. Director Development Services (DDS) successful in being accepted to present a paper on "Car Parking Management - A Paradigm*

Item	Report Details	Action Officer	Comments
			Shift Away from Supply and Demand". Preparations being made for DDS and Cr Buckels to attend Conference. Presentation due October 2011. Early Bird and Speakers Registration due 22 July 2011.
9.4.5	Advisory Groups - Adoption of Amended Advisory Groups and Terms of Reference and Formation of New Advisory Groups (ADM0100)	CEO	*In progress. New Advisory Groups advertised calling for Expressions of Interest from Community Representatives.*
9.4.7	Bi Annual International Public Works Conference – 2011 (ADM0031)	DTS	*Booking in progress*
Council Meeting – 24 May 2011			
9.1.1	Amendment No. 72 to Planning and Building Policy Manual - Draft Amended Policy No. 3.4.8 Relating to Multiple Dwellings (PLA0213)	DDS	*Matter presented to Council Member Forum on 21 June 2011. Amended Policy currently being finalised to be circulated to Council Members for comment prior to being reported to Council by August 2011.*
9.2.3	Proposed 2 Hour Parking Restriction – Anzac Road, Mount Hawthorn (TES0508)	DTS	On hold *for 12 months.*
Council Meeting – 10 May 2011			
9.1.1	Sustainability Program – Living Smart (PLA0096)	DDS	In Progress. Dates being investigated to host the program in the first half of the 2011/2012 financial year.
9.1.8	City of Perth – Hamilton Precinct Draft Urban Design Study (ORG0016)	DDS	*Letter and draft Terms of Reference has been forwarded to the City of Perth, the Town of Cambridge and the Department of Planning regarding establishing an Inter-Governmental Working Group.*
9.4.6	Draft Policy No. 4.1.33 relating to Third Party Mediation - Citizens Advice Bureau (LEG0066)	DDS	***Completed.*** *Advertising completed and no submissions received. Policy has now been adopted.*
9.4.7	Amendments to Policy No. 3.9.8 relating to Parking Permits (PLA0083)	DDS	*Advertising closed on 27 June 2011 and matter is being reported to the Special Meeting of Council (SMC) on 5 July 2011.*
9.4.8	City of Vincent Car Parking Strategy 2010 – Consideration of Submissions, Amendments to Parking and Parking Facilities Local Law 2007 and Introduction of Ticket Machine Zones and Time Restrictions (LEG0047;PLA0098)	DDS	*Advertising of Local Law closed on 27 June 2011 and matter is being reported back to Council at the SMC on 5 July 2011.*
Council Meeting – 19 April 2011			
9.1.5	Masterplan for North Perth Town Centre – Project Brief and Context Report (PLA0229)	DDS	Invitations to quote for the preparation of North Perth Masterplan closed on 31 May 2011. *EMT has provided in-principle support to Hames Sharley as the preferred consultant. Contract arrangement currently being finalised.*
9.2.2	Environmental Initiative – Switch Your Thinking Program – Progress Report (TES0578)	DTS	Funds included in the 2011/2012 Draft Budget.
9.4.3	National General Assembly of Local Government 2011 (ADM0031)	CEO	***Completed.*** *National General Assembly attended and report submitted to OMC 12 July 2011.*
9.4.4	Approval of the Methodology to Value the Mindarie Regional Council to be used for the Exit of the City of Stirling from the Mindarie Regional Council (MRC) and Progress Report No. 6 (ENS0008)	CEO	Letter sent to Mindarie Regional Council and Member Councils. Awaiting Consultants to carry out report.
9.4.5	Memorandum of Understanding (MOU) Between WA Police and the City of Vincent for Implementation and Support of Graffiti Clean-up Referral Program – Approval (ENS0046)	DDS	Memorandum of Understanding (MOU) signed and completed. Co-ordinator Safer Vincent and Administration Officer (Technical Services) liaising with police regarding sites.

Item	Report Details	Action Officer	Comments
9.4.7	Community Perceptions Survey - Strategies and Actions - Further Report (CVC0024)	CEO	Revised quotation accepted. Community Focus Groups held on 30, 31 May and 1 June 2011. To be presented to Forum on 16 August 2011.
Council Meeting – 5 April 2011			
9.2.2	Proposed Extension of Perth Bicycle Network, On Road Cycle Lanes, and other improvements on Palmerston Street between Randall Street and Stuart Street, Perth (TES0172)	DTS	Consultation completed. *Report to OMC July 2011.*
Council Meeting - 22 March 2011			
9.1.3	Scheme Amendment No. 30 to the City of Vincent Town Planning Scheme No. 1 and Proposed West Perth Metropolitan Region Scheme Amendment 1199/41 (PLA0208; PLA0231)	DDS	Post Council correspondence has been forwarded to the Department of Planning and owners within the West Perth Regeneration Area. Awaiting response from WAPC/DOP as at 01/06/2011.
9.2.3	Robertson Park – Installation of Vietnamese Boat People Monument of Gratitude & Drainage Retention Basin – Progress Report 3 (CMS0021)	DTS	Being actioned as per Council decision.
9.2.4	Beaufort Street Enhancement Working Group – Progress Report No 2 (TES0067)	DTS	Being actioned as per Council decision.
Council Meeting - 8 March 2011			
9.2.2	Further Report - Environmental Grants and Awards (FIN0169)	DTS	In progress. *The City's Sustainability Advisory Group have considered further report to be prepared.*
9.3.1	Proposed Oktoberfest 2011 - Medibank Stadium - Approval in Principle (RES0071)	DCS	*Community Consultation completed. Report to be submitted to OMC 12 July 2011.*
Council Meeting - 22 February 2011			
9.2.1	Hyde Park Water Playground (RES0042)	DTS	Options *still* being developed.
14.1	Designation of the Town of Vincent (ADM0099)	CEO	***Completed.*** Approved by Minister. *Governor's Order gazetted on 24 June 2011. City of Vincent as from 1 July 2011.*
Council Meeting - 8 February 2011			
9.2.3	Proposed Introduction of Two (2) Hour Parking Restrictions – Woodville Street, North Perth (PKG0166/TES0223)	DTS	Consultation completed. *Report to OMC July 2011.*
Council Meeting - 21 December 2010			
9.1.9	Review of City of Vincent Town Planning Scheme No.1 – Progress Report No. 11 (PLA0140)	DDS	In progress. Peer Review Brief, for the Draft Town Planning Scheme No. 2 and associated documentation were out for quotes until Friday, 4 February 2011. The preferred consultant was endorsed by Council at its Ordinary Meeting held on 8 March 2011. Peer Review commenced and in progress. *Consultants presented findings to EMT on 15 June 2011 and the Council Forum on 21 June 2011. Consultant's contract has been extended to include information relating to economic analysis and forecasting. Peer Review expected to be completed by end of July 2011.*
9.1.10	Climate Change Planning – Progress Report No. 1 (ENS0129)	DDS	In progress. Project Officer – Sustainability is liaising with EPRA regarding joint Climate Change Risk Assessment with EPRA and the City of Perth. Update on Climate Change Risk Assessment tabled at the Sustainability Advisory Group meeting held on 21 February 2011. Meeting held with EPRA on 16 March 2011. A draft

Item	Report Details	Action Officer	Comments
			Memorandum of Understanding (MOU) to conduct a joint Climate Change Risk Assessment between the *Cities* of Vincent and Perth and EPRA is currently being circulated amongst the three agencies for consideration. The *City* hosted a Steering Committee Meeting in the week commencing 4 April 2011 *and the City of Perth hosted a Steering Committee Meeting on the 27 May 2011. The next Steering Committee is being held on the 1 July 2011 at the EPRA. Preferred consultant to undertaken the risk assessment will be selected at the Steering Committee Meeting on 1 July 2011.*
9.1.11	Sustainable Environment Strategy 2011-2016 – Progress Report No. 1 (PLA0175)	DDS	In progress. Sustainable Environment Strategy was reviewed at the Sustainability Advisory Group Meeting held on 21 February 2011. The Council adopted in principle the Draft Sustainable Environment Strategy 2011-2016 at the OMC held on 22 March 2011. The draft document was advertised for public comment for a period of forty-two (42) days. Advertising completed on 20 May 2011. *The Council adopted the final version of the Strategy at the OMC 28 June 2011. The Sustainability Environment Strategy Implementation Plan is currently being finalised.*
9.1.12	Appointment of a Consultant for the Independent Design Review of the Leederville Town Centre Masterplan and Built Form Guidelines and Appointment of Facilitator for the Peer Review Workshop (PLA0147)	DDS	In progress. Appointment of Facilitator for the Peer Review Workshop was considered in a report to the OMC 21 December 2010. Inception meetings with the consultant for Independent Design Review of the Leederville Town Centre Masterplan and Built Form Guidelines, as well as with the Facilitator for the Peer Review Workshop were held on 14/01/11. Workshop held on 24/02/11. Consultant for the Independent Peer Review presented to EMT on 2 February 2011 and to the Council Member Forum on 15 February 2011. The consultant's documentation was presented to OMC on 19 April 2011. Invitations to quote to amend Built Form Guidelines closed on 31 May 2011. Quotations currently being considered.
9.2.1	Weld Square Redevelopment Project – Consideration of Submissions, Approval of Revised Concept Plan and Staged Project – Progress Report No. 3 (RES0102)	DTS	Scheduled to commence in July 2011. Liaising with Central TAFE.
9.2.3	Traffic Management Matter – Albert and Kadina Streets, North Perth (TES0157/TES0229)	DTS	Traffic calming measures to be implemented.
9.3.5	Proposal for Public Artwork at Ellesmere Street Reserve (PRO3619)	DCS	Approved subject to location being determined by Arts *and Culture* Advisory Group.
Council Meeting - 7 December 2010			
9.2.1	Traffic Related Matters for referral to the Local Area Traffic Management (LATM) Advisory Group; North Perth Primary School Request – Further Report (TES0334)	DTS	Meeting with school occurred on 22 February 2011. Funds listed in 2011/2012 Draft budget.
9.2.4	Proposed Implementation Program – Wetland Heritage Trail/Wetlands Greenway, Charles Veryard Reserve (CMS0071)	DTS	90% completed. Lighting outstanding
9.4.4	New Policy No. 1.1.8 – "Public Art – Murals" (CMS0025)	DCS	Referred to Arts *and Culture* Advisory Group for review.

Item	Report Details	Action Officer	Comments
Council Meeting - 9 November 2010			
9.2.1	Proposed Dedication of Right of Way between Sholl Lane and Woodville Street, and Naming of the ROW "Dowell Lane" (TES0248)	DTS	*In progress.* *Waiting on all responses and comment from the Department of Planning.*
9.2.3	Proposed Introduction of a Two (2) Hour Parking Restriction in Nominated Streets Adjacent to Fitzgerald Street, North Perth – Additional Report (PKG0057)	DTS	Actioned as per Council decision. Trial restrictions introduced and being monitored. 6 month trial. *Consultation to proceed.*
Council Meeting - 26 October 2010			
9.2.2	Alternative Uses for Car Parking Bays in Town Centres – Progress Report. (PLA0084)	DTS	Further report to be submitted once the matter has been investigated further. Funds allocated in 2011/2012 Draft Budget.
9.3.5	Creative Conversations Programme (CVC0016)	DCS	*In progress.* *Referred to Art Advisory Group. Report to be submitted to an OMC in July 2011.*
Council Meeting - 12 October 2010			
9.3.4	Community Gardens – Community Consultation (CMS0123)	DCS	In progress. Community Consultation completed. A report to be submitted to an OMC in July 2011.
Council Meeting - 14 September 2010			
9.1.7	***Subsequent Motion:*** *That the City's Administration advise the Council with a suggested scope for a review of its Policy No. 3.5.2 relating to Signs and Advertising, based on discussions* [at the OMC 14/09/10]	DDS	In progress. Preliminary internal review of *City's* Policy No. 3.6.2 currently being undertaken. Suggested scope was presented to OMC on 19 April 2011. *Matter was presented the Ordinary Meeting of Council on 28 June 2011. The draft Policy will undergo a four (4) week advertising period in July 2011.*
Special Council Meeting - 6 September 2010			
7.2	Confidential Report: Proposed Lease of the Rectangular Stadium at 310 Pier Street, Perth to the State Government of Western Australia (RES0114)	CEO	In progress. Letter sent to Premier on 7/09/10. Response received from State Government advising that the Minister for Sport and Recreation will write separately concerning the Council's conditions attached to the State Government's offer. On 16/11/10, a letter was sent to the Minister seeking a response. Response received on 17/11/10 - seeking to progress the matter and draft Lease conditions. Awaiting further contact from State Government on how and when to proceed with finalisation of draft Lease. Further meetings held. Awaiting a response from the Minister for Sport and Recreation. Draft Lease agreed at Officer level. Awaiting DSR to reach agreement with Stadium Manager concerning future management and new Heads of Agreement. *Several meetings held. It is aimed to reach agreement by end of August 2011.*
Council Meeting - 24 August 2010			
9.2.1	Consideration of Submissions Concerning Proposed Obstruction of a Portion of the Dedicated Laneway Bounded by Walcott, Beaufort, Barlee and Roy Streets, Mount Lawley (TES0429)	DTS	***Completed.*** Report to *OMC July* 2011.
Council Meeting - 10 August 2010			
9.1.8	Proposed Metropolitan Region Scheme Amendment – Road Widening and Lot 1 Cheriton Street, Perth (PRO5055) - ***Council resolution to investigate possible acquisition of this property***	DDS	Letters sent to Perth Transport Authority (PTA) who advised that they are seeking a commercial price for the property. Meeting held with Michael Sutherland, MLA, Member for Mount Lawley, to investigate long term "peppercorn" of property.

Item	Report Details	Action Officer	Comments
9.2.4	Traffic Management Matter – Purslowe Street, Mt Hawthorn – Further Report (TES0334/TES0458)	DTS	Further discussion by the LATM Advisory Group. Report presented to OMC 23/11/10. Consultation completed. Further report to Council in *July* 2011.
Council Meeting - 22 June 2010			
9.2.4	State Underground Power Program – Outcome of the Expressions of Interest for Round Five (5) Major Residential Projects – Further Report (TES0313) All Precincts	DTS	Council request for further information being assessed. Report to OMC in *July* 2011.
Council Meeting - 25 May 2010			
9.2.1	ICLEI Water Campaign – Progress Report (TES0578) All Precincts	DTS	In progress as per the Council decision.
Council Meeting - 13 April 2010			
9.2.3	Proposed Reintroduction of Two Way Traffic on Beaufort and William Streets, Perth - Progress Report No. 4 (TES0473) Beaufort Precinct	DTS	Design in progress. Discussion with City of Perth/ Perth Transport Authority (PTA) / Main Roads WA (MRWA) ongoing.
Council Meeting - 23 March 2010			
9.3.4	Report on the Investigation of Hyde Park Tea Rooms – Progress Report No. 2 (RES0042)	DCS	Hyde Park Tea Rooms to be further investigated. A report will be submitted to Council once the investigation is complete.
Council Meeting – 11 August 2009			
9.2.2	Alternative Waste Disposal Options – Progress Report No 2 (ENS0008 & FIN0078) All Precincts	DTS	*Investigations continuing.*
Council Meeting – 28 July 2009			
9.1.15	Progress Report No. 1 - Integrated Transport and Parking Strategy (PLA0084)	DDS	In progress. Outcomes of OMC 28 July 2009 forwarded to the Town of Victoria Park. Notification received from Town of Victoria Park. Waiting on MOU to be prepared by Department of Planning.
Council Meeting – 12 May 2009			
9.1.1	No. 50 (Lot: 97 D/P: 6064) Tasman Street, Mount Hawthorn - Proposed Five (5), Two-Storey Single Bedroom Grouped Dwellings (PRO4126) ***Subsequent Motion:*** *That the City's Officers liaise with the Western Australian Local Government Association to clarify whether Government Departments, or authorities, should identify themselves as buyers in the private property market whereby land with freehold title may at a later date be considered as Crown Land with the proposed use being "public works".*	DDS	Letter sent to WALGA on 29 May 2009. Still awaiting reply from WALGA as at 27/10/09 and 29/01/10. Letter dated 26 January 2011 sent to WALGA, requesting a response to the *City's* letter dated 29 May 2009 letter, as no response has been received to date. WALGA advised on 23 March 2011 that the matter is still under investigation by its Planning Department.
Council Meeting – 28 April 2009			
9.1.12	Amendment No. 57 to Planning and Building Policies – Draft Policy Relating to Development Contributions for Infrastructure (PLA0206)	DDS	In progress. Matter being incorporated into Town Planning Scheme Review and was presented to the *City*'s Executive Management Team (EMT) on 10 November 2010. Town Planning Scheme Amendment No. 29 initiated to incorporate Development Contribution Provisions into TPS No. 1. Currently with WAPC awaiting consent to advertise. Matter also being considered as part of proposed TPS No.2 Peer Review.

Item	Report Details	Action Officer	Comments
Council Meeting – 24 February 2009			
9.3.5	Underground Power: Highgate SUPP Program – Surplus Funds Report (TES0313)	DCS	Report to be submitted to OMC in *July/August 2011.*
Council Meeting – 11 April 2006			
10.1.14	Heritage Plaque Scheme - Proposal for Partnership with North Perth Community Financial Services Limited (All Precincts) FIN0008	DDS	In progress. The Council at OMC held on 10 April 2007 deferred progress of initiative to 2008/2009. *Matter deferred to be considered in 2011/2012 budget and to be considered as part of Local History and Heritage Advisory Group.*
Special Council Meeting – 20 September 2005			
7.13	Guidelines – Distribution of Tickets to Events at the Multi-Purpose Rectangular Sports (Members Equity) Stadium and Confidential Report	CEO	Draft guidelines being prepared. No further action has been taken in this matter, pending further discussions with the State Government concerning redevelopment of the Stadium. Awaiting outcome of negotiations with State Government. No further progress. *The Draft Lease with the State Government does not contain a House Suite for the City. Subject to Council approval of the Lease, the House Suite will be utilised by the State, possibly Venues West.*
Council Meeting – 28 September 2004			
10.2.3	Proposed Taking of Right of Way at Rear of Waugh Street, North Perth Properties (TES0543) North Perth Precinct	DTS	*ROW has been acquired as part of parcel from Perpetual Trustees.*

Register of Legal Action as at 30 June 2011

This Register contains confidential information as it relates to the personal affairs of a person and legal advice obtained or which may be obtained.

Pursuant to Section 5.23(2)(b) and (d) of the Local Government Act 1995, this Register is confidential and issued to Council Members only.

REGISTER OF STATE ADMINISTRATIVE TRIBUNAL (SAT) REVIEWS AS AT 30 JUNE 2011

NO.	ADDRESS & SAT REVIEW NO.	DATE RECEIVED	APPLICANT	REVIEW MATTER & COMMENTS
1.	No 381 (Lots 1-5 and 9-11) Beaufort Street, Perth **DR 26** of 2011	18/01/2011	Skypoint Nominees Pty Ltd	Review of Decision. Refusal of decision for proposed demolition existing building and construction seven storey hotel and associated basement car park. Direction Hearing scheduled for 4 February 2011. Mediation listed for 16 March 2011. Mediation listed for 12 April 2011(in lieu of 16 March 2011). Directions Hearing listed for 15 April 2011 vacated. Further mediation listed for 16 May 2011. Further mediation listed for 15 June 2011. *Revised proposal as part of SAT mediation being considered as Special Council Meeting to be held on 5 July 2011. Further mediation scheduled for 14 July 2011.*
2.	No. 15 (Lot 41) Bulwer Avenue, Perth **DR 110** of 2011	06/04/2011	Ellyard	Review of Decision. Refusal of decision for proposed carport addition to existing single house. Directions Hearing listed for 20 April 2011. On-site mediation scheduled for 5 May 2011. Letter from SAT attaching Orders made on 5 May 2011. Mediation listed for 21 June 2011. Review matter reported to OMC on 14 June 2011. *Application approved at OMC on 14 June 2011. The review matter withdrawn as per SAT Order dated 21 June 2011.* ***No further action required. Completed***
3.	No. 33 (Lot 2) Brisbane Street, Perth **DR 115** of 2011	05/04/2011	Kaamos Pty Ltd	Review of Decision. Refusal of decision for proposed alterations to existing boundary wall retrospective approval. Directions Hearing listed for 3 May 2011. Final hearing listed for 7 July 2011. *Applicant has requested a deferral of hearing date listed for 7 July 2011 due to personal reasons, which is being considered by the SAT.*
4.	Unit 7, No. 117 (Lot 61) Brisbane Street, Perth **DR 122** of 2011	13/04/2011	Indo-Raya Holdings Pty Ltd	Review of Decision. Refusal of decision for Change of Use from Commercial to Consulting Rooms (Additional Two Rooms for Thai Massage) Directions Hearing listed for 4 May 2011. Letter from SAT attaching orders made on 4 May 2011. Mediation on-site listed for 27 May 2011. Letter from SAT attaching Orders made on 27 May 2011. Further mediation listed for 1 June 2011. Review matter reported to OMC to be held on 14 June 2011. Letter from SAT attaching Orders made on 1 June 2011. Further Mediation scheduled for 23 June 2011. *Application approved at OMC on 14 June 2011. The review matter withdrawn as per SAT Order dated 23 June 2011.* ***No further action required. Completed.***
5.	No. 229 (Lot 8) Oxford Street, Leederville **DR 138** of 2011	27/04/2011	Lawless	Review of Decision. Refusal for re-consideration relating to car parking and cash-in-lieu payment - Unlisted use (Small Bar). Direction Hearing listed for 11 May 2011. Mediation on-site listed for 17 May 2011. Letter from SAT attaching Orders made on 17 May 2011. Further Mediation listed for 4 July 2011. Review matter to be reported to OMC on 28 June 2011. *Matter refused at OMC on 28 June 2011.*
6.	No. 2 (Lot 104) Hammond Street, West Perth **DR 149** of 2011	10/05/2011	Nardizzi & Anor	Review of Decision. Directions Hearing listed for 27 May 2011. New Directions Hearing listed for 25 May 2011. Mediation listed for 10 June 2011. *Agreement was reached between both parties at Mediation. The Property Owner to erect temporary fence on southern side of property, submit a management plan detailing how waste and sand drift from the property will be managed. Fencing of western side of the property not to be pursued by the Town, unless future non-compliance with the Management Plan occurs. The appellant will formally vacate the further mediation scheduled for 1 July 2011.*

TOWN OF VINCENT

FORUM NOTES
21 JUNE 2011

1. Declaration of Opening

Deputy Mayor, Cr Sally Lake, declared the Forum open at 6.15pm.

2. Apologies/Members on Approved Leave of Absence

(a) Apologies:

Mayor Nick Catania	*Attending National General Assembly, Canberra*
Cr Anka Burns	South Ward - *Personal commitments*
Cr Steed Farrell	North Ward - *Work commitments*
John Giorgi, JP	Chief Executive Officer - *Attending National General Assembly, Canberra*
Rick Lotznicker	Director Technical Services - *Sick Leave*

Leave of Absence:

Nil.

(b) Present:

Cr Matt Buckels	North Ward
Cr Taryn Harvey	North Ward
Cr Sally Lake *(Deputy Mayor)*	South Ward
Cr Warren McGrath	South Ward
Cr Dudley Maier	North Ward
Cr Joshua Topelberg	South Ward

Mike Rootsey	A/Chief Executive Officer
Rob Boardman	Director Development Services
Tory Woodhouse	Co-ordinator Strategic Planning *(from 6.40pm)*
Susannah Kendall	Senior Strategic Planning and Heritage Officer *(from 6.40pm)*
Rachel Marie	Strategic Planning Officer *(from 6.40pm to 7.20pm)*

3 Members of the Public.

3. Declaration of Interests

Nil.

4. Forum Items for Discussion

4.1 Public Interest Forum

Nil.

4.2 Agenda Forum

4.2.1 Proposed New Mixed-Use Development at Nos. 394-398 (Lots 90 & 123, D/P: 62522 & 4069) Newcastle Street, West Perth – Presented by Architect Steeg Banham

Commenced at: 6.15pm
Closed at: 6.45pm
Members of Public: 3

Comment:

- Presentation for Proposed Seven (7) Storey Mixed-Use Development at Nos. 394-398 (Lots 90 and 123, D/P: 62522 and 4069) Newcastle Street, West Perth, consisting of ground floor retail (207 square metres), and the remaining 6 floors being 80 multiple dwellings made of 22 single bedroom, 47 two bedroom and 11 three bedroom units. A total of 135 car bays are proposed;
- Height of building and density greater than allowed in Town Planning Scheme No. 1;
- Contribution to the provision of services in the locality was encouraged;
- Clarification was sought on rear setbacks; level of swimming pool, rear treatment and interface with the existing development to the rear of the subject site;
- Queries were raised in relation to non-compliance with City's Policies;
- Aspects relating to sustainability features, including cross ventilation of buildings were discussed; and
- Some concerns relating to height were raised, as policy states 4 storeys and 5 storeys within site. Justification that City's target of 5,000 new dwellings to be met is not a "justification" for the proposed scale of development.

4.2.2 Amendment No. 72 to Planning and Building Policy Manual - Draft Amended Policy No. 3.4.8 Relating to Multiple Dwellings - *Presentation by Town's Officers*

Commenced at: 6.50pm
Closed at: 7.30pm
Members of Public: 3

Comment:

- The results of the Community Consultation for the draft Policy, which occurred between 28 September 2010 and 28 October 2010 with approximately 6500 letter, were highlighted. It was noted that there was only a 2.5 per cent response rate with 48 per cent of responses not supporting the proposed amendments and 40 per cent supporting the amendments.

- The Officers provided justification as to why the draft Policy, which was presented to the Council at its Ordinary Meeting held on 24 May 2011, had been further amended in light of:

    - The comments received from the consultation;
    - Comments made by the Town's Statutory Planners; and
    - The gazettal on 22 November 2010 of amendments to the R-Codes to incorporate the provisions of the Multi Unit Housing Code.

- The Officers:

    - Proposed some alternative provisions/criteria to encourage and facilitate good design outcomes for multiple dwellings;

    - Provided a rationale for the changes to the Building Heights Table and the removal of Bulwer Street, London Street and a portion of Vincent Street from the Policy;

    - Provided an alternative Performance Based approach to address the interface of new development along Major Roads with those existing residential dwellings not located along major roads; and

    - Made a recommendation that the base zonings prescribed in the R Codes are sufficient to achieve and encourage innovative new development in the Town and that the Policy should not make provisions for greater height 'as of right'.

    - Rather the Town should use this as an opportunity to negotiate outcomes for the broader community. Greater heights could be approved as an incentive if the developer incorporates an affordable housing component, best practice sustainable design principles and/or adaptive reuse of heritage building.

- It was requested that consideration be given to:

    - including provisions in the Policy that enable the Council to consider a building in excess of the building height requirements where the development provides a wider community benefit to the Town of Vincent, such as ceding of land to the Town for public open space;

    - ensure that any portion of the building with a height in excess of the building height requirement is not to be visible from adjoining properties or when viewed from street level directly across the road from the development;

    - the implications of Building on Boundary and whether the Policy needs to provide more guidance in this regard;

    - the rationale for the removal of Bulwer Street based on the low frequency bus route. It was noted that all interesting streets are major roads with a surplus of frequent public transport; and

- provide a clearer explanation that the height limits for residential streets is 2 storeys and that the provisions of the Multiple Dwelling Policy do not apply.

4.3 Concept Forum (Behind Closed Doors)

4.3.1 Leederville Bus Station Interchange Feasibility Study - Briefing Update - *Presentation by Department of Transport*

Commenced at: 7.35pm
Closed at: 8.10pm
Members of Public: Nil.

Comment:

- The catalyst for the proposed Leederville Interchange was highlighted as follows:
  - Need to find a northern terminus for future Green CAT;
  - Town of Cambridge request and desire to extend Route 97 from Subiaco to Leederville Station;
  - Opportunities to improve interchange with Cambridge Street Bus Services to City Beach and Wembley Downs; and
  - West Leederville Planning and Urban Design Study.
- A potential site has been identified, adjacent to the western boundary of the Mitchell Freeway Reserve, between Cambridge Street and Southport Street. The site is within close proximity to the Leederville Train Station.
- The need to increase the frequency of Route 15 to improve bus services between Leederville and the CBD via Newcastle Street was highlighted.
- The capacity of Leederville Station and the desire potentially for escalators was identified.
- The Vincent/Cambridge proposal to bridge the Freeway and provide a transit service along was discussed. It was considered important to improve walk links and the DoT Officer advised that the DoT supports investigations into a transit crossing; however, notes it is an ambitious project and will require substantial evidence of benefits to justify the high cost of the proposal.

4.3.2 Review of Town Planning Scheme - Briefing on Peer Review of Town Planning Scheme, Local Planning Strategy and Associated Documentation - *Presentation by Syme Marmion & Co*

Commenced at: 8.10pm
Closed at: 9.15pm
Members of Public: Nil.

Comment:

John Syme from Syme Marmion and Co gave a presentation on the Peer Review of the Town Planning Scheme, Local Planning Strategy and Associated Documentation, the following was noted:

- the Local Planning Scheme requires additional forecasting data and analysis of long term implications for Town Centres and mixed use areas, land uses, floor space, jobs, homes;
- the industrial area of West Perth provides a valuable source of employment and employment diversity and is integral from both a regional and local perspective. Everywhere should not be new residential development and/or mixed used development;
- it may be worth undertaking a review of large land holdings around Town Centre areas to identify specific Strategic Development Sites;
- the Town should imbed in the Scheme and Policy ways to secure and enable good outcomes for the broader community. Incentives could be provided for a development if it incorporates an affordable housing component, best practice sustainable design principles and/or economic benefits. Development beyond the policy requirements should not be given 'as of right';
- different ways to incorporate affordable housing were discussed, particularly the models used by the City of Perth, EPRA and Victoria Park; and
- discussion of the Northern Corridor needs to be included in the LPS – whether it goes ahead and or not.

It was noted that Syme Marmion and Co had been further contracted to provide the additional forecasting data and analysis of long term implications for Town Centres and mixed use areas, land uses, floor space, jobs, homes.

5. Closure

Deputy Mayor, Cr Sally Lake, declared the Forum closed at 9.15pm.

CITY OF VINCENT

NOTICE OF FORUM
19 JULY 2011

Notice is hereby given that a Forum will be held at the Administration and Civic Centre, 244 Vincent Street (corner Loftus Street), Leederville, on **Tuesday, 19 July 2011** at **6.00pm**.

JOHN GIORGI, JP
CHIEF EXECUTIVE OFFICER
5 July 2011

ORDER OF BUSINESS

1. Declaration of Opening

2. Apologies/Members on Approved Leave of Absence

3. Declaration of Interests

3.1 Financial - Local Government Act 1995, s5.60A
3.2 Proximity - Local Government Act 1995, s5.60B
3.3 Impartiality - Local Government (Administration) Regulations, Reg 34

4. Forum Items for Discussion

4.1 **Public Interest Forum**

	Item	Indicative Time
4.1.1	Presentation on Affordable Housing Projects within the City of Vincent - *Presentation by Chief Executive Officer, Foundation Housing*	6.00pm - 6.30pm

4.2 **Agenda Forum**

	Item	Indicative Time
4.2.1	Britannia Reserve Masterplan Proposal – Progress Report - *Presentation by City of Vincent Directors Corporate and Technical Services*	6.30pm - 7.00pm

4.3 **Concept Forum (Behind Closed Doors)**

Nil.

5. Closure