



CITY OF VINCENT

"Enhancing and celebrating our diverse community"

MINUTES

8 APRIL 2014

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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 8 April 2014, commencing at 6.00pm.

1. (a) DECLARATION OF OPENING

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

(b) ACKNOWLEDGEMENT OF COUNTRY STATEMENT

"Today we meet on the lands of the Nyoongar people and we honour them as the traditional custodians of this land".

2. APOLOGIES/MEMBERS ON APPROVED LEAVE OF ABSENCE

(a) Apologies:

2.1 Cr Julia Wilcox due to personal reasons.

(b) Members on Approved Leave of Absence:

2.2 Cr John Pintabona on approved leave of absence due to work commitments.

2.3 Director Community Services, Mr Rob Boardman on approved sick leave.

(c) Present:

Mayor John Carey	Presiding Member
Cr Roslyn Harley (<i>Deputy Mayor</i>)	North Ward (until 7.25pm)
Cr Matt Buckels	North Ward
Cr Emma Cole	North Ward
Cr Laine McDonald	South Ward
Cr James Peart	South Ward
Cr Joshua Topelberg	South Ward
Mike Rootsey	Acting Chief Executive Officer
Rick Lotznicker	Director Technical Services
Petar Mrdja	Acting Director Planning Services
Jacinta Anthony	Acting Director Community Services
Gabrielle Pieraccini	Director Special Projects (until 7.30pm)
Jerilee Highfield	Executive Assistant (Minutes Secretary until approximately 7.55pm)

Employee of the Month Recipient

Nil.

Media

Sara Fitzpatrick	Journalist – <i>"The Guardian Express"</i> (until approximately 7.55pm)
David Bell	Journalist – <i>"The Perth Voice"</i> (until approximately 7.55pm)

Approximately 17 Members of the Public.

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

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

1. Rob Burchill of 118 Wright Street, Highgate – Item 14.1 Stated the following:
 - I would like to thank the Mayor and the Councillors for allowing me to voice my concerns regarding the proposed development.
 - The setback R Codes have not been addressed and now with the exception of one corner the bulk of the three storeys is still way less than the prescribed setback for the development of the block. In its current form it is far too close to the boundary, which would make any future development at my property difficult if not impossible.
 - The boundary wall falls half a metre short when viewed from my lawn and giving me unrestricted views of the lower level of the main bedroom, study and second bedroom windows and also the new plans show six (6) air-conditioning units, instead of the original three (3).
 - As advised I am not against the development in this area and have given consent to the previous two (2) storey home on the same block which met the entire setback R Codes.
 - Lastly I would like to ask that the Council consider that if the development is passed what would happen to the character of this area, when builders and speculators know they can fill the smallest blocks with impunity and this will set a precedent that will be hard to reject in the future.
2. Phil Payne of 17 Chatsworth Road, Highgate – Item 14.2 Stated the following:
 - I am the owner of the proposed development at the above address. Last year I applied to demolish the old house on the block and construct a new home for my family.
 - The builders have liaised very closely with the planning officers who recommended that the Council accept the application. Council rejected the application on 3 December 2013 and I appealed and the matter was referred to SAT for mediation.
 - I have attended two (2) mediation meetings which proved very constructive, there were no Councillors at either of the meetings and I was guided by the advice of the SAT members present and by the City's Agent Mr Steven Allerding.
 - Several modifications to the house design were suggested some were minimal and some were much more significant and all were accepted.
 - I respectfully requests that the Council uphold my appeal.
3. Anita of Taylor Robinson Architects, 234 Railway Parade, West Leederville – Item 9.1.6 Stated the following:
 - A development application was submitted for the site which was up for discussion at tonight's Meeting.
 - The City of Vincent's 2024 visionary document references the City's desire to build on existing heritage with design work that blends the inherit character with more accessible and contemporary uses, this development proposal embraces these things with the developer seeking to enhance and contemporaries the retail and leisure offer within the existing built fabric on site.
 - The leasing team has proposed an appropriate and vibrant mix of suitable retail of food and beverage and small bar, the proposed development includes more than a 150 sq metres of a public laneway which connects at Beaufort Street at the car park at the rear of the site.
 - I acknowledge that this proposal currently has a shortfall of parking, however it was noted that the existing conglomeration of tenancies has been trading as is with no parking on site.
 - In summary it is believed that this proposal is a desirable development which will greatly improve the amenity and vitality of the area.
 - The only item that is of concern which is Item 7.3 which is the Cash-In-Lieu requirement, the current amount of Cash-In-Lieu is just over \$140,000 which is more than 10% of the total estimated cost of works.

4. Allier Mata of PO Box 470, North Perth Stated the following:
- In relation to the previous Meeting of Council held on 25 March 2014 regarding the Cardinals Junior Football Club was given the okay to use Charles Veryard Reserve.
 - I have a number of questions for the Council as follows:
 - Question 1 was *“regarding the plans that were submitted on the 25 March 2014 omitted many of the details that would normally be found mandatory on any development application and the submitted drawing was not up to scale, it excluded many key features of the park, including things like the playgrounds, did not show the location of the goal posts, it is questionable why the lighting towers are in the middle of a hockey pitch and shows the scoreboard to be 10-15 metres long. And asked if the Council can provide an updated drawing which shows all the features to the property to scale?”*
 - Question 2. *“what other venues the Council considered when it was taking into consideration in finding a home for the Cardinals Junior Football Club, including other such venues, such as Beatty Park Reserve?”* Which incidentally on the evening of the Wednesday when I walked past it each night the reserve is vacant.
 - I find it very difficult to justify that sort of expenditure on flood lighting on the oval when it is only intended to be used for approximately one and a half hours on a Wednesday evening, over the football season.
 - Question 3 *“what consideration has been made for the increased traffic volume that is likely to be seen in the area, during the evenings when training occurs and on the Sunday when they are playing. I would like to ask whether a traffic study has been undertaken and if so what were the outcome of the study and if a traffic study was not undertaken, why not?”*
 - from the Minutes of the Meeting held on 25 March 2014, out of the interest of maintaining a principle of user pays and equality, the North Perth Tennis Club had applied for funds to do some renovation works to the Club Rooms, those funds were made conditional on other funding sources coming through and the Council offered to pay 1/3 of the funds, but in the case of the Cardinals Junior Football Club proposal, the Council seem to be providing the totality of the funding for that particular upgrade and all the other works including the flood lighting.
 - Question 4 *“whether the Policy Item No. 2.1.6 which relates to Parks and Reserves outdoor exercise equipment and lights, it clearly states in there that the hirer is responsible for the cost of installing, operating, maintaining and ultimately removal of any flood lighting and how this will impact this particular proposal?”*
5. Dudley Maier of 51 Chatsworth Road, Highgate – Item 9.1.6 Stated the following:
- I have a number of concerns.
 - My first main concern related to the lack of consultation, secondly the quality of the Agenda Report and thirdly the floored recommendations.
 - The staff member who processed this initially calculated 30 bay shortfall, yet the advertising that took place when to the bare minimum, if you look at the aerial diagram you will see that four of the letters went out to parking lots that the City owns, one went to the dentist, two went to residents in Grovesnor. I have spoken to the resident who is the closest to Chelmsford Road and did not know anything about this.
 - Every Councillor stands they want to improve Community Consultation, well here is your opportunity to improve it. If it was valid to go back to the Community about the Walcott Street, small bar you should consider doing the same here.
 - I do not feel the Community should be cut out because a junior staff member has made a mistake.
 - The technical problems in the report, on page 43, where the calculation of the parking shortfall, it is 29.32 bays and then go to the recommendation, it states 28.34bays so that is a \$5,000 mistake that is one bay.

- Staff have ignored Clause 1.5 of the Parking Policy, which will give the Applicant a 50% discount for all bays over 50 bays, that is about three (3) bays that is a \$15,000 mistake.
 - Shop demand for parking is based on net lettable area that is basically the internal area of the room, less toilets, cleaners, cupboards and tea rooms. The staff member did not go back to the Applicant and ask where the toilets etc were.
 - The report states that the shortfall will not have an undue impact due to public transport, they get a 20% discount because they are in 400 metres of a bus stop. What the staff is essentially saying is that you should get a 100% discount and fail to recognise that a discount is already there. The report also contains discussion about Cash-In-Lieu and how it should be used, that is totally irrelevant and is not planning item, Cash-In-Lieu gets paid and put into Reserve and is up to the Council to determine the best use for this and these uses are defined in the Policy.
 - The Council is neglecting the Community.
6. Tony Pestell of 47 Harold Street, Mount Lawley – Item 14.1 Stated the following:
- I am quite disappointed in the way Council staff have developed the situation at the adjacent property to me and I can see this happening to the other blocks. I support the fact that there is a requirement to have infill and some of the old houses that have become decrepit will inevitably become replaced by places that are multi storey.
7. Adam Sittaro of 8 Calvin Crescent, Attadale – Item 9.1.4 Stated the following:
- I have attended the meeting tonight on behalf of the Applicant and if the Council had any questions he would be more than happy to answer them.
8. Mif Zrinski of 18 Turner Street, Highgate – Item 14.1 Stated the following:
- The above property is a 25sq metre block opposite Jack Marks Park, when she saw it for sale and saw the potential to offer a unique development within the City of Vincent, which would offer housing diversity to families downsizes, couples who wish to live near the City, but still have the amenities of the suburbs, like a park across the roads. In many European and Asian countries it is common for families to live in apartments and she felt that there should be more options like this in the inner city areas.
 - I have worked with Aaron Sice to design my vision and originally we worked on a two storey design with a loft. I feel that a three storey design with an apartment on each floor had more qualities of design excellence and allowed greater engagement to the park and city vistas for each dwelling. Although my latest design does meet design excellence, I am applying for discretion under sustainability as I feel all new developments should be more sustainable.
 - The proposed development is not over developed, it is utilising less than its plot ratio of one to one which is appropriate for R80 and therefore very similar in size to a suburban house, but yet can house three sets of occupants in comfort.
9. Aaron Sice of U1/10 Achievement Way, Wangara – Item 14.1 Stated the following:
- I am the architect for the development. I have attended mediation with the above speaker, Cr Topelberg was good enough to attend and along with the City's Planner. Drastic measures have been taken to reduce the bulk on the upper floor, the upper floor is now compliant, with not only table five (5), but the adjoining figure 2b and 2c in the R Codes which relates to bulk, scale and mass. When these elements are combined as well as drawing a ring around the third floor, the third floor is now compliant.
 - I am looking to maintain the green vertical garden as they realised that they were removing some of the streetscape, when viewed from that space. With all these factors in mind, as the previous speaker stated that the concerns were regarding the development or the ability to develop the block in the future. I fail to see how a proposal that protects amenity to its neighbour impacts the development of a block in this neighbouring property.

10. Kate Burchill of 180 Wright Street, Highgate – Item 14.1 Stated the following:
- I did not attend the SAT meeting as we were only given notification the night before the meeting and were unable to change the work schedules for that morning.

11. Debbie Saunders of 150 Oxford Street, Leederville – Item 9.1.6 Stated the following:

- I agree with the previous speaker Dudley Maier on all the points that he made in relation to item 9.1.6 and had a question regarding the Place Maker position.
- Question 1: “I was under the impression there was going to be a Place Maker for each city centre and this is not the case now is that one person going to be doing all the Centres?”

The Presiding Member advised Ms Saunders that he would take the question on notice

- That is what he is publicising
- Question 2 about the car park and the revenue with the Leederville Hotel carpark issue that she is still having to ask questions, now that it's been disclosed that there is a 75-20 split, the figures in the creditors report still don't add up, they only add up to about half of what is meant to have been paid for 12/13. I emailed the Acting Chief Executive Officer today asking him to provide an answer as to where the other payments have gone or have they been made.

The Presiding Member advised Ms Saunders that he had spoken to the Acting Chief Executive Officer who will provide a response by close of business Thursday.

- Will it be next Thursday or this Thursday?
- And just lastly the Oxford Street Reserve, there was no mention that mature trees were going to be pulled down in this development and they were and also the artwork that was there has been through to the side, is this going to be put back in or is this just going to be thrown away.

The Presiding Member advised Ms Saunders that he will take this on Notice.

- I have asked several times why there is no signage to show an alternate entrance to the carpark, all weekend customers have been saying, what is up with the carpark in Leederville, it is shit there is no carparks, what is wrong? As they drive by an usually they would turn in the carpark, it is just blocked and there is no sign saying where else to go, there is just nothing, which then sends them back round to the Avenue carpark, which is full anyways so I just want to know why if the Council is spending \$1.5 million dollars you can't make a sign?

The Presiding Member advised Ms Saunders that he thought it was a good suggestion and will ask the Director Technical Services to organise signage.

There being no further speakers, Public Question Time closed at approx. 6.25pm.

(b) RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

Nil.

4. APPLICATIONS FOR LEAVE OF ABSENCE

- 4.1 Cr McDonald requested leave of absence from 15 April 2014 to 17 April 2014 (inclusive), due to work commitments.

Moved Cr Buckels, Seconded Cr Harley

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

CARRIED UNANIMOUSLY (7-0)

(Cr Pintabona was on approved leave of absence.)

(Cr Wilcox was an apology for the Meeting.)

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 25 March 2014

Moved Cr Cole, Seconded Cr McDonald

That the Minutes of the Ordinary Meeting of Council held on 25 March 2014 be confirmed as a true and correct record.

Cr Harley stated that she put forward a question regarding the Minutes being provided Verbatim and wanted some clarification.

The Acting Chief Executive Officer stated that they are prepared verbatim and will continue to be prepared verbatim.

The Presiding Member stated that the Minutes will not be approved till he had checked the Minutes.

CARRIED UNANIMOUSLY (7-0)

**(Cr Pintabona was on approved leave of absence.)
(Cr Wilcox was an apology for the Meeting.)**

6.1 Minutes of the Special Meeting of Council held on 31 March 2014

Moved Cr Topelberg, Seconded Cr McDonald

That the Minutes of the Special Meeting of Council held on 31 March 2014 be confirmed as a true and correct record.

CARRIED UNANIMOUSLY (7-0)

**(Cr Pintabona was on approved leave of absence.)
(Cr Wilcox was an apology for the Meeting.)**

7. ANNOUNCEMENTS BY THE PRESIDING MEMBER (WITHOUT DISCUSSION)

The Presiding Member Mayor John Carey read the following;

7.1 Employee Of The Month Awards For The City Of Vincent For February And March 2014

As members of the public will know, the Council recognises its employees by giving a monthly award for outstanding service to the Ratepayers and Residents of the City. The recipients receive a \$120 voucher, kindly donated by the Bendigo North Perth Community Bank, and a Certificate.

February 2014:

The Employee of the Month Award for February 2014 is awarded to Yvette Coyne, Co-ordinator Arts & Creativity in the City's Community Development Section.

Yvette was nominated by the Acting Director Community Services, Jacinta Anthony, for her special efforts in organising the City's Summer Concerts 2014, as follows:

Yvette has worked diligently to produce an amazing series of Summer Concerts, with the final concert culminating in the screening of four short films based within the City of Vincent which were well received by those in attendance.

This year's Summer Concert series had an increased patronage, mainly due to the creative and eclectic mix of local music and talent picked by Yvette and featured in backdrop of the City's parks.

Yvette's dedication and commitment ensuring the City's unprecedented reputation as "The Festival City" is a testament to her skills and talents which makes her a deserving recipient of this month's award.

Congratulations to Yvette - and well done!!

March 2014:

The Employee of the Month Award for March 2014 is awarded to Glen Laycock, Acting Leading Hand Mowing, in the City's Parks Services Section.

Glen was nominated by the City's Coordinator Parks Services, Ian Ellies, as follows:

"Glen was assigned to the position of Leading Hand of the Mowing Crew at short notice due to the sudden illness of both the Leading Hand and his usual replacement. Glen rose to the occasion and ensured the works continued with a minimum of disruption during a very busy time of the year.

He has also ensured the maintenance of the tractors, ride on mowers, etc, has been carried out when needed and that the rest of the crew are kept on track in regards to their work schedules.

Glen kept his supervisors informed of the mowing crew's movements and works on a daily basis and this was greatly appreciated by them."

These comments were also endorsed by the Manager Parks & Property Services, Jeremy van den Bok.

Congratulations to Glen - and well done!!

7.2 **Relationship Declaration Register**

The City's Relationship Declaration Register which the City of Vincent established, there has now been ninety five (95) couples that have gone through the Register. We are still the only Council within Western Australia and are doing ceremonies about once a month.

It has been very well received and there have been some really touching moments, we are a progressive Council, we do want to represent the aspirations of our Community and one of the nicest moments were when a gay couple came who registered their relationship and their parents who were married came along and did the registration as well and did it out of good will and support, was a really lovely touch and it has been a success.

7.3 **Adopt a Verge Program**

The City has been inundated with enquiries relating to the program. We have thirty eight (38) group applications for the first round, which means it is full, it has been extremely popular and in fact we are already being booked out for the second round in August.

It should be noted that the Native Plant Garden Sale is happening in two (2) weeks, so as part of this program people get earthworks, the mulching done by Council and they get provided vouchers for the garden works and it is great to see that I believe the City of Stirling is now looking to copy or adopt the City's adopt a verge program.

It has been a big success and off course it is all part of our double our Greening Plan across Vincent.

8. DECLARATIONS OF INTERESTS

Nil.

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

Nil.

10. REPORTS

The Presiding Member, Mayor John Carey, requested that the Acting 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 9.1.4, 9.1.6, 14.1 & 14.2

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 9.4.4

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

Nil.

Presiding Member, Mayor John Carey, 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:**

COUNCIL MEMBER	ITEMS TO BE DISCUSSED
Mayor John Carey	Nil
Cr Buckels	Nil
Cr Cole	9.1.3 & 9.2.2
Cr Harley (Deputy Mayor)	Nil
Cr McDonald	Nil
Cr Peart	9.1.2, 9.1.4, 9.1.5, 9.1.6, 9.4.1 & 9.4.3
Cr Pintabona	On approved leave of absence
Cr Topelberg	Nil.
Cr Wilcox	Apology for the Meeting.

The Presiding Member, Mayor John Carey, requested that the Acting 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 9.2.1 9.2.3 9.3.1 9.4.2 9.4.5, 9.5.1 & 9.5.2

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

Items 14.1 & 14.2

New Order of Business:

The Acting 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 9.2.1 9.2.3 9.3.1 9.4.2 9.4.5, 9.5.1 & 9.5.2

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

Items 9.1.4, 9.1.6, 14.1 & 14.2

- (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.

- (d) **Confidential Items – to be considered (“Behind Closed Doors”).**

The Presiding Member, Mayor John Carey ruled that the Items raised during public question time for discussion are to be considered in numerical order as listed in the Agenda index.

ITEMS APPROVED “EN BLOC”:

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

Moved Cr Cole, Seconded Cr McDonald

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

Items 9.1.1 9.2.1 9.2.3 9.3.1 9.4.2 9.4.5, 9.5.1 & 9.5.2

CARRIED UNANIMOUSLY (7-0)

(Cr Pintabona was on approved leave of absence.)
(Cr Wilcox was an apology for the Meeting.)

Cr Topelberg asked the Presiding Member Mayor John Carey if Item 9.2.2 could be recommitted, as the Agenda Index was wrong and had the wrong heading attached to the Item Number

PROCEDURAL MOTION

Moved Cr Topelberg, Seconded Cr Cole

That Item 9.2.2 be recommitted

PROCEDURAL MOTION PUT AND CARRIED (7-0)

(Cr Pintabona was on approved leave of absence.)
(Cr Wilcox was an apology for the Meeting.)

9.1.1 Proposed Scheme Amendment No. 36 to Town Planning Scheme No. 1, relating to Leederville Activity Centre Structure Plan

Ward:	South Ward	Date:	31 March 2014
Precinct:	Leederville Precinct (P3); Oxford Centre (P4)	File Ref:	PLA0260
Attachments:	001 – Scheme Amendment Report 002 – Summary of Submissions		
Tabled Items:	Nil		
Reporting Officer:	M Tarca, Planning Officer (Strategic)		
Responsible Officer:	P Mrdja, Director Planning Services		

OFFICER RECOMMENDATION:

That the Council;

1. **RESOLVES** pursuant to Town Planning Regulations 17, 18 and 25:
 - 1.1 to **RECEIVE** the 11 submissions in relation to Amendment No. 36 to the City of Vincent Town Planning Scheme No. 1, as summarised in Appendix 9.1.1; and
 - 1.2 that Amendment No. 36 to the City of Vincent Town Planning Scheme No. 1, **BE ADOPTED FOR FINAL APPROVAL** for the purpose of amending Scheme Map 3 and 4 relating to the Leederville Precinct and the Oxford Centre Precinct to create the Leederville Activity Centre Structure Plan;
2. **AUTHORISES** Mayor John Carey and the Acting Chief Executive Officer to execute and affix the City of Vincent common seal to Amendment No. 36 to the City of Vincent Town Planning Scheme No. 1 Amendment documents reflecting the Council's endorsement of final approval;
3. **FORWARDS** the relevant executed documents to the Western Australian Planning Commission and **REQUESTS** the Honourable Minister for Planning and the Western Australian Planning Commission to adopt for final approval and gazettal, Amendment No. 36, to the City of Vincent Town Planning Scheme No. 1; and
4. **ADVISES** the Environmental Protection Authority and those who made submissions of the Council decision.

COUNCIL DECISION ITEM 9.1.1

Moved Cr Cole, Seconded Cr McDonald

That the recommendation be adopted.

CARRIED UNANIMOUSLY "EN BLOC" (7-0)

(Cr Pintabona was on approved leave of absence.)
(Cr Wilcox was an apology for the Meeting.)

PURPOSE OF REPORT:

The purpose of this report is to advise the Council of the outcomes from the 28 day public consultation period relating to Scheme Amendment No. 36 and request the Council to endorse the amendment for final approval.

BACKGROUND:

Leederville has been recognised as a Secondary Centre under State Planning Policy 4.2 – Activity Centres for Perth and Peel (SPP 4.2). As a result, the City is required to prepare a Structure Plan for the area which is a detailed planning document that provides information and provisions on how the centre should be developed in the future.

History:

Date	Comment
2007	The City proposed the concept of a Leederville Masterplan to revitalise the Leederville Town Centre.
16 March 2009	The Council at its Special Meeting adopted the Leederville Masterplan Built Form Guidelines which would guide development within the Leederville Town Centre.
31 August 2010	SPP 4.2 was published in the Government Gazette, which set out the requirements for Activity Centre Structure Plans.
27 March 2012	The Council resolved to prepare the Structure Plan in house.
October 2012- March 2013	An RSA was undertaken to form part of the Structure Plan.
November/December 2012	The City undertook Pre-consultation for the Activity Centre Structure Plan to determine the issues, opportunities and constraints that may exist when preparing the Structure Plan. It was also an opportunity to gain an understanding of how the community wish to see Leederville develop.
18 December 2012	The Council considered Progress Report No. 13 relating to the Leederville Masterplan and established a Management Committee to oversee the implementation of the Leederville Masterplan.
12 February 2013	The Council considered the outcomes of the pre-consultation and the Leederville Activity Centre Structure Plan Progress Report No. 1.
2 July 2013	At a meeting held with the Department of Planning (DoP), the DoP advise the City that it would be beneficial to undertake a Scheme Amendment now so that the Structure Plan could be implemented once complete.
19 March 2013	The Council at its Ordinary Meeting initiated Scheme Amendment No. 36.

Previous Reports to Council:

This matter was previously reported to the Council on 19 November 2013.

The Minutes of Item 9.1.5 from the Ordinary Meeting of Council held on 19 November 2013 relating to this report is available on the City's website at the following link:

http://www.vincent.wa.gov.au/Your_Council/Agenda_Minutes

DETAILS:

Following the formal advertising period endorsed at the Ordinary Meeting of Council on 19 November 2013 there were no further changes to Scheme Amendment No. 36 required.

CONSULTATION/ADVERTISING:

Required by legislation:	Yes	Required by City of Vincent Policy:	Yes
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Consultation Period: Advertising for Scheme Amendment No. 36 was approved by the WAPC on 19 December 2013, of 42 days in accordance with Regulation 25 of the Town Planning Regulations 1967. The advertising period commenced 28 January 2014 and closed 14 March 2014.

Consultation Type: One advert in local paper, notice on the City's website, copies displayed at City of Vincent Administration and Civic Building and Library and Local History Centre, letters to the affected owners and occupiers, Western Australian Planning Commission, and other appropriate government and non-government agencies.

Government Authority Submissions

Position	Number Received	Percentage
Support	-	-
Object	-	-
Not Stated	9	100%
Total	9	100%

Community Submissions

Position	Number Received	Percentage
Support	1	50%
Object	-	-
Not Stated	1	50%
Total	2	100%

Total Submissions Received

Position	Number Received	Percentage
Support	1	9%
Object	-	-
Not Stated	10	91%
Total	11	100%

All nine government authority submissions provided no comment in relation to Scheme Amendment No. 36.

Submission in Opposition of Scheme Amendment No. 36

Out of the total submissions made to Scheme Amendment No. 36 there were no objections to the continuation and adoption of the Leederville Structure Plan.

Submission	Officer Comment
N/A	N/A

LEGAL/POLICY:

- Planning and Development Act 2005
- Town Planning Regulations 1967

The Minister for Planning is the determining authority on Scheme Amendments.

RISK MANAGEMENT IMPLICATIONS:

Low: The City is considers that the adoption of the Leederville Structure Plan will have nil risk management implications.

STRATEGIC IMPLICATIONS:

The City's Strategic Plan 2011-2016 states:

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

2.1.4 Implement the Leederville Masterplan and West Perth Regeneration Project."

SUSTAINABILITY IMPLICATIONS:

The following tables outline the applicable sustainability issues for this Scheme Amendment:

ENVIRONMENTAL	
Issue	Comment
The Structure Plan investigates the greening of the Town Centre through the planting of trees and the provision of open space in private development and public spaces. The Structure Plan also investigates options for sustainable design to reduce consumption of energy and water. In addition, the Structure Plan strongly promotes alternative uses of transport such as walking, cycling and public transport in order to reduce emissions.	
SOCIAL	
Issue	Comment
The City aims to incorporate community consultation recommendations into the Structure Plan where possible to create a Town Centre that is valued by the community. The Structure Plan investigates areas of public space which can enhance the amenity of the area and create spaces for community interaction.	
ECONOMIC	
Issue	Comment
The Town Centre will be a vibrant area that provides opportunities for employment and amplifying the diversity of land uses.	

FINANCIAL/BUDGET IMPLICATIONS:

Expenditure for this matter will be incurred under the following budgeted item:

Town Planning Scheme Amendments and Policies

Budget Amount: \$80,000
Spent to Date: \$13,730
Balance: \$59,270

COMMENTS & CONCLUSION:

The City is currently advertising the Draft Town Planning Scheme No. 2 (TPS2). Unfortunately the City cannot implement the changes outlined in Scheme Amendment No. 36 until after the advertising of the Draft TPS2 (27 June 2014); however the City anticipates that Scheme Amendment No. 36 should be near completion following the advertising of TPS2. The City can then recommend that the WAPC and Minister for Planning adopt the new TPS2 subject to additional changes.

It is also noted that Draft TPS2 proposes a rezoning of the lots within the Activity Centre to 'Regional Town Centre'. It is likely that the City will propose a land use table specific for this Town Centre to align with the recommendations of the Structure Plan. This will either be done following the advertising of TPS2 or through a Scheme Amendment to TPS2 once it is in place.

In light of the above, it is recommended that the Council adopt the Officer Recommendation to endorse Scheme Amendment No. 36.

9.2.1 Traffic Related Matters Considered by the City's Integrated Transport Advisory Group (ITAG) - March 2014

Ward:	Both	Date:	28 March 2014
Precinct:	Banks(15), North Perth(8)	File Ref:	TES0070, TES0196
Attachments:	001 – ITAG Presentation 002 – Joel Terrace Proposal 003 – Hobart Street Proposal		
Tabled Items:	Nil		
Reporting Officer:	R Lotznicker, Director Technical Services		
Responsible Officer:	R Lotznicker, Director Technical Services		

OFFICER RECOMMENDATION:

That the Council;

1. **NOTES** the progress of actions previously approved at its Ordinary Meeting held on 3 December 2013, as outlined in the report;
2. **APPROVES IN PRINCIPLE** the following two (2) proposals as recommended by the Integrated Transport Advisory Group at its meeting held on 26 March 2014 (refer to Attachment 9.2.1);
 - 2.1 the installation of speed cushions in Joel Terrace as shown on attached Plan No. 3129-CP-01; and
 - 2.2 the installation of a raised Plateau on Hobart Street at the Eton Street intersection as shown on attached Plan No. 3136-CP-01;
3. **CONSULTS** with affected residents in both Joel Terrace and Hobart Street regarding the proposals as outlined in clause 2 above, in accordance with Community Consultation Policy No. 4.1.5; and
4. **RECEIVES** a further report at the conclusion of the formal consultation period and further progress reports on the traffic matters as outlined in the report.

COUNCIL DECISION ITEM 9.2.1

Moved Cr Cole, Seconded Cr McDonald

That the recommendation be adopted.

CARRIED UNANIMOUSLY "EN BLOC" (7-0)

(Cr Pintabona was on approved leave of absence.)
(Cr Wilcox was an apology for the Meeting.)

PURPOSE OF REPORT:

The purpose of this report is to update the Council of the outcome of a number of matters considered by the Integrated Transport Advisory Group (ITAG).

BACKGROUND:

At its Ordinary Meeting held on 3 December 2013 the Council considered the recommendations of the Integrated Transport Advisory Group Meeting (ITAG) held on 19 December 2013 and made the following decision:

"That the Council;

1. *APPROVES the installation of;*
 - 1.1 *planted nibs and speed humps in Cowle Street, West Perth, as shown on attached Plan No. 3085-CP-01, estimated to cost \$12,000; and*
 - 1.2 *traffic calming, adjacent to the Italian/Australian Child Care Centre on Barnet Street, North Perth, as shown on attached Plan No. 3067-CP-02, estimated to cost \$12,000;*
2. *DOES NOT APPROVE the installation of speed humps on Eton Street, North Perth between Gill and Haynes Streets, as shown on the attached Plan Nos. 3086-CP-01 and 3086-CP-02, due to the limited response received during the community consultation and the split vote from those in favour and those against the proposal;*
3. *DEFERS proceeding with the seagull island on the eastern side of Richmond Street, Leederville at the intersection of Loftus Street, as shown on the attached Plan No. 3087-CP-01, for the reasons outlined in the report;*
4. *CONSIDERS possible alternative options for Richmond Street, as shown on attached Plan No. 3098-CP-01 which will ensure that access to and from Richmond Street and the Loftus Centre is not compromised while improving safety;*
5. *REFERS the following traffic matters back to the Integrated Transport Advisory Group for its consideration;*
 - 5.1 *Richmond Street; and*
 - 5.2 *Eton Street;*
6. *NOTES the response received from the WA Police regarding the possible scenario regarding the supply/installation of a Red Light Camera at the Beaufort Street/Walcott Streets intersection;*
7. *SUBMITS a project plan to the Road Safety Council providing justification and requesting a Red Light Camera be installed at the Beaufort/Walcott Intersection;*
8. *INFORMS all respondents and the local members of Perth and Mount Lawley of its decision; and*
9. *RECEIVES further progress reports on clauses 3, 4, 5 and 6."*

DETAILS:

Ordinary Meeting held on 3 December 2013:

Progress of actions as previously reported to the Council are as follows:

Richmond Street	The Council deferred proceeding with the seagull island on the eastern side of Richmond Street, Leederville at the intersection of Loftus Street and requested that the Officers consider possible alternative options for Richmond Street, which will ensure that access to and from Richmond Street and the Loftus Centre is not compromised while improving safety. This is currently still being investigated and will be discussed at the next Integrated Transport Advisory Group (ITAG) Meeting
Eton Street	Classifiers are yet to be deployed in Eton Street. The results will be referred to ITAG for consideration.
Existing Speed Cushions in Fitzgerald Street:	As previously advised, a letter was sent to MRWA and a formal response has yet to be received.
Morning Peak Period Right Turn Bans at the Corner of Beaufort Street and Walcott Street:	This has been actioned by MRWA.
Possible Scenario Supply/Installation of a Camera at the Beaufort Street/Walcott Street intersection:	As advised by the WA Police, the officers have been developing a project plan through the Road Safety Council for the Beaufort/Walcott Intersection proposal.

Integrated Transport Advisory Group meeting 26 March 2014:

With increasing development in the City and a growing metropolitan area vehicle ownership in Perth is on the rise.

This has resulted in increased traffic and residents have been contacting the Councillors and the City requesting that investigations be undertaken in various streets due to the perceived increase in the volume and speed of vehicles.

The group was provided with an overview of the streets requested for traffic assessment and a list of the streets, the results obtained and proposed action/s is outlined below:

Note: A PowerPoint presentation outlining all the results of the traffic data for the following streets is attached at Attachment 9.2.1.

Street	Section	Date	85% Speed	Average Weekly Traffic	Comments
Joel Tce	Gardiner - Pakenham	Sep '13	55.4	2,456	Additional traffic calming
	Gardiner - Westralia		51.1	2,375	No further action
	Leslie - Mitchell		51.8	1,958	No further action
	Leslie - Pakenham		54.7	2,139	Additional traffic calming

Leake St	Chelmsford - Vincent	Feb'14	43.2	823	No further action
	Claverton - Grosvenor	Feb'14	51.8	1,135	No further action
Camelia St	Alma - Claverton	Feb'14	41.4	308	No further action
	Claverton - Vincent	Feb'14	47.5	495	No further action
Primrose St	Lake to Palmerston	Feb'14	31.0	98	No further action
Lake Street	Glendower - Primrose	Feb'14	29.5	405	No further action
Glendower	Lake - Palmerston	Feb'14	37.1	919	No further action
Redfern St	Hunter - Norham	Feb'14	46.8	823	No further action
	Hunter - Union	Feb'14	37.8	859	No further action
Paddington	Hunter - Norham	Feb'14	43.2	728	No further action
	Hunter - Union	Feb'14	39.6	753	No further action
Barnet St	Albert - Bourke	Mar'14	32.4	1,563	No further action
	Richmond - Thompson	Mar'14	44.3	1,117	No further action
Campsie St	Bourke - Richmond	Mar'14	45.4	370	No further action
Kayle St	Bourke - Emmerson	Mar'14	51.5	294	No further action
Hobart St	Auckland - Eton	Mar'14	48.2	1,946	No further action
	Auckland - London	Mar'14	41.4	2,047	No further action
	Charles - Sydney	Mar'14	46.4	1,888	No further action
	Eton - Sydney	Mar'14	52.6	1,858	Additional traffic calming

Joel Terrace:

This street previously comprised of a 10.0m wide carriageway prior to works being undertaken to narrow the street (wider streets treatment) to provide embayed parking and traffic calming at strategic locations.

<p><u>Before:</u></p> <ul style="list-style-type: none">• 10.0m wide carriageway• No traffic calming 	<p><u>After:</u></p> <ul style="list-style-type: none">• 5.8m wide carriageway• 2.1m wide embayed parking• low profile humps• Plateaus at intersections 
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The traffic calming implemented at the time was designed to accommodate abuses as the street was on a bus route. The bus route has been removed and therefore there is scope to implement additional measures to manage the speed and volume of traffic in the street.

Due to the geometry and topography of the street the main speed issue is between Gardiner and Leslie Street. The 85% speed in this section of street is 55.4kph.

Officers Comments:

Funds have been allocated in the 2013/2014 budget and it is recommended that speed cushions (similar to what is shown below) be looked at as shown on attached plan No 3129-CP-01 and that residents be consulted regarding the proposal.



Hobart Street:

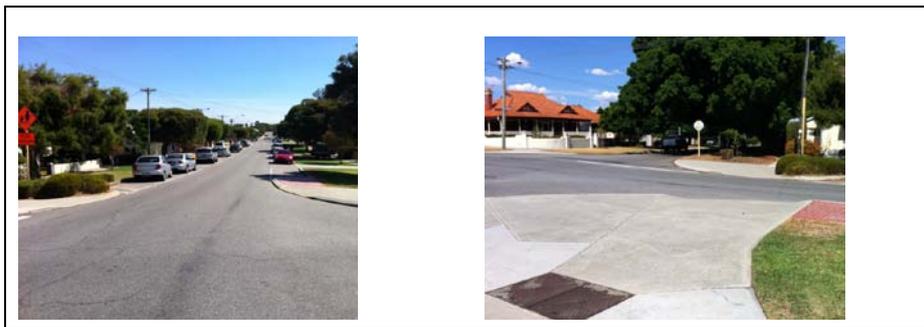
At its Ordinary Meeting held on 25 June 2013 the Council approved the installation of a raised plateau as follows:

"4. *PROCEEDS with a raised walkway in front of the deli in Hobart Street and DEFERS the remaining traffic works*

The works were implemented as shown below and it is now recommended that residents be consulted regarding the installation of another raised plateau at the intersection of Eton and Hobart Street as shown on attached Plan No. 3136-CP-01.



Existing Raised Plateau – Hobart/Auckland Street.



Proposed location of new raised plateau – Hobart/Eton Street

The purpose of the additional device is to regulate the speed on vehicles between Auckland and Eton Street (Hobart Street Reserve). This will in turn have a flow on effect in reducing traffic speeds in the remainder of the street (The 85% speed is currently 52.6kph east of Eton St)

The following streets will be assessed during the next period:

- Auckland Street
- Sydney Street
- Angove Street (Petition)
- Randell Street
- View Street
- Monmouth Street
- Marmion Street

CONSULTATION/ADVERTISING:

Consultation will be undertaken in accordance with the Council's Community Consultation Policy No. 4.1.5.

LEGAL/POLICY:

Not applicable.

RISK MANAGEMENT IMPLICATIONS:

Low/Medium: Related to amenity/safety improvements for residents.

STRATEGIC IMPLICATIONS:

In accordance with the City's *Strategic Plan 2013-2023*, Objective 1 states:

"1.1: Improve and maintain the natural and built environment and infrastructure.

1.1.4 Enhance and maintain the City's infrastructure, assets and community facilities to provide a safe, sustainable and functional environment.

1.1.5(a) Implement the City's Car Parking Strategy and associated Precinct Parking Management Plans."

SUSTAINABILITY IMPLICATIONS:

Not applicable.

FINANCIAL/BUDGET IMPLICATIONS:

The 2013/2014 budget comprises the following:

- Traffic calming Banks Precinct = \$30,000
- Expenditure to date: Nil
- Misc Traffic Management \$50,000
- Expenditure to date = \$25,000

COMMENTS:

As outlined in the report, with the increasing development in the City and a growing metropolitan area vehicle ownership in Perth is on the rise. This has resulted in increased traffic and residents have been contacting the Council and the City requesting that investigations be undertaken in various streets due to the perceived increase in the volume and speed of vehicles.

The report outlines the progress of actions previously approved by the Council at its Ordinary Meeting held on 3 December 2013.

Also it is recommended that the Council approve the following two (2) proposals, in principle and consults with the community:

- the installation of speed cushions in Joel Terrace as shown on attached Plan No. 3129-CP-01; and
- the installation of a raised Plateau on Hobart Street at the Eton Street intersection as shown on attached Plan No. 3136-CP-01.

9.2.3 Tender No. 481/13 – Supply and Delivery of One (1) 22/23 Cubic Metre Side Loading Automatic Bin Lifter Refuse Truck

Ward:	Both	Date:	28 March 2014
Precinct:	All	File Ref:	TEN0481
Attachments:	Nil		
Tabled Items:	Nil		
Reporting Officers:	C Economo, Manager Engineering Operations G Dennison, Purchasing Officer Depot J Kirby, Supervisor Waste Management		
Responsible Officer:	R Lotznicker; Director Technical Services		

OFFICER RECOMMENDATION:

That the Council **ACCEPTS** the tender submitted by WA IVECO (Option 5) as being the most acceptable to the City for the supply and delivery of one (1) 22/23m³ Side Loading Automatic Bin Lifter Refuse Truck for a total cost of \$352,717.51 (excluding GST), in accordance with the specifications as detailed in Tender No. 481/13.

COUNCIL DECISION ITEM 9.2.3

Moved Cr Cole, Seconded Cr McDonald

That the recommendation be adopted.

CARRIED UNANIMOUSLY “EN BLOC” (7-0)

**(Cr Pintabona was on approved leave of absence.)
(Cr Wilcox was an apology for the Meeting.)**

PURPOSE OF REPORT:

The purpose of this report is to obtain the Council's approval for awarding of the tender for the supply and delivery of one (1) side loading automatic bin lifter refuse truck as a replacement for the existing vehicle.

BACKGROUND:

Tender No. 481/13 - Supply and Delivery of one (1) 22/ 23m³ side loading refuse truck with automatic bin lifter was advertised in *The West Australian* newspaper on 20 November 2013.

At the close of the tender at 2.00pm on Wednesday 4 December 2013, five (5) tenders were received.

Present at the tender opening were Finance Officers, Mary Hopper, Allan Siapno and Supervisor Waste Management / Street Cleaning, John Kirby.

DETAILS:

The details of all tenders received for Tender No. 481/13 are listed below:

Note: All prices *exclude* GST.

Item	WA Hino (Option 1)	WA Hino (Option 2)	WA Iveco (Option 3)	WA Iveco (Option 4)
Supply and delivery of the new vehicle	\$362,843.47	\$368,643.47	\$331,225.51	\$347,917.51
Body Type	Manco	MacDonald Johnston	Superior Pak	Manco
Less: Trade-in Iveco Acco 1CBO792	\$34,545.45	\$34,545.45	-	-
Total nett price including Trade-in	\$328,298.02	\$334,098.02	\$331,225.51	\$347,917.51
Outright purchase of the City's existing vehicle 1CBO 792	-	-	\$36,363.63	\$36,363.63

Item	WA Iveco (Option 5)	AV Trucks * (Option 6)	AV Trucks * (Option 7)	Pickles Auction
Supply and delivery of the new vehicle	\$352,717.51	\$373,955.00	\$408,107.00	-
Body Type	MacDonald Johnston	Superior Pak	MacDonald Johnston	-
Less: Trade-in Iveco Acco 1CBO792	-	-	-	-
Total nett price including Trade-in	352,717.51	\$373,955.00	\$408,107.00	-
Outright purchase of the City's existing vehicle 1CBO 792	\$36,363.63	-	-	\$21,001.00

Item	Truck Centre WA (Option 8)	Truck Centre WA (Option 9)	Truck Centre WA (Option 10)	Manco Engineering Australia Pty Ltd (Option 11)
Supply and delivery of the new vehicle	\$385,800.00	\$378,206.00	\$380,000.00	\$307,750.00
Body Type	MacDonald Johnston	Superior Pak	Manco	Manco
Less: Trade-in Iveco Acco 1CBO792	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00
Total nett price including Trade-in	\$355,800.00	\$348,206.00	\$350,000.00	\$279,750.00
Outright purchase of the City's existing vehicle 1CBO 792	-	-	-	-

Note * from AV Truck

Truck Options Excluding GST and Stamp Duty;
(10% GST and 3% stamp duty to be added to all truck options)

- Workshop Manual \$ 700
- Spare Parts Manual \$ 700
- Premium Radio with Bluetooth Upgrade \$ 850
- Premium Radio with Bluetooth Upgrade and remotes \$1,300

Tender Evaluation

Evaluation Criteria:

The following weighted criteria were used for the selection of the companies for the tender.

Evaluation Criteria	Weighting
Mandatory Product Features	30 %
Special Facilities	25 %
Price Tender	20 %
Life Cycle Costs	5 %
Operators Ergonomics	10 %
Warranty	5 %
Delivery	5 %
TOTAL	100 %

Tender Evaluation Panel:

The Tender Evaluation Panel consisted of the Director Technical Services, Manager Engineering Operations, Depot Purchasing Officer and Supervisor Waste Management/Precinct Cleaning. Each tender was assessed using the above evaluation criteria in accordance with the tender documentation.

Each of the five (5) tenderers provided the following options:

- Option 1: Hino Truck/cab/chassis with a Manco 22/23m³ compactor unit.
- Option 2: Hino Truck/cab/chassis with a MacDonald Johnston 22/23m³ compactor unit.
- Option 3: Iveco Truck/cab/chassis with a Superior Pak 22/23m³ compactor unit.
- Option 4: Iveco Truck/cab/chassis with a Manco 22/23m³ compactor unit.
- Option 5: Iveco Truck/cab/chassis with a MacDonald Johnston 22/23m³ compactor unit.
- Option 6: AV Trucks-Dennis Eagle Truck/cab/chassis with a Superior Pak 22/23m³ compactor unit.
- Option 7: AV Trucks-Dennis Eagle Truck/cab/chassis with a MacDonald Johnston 22/23m³ compactor unit.
- Option 8: Truck Centre-Volvo Truck/cab/chassis with a MacDonald Johnston 22/23m³ compactor unit.
- Option 9: Truck Centre- Volvo Truck/cab/chassis with a Superior Pak 22/23m³ compactor unit.
- Option 10: Truck Centre-Volvo Truck/cab/chassis with a Manco 22/23m³ compactor unit.
- Option 11: Manco Engineering- Denis Eagle Truck/cab/chassis with a Manco 22/23m³ compactor unit.

The Tender Evaluation Panel met on the 21 February and 5 March, 2014 to assess the submissions. The tenders were further independently evaluated by each of the Panel members and the final evaluation scores submitted for collation.

Tender Summary:

Compactor Unit:

Whilst all three (3) compactor units Superior Pak, Manco and MacDonald Johnston appeared comparable for waste operations in the City of Vincent the panel decided that the only suitable compactor unit for the City's waste operations would be the MacDonald Johnston 22/23m³ unit. The reasons why the panel selected this compactor unit are outlined below.

The MacDonald Johnston 22/23m³ compactor unit side arm has a greater lifting capacity than the others.

All other compactor units in the City's waste fleet are from MacDonald Johnston and the supervisor has flagged that separate training for the new units would slow or hamper operation time in picking up residential waste.

The City's operators are familiar with the MacDonald Johnston unit which would stream flow operations to a faster outcome picking up waste in the City.

The City of Vincent has had good results using the MacDonald Johnston product.

Truck: Cab/Chassis with 22m³/23m³ Side Loading Automatic Bin Lifter Refuse Truck:

	Weighting	WA Hino Option 1	WA Hino Option 2	WA Iveco Option 3	WA Iveco Option 4	WA Iveco Option 5	AV Trucks Option 6	AV Trucks Option 7	Truck Centre WA Option 8	Truck Centre WA Option 9	Truck Centre WA Option 10	Manco Engineering Australia Pty Ltd	Pickles
Mandatory Product Features	30	26	27	28	28.5	29.3	27	28	28	27	27	26.7	0
Special Facilities	25	19	21.5	22.2	21	25	21.5	22.5	24	22	21	19.8	0
Price Tender	20	17.1	16.8	18.7	17.8	17.6	16.6	15.2	16.1	16.4	16.3	20	0
Life Cycle Costs	5	2.5	2.5	0	0	0	0	0	0	0	0	0	0
Operators Ergonomics	10	8	8	8	8	9	8	8	10	8	8	8	0
Warranty	5	2.5	1.3	3.8	5	3.8	2.5	2.5	2.5	2.5	3.8	3.8	0
Delivery	5	0	2.5	2.5	0	2.5	5	5	5	5	2.5	0	0
TOTAL SCORE	100	75.1	79.6	83.1	80.3	87.1	80.6	81.5	85.6	80.9	78.6	78.3	0
		11 th	8 th	3 rd	7 th	1 st	6 th	4 th	2 nd	5 th	9 th	10 th	

Officers Comments:

The Iveco Cab / Chassis with a MacDonald Johnston compactor unit scored the highest score of 87.1 %.

The tender for this vehicle was very well documented, comprehensive and conformed with all of the City's tender requirements. The City of Vincent has been undertaking Waste Operations with MacDonald Johnston Compactor Bodies since its inception for over nineteen (19) years and is a proven product.

They have a good technical support unit in Bayswater to assist the City with repairs to the waste body.

1. WA IVECO – Iveco Cab with MacDonald Johnston Body (Option 5) Format

<u>Total weighted Score</u>	87.1 (1st)
<u>Mandatory Product Features</u>	
<ul style="list-style-type: none"> Product features essential to undertake required function. 	Truck and compactor body have a majority of mandatory features requested and is the most suitable unit for Waste Operations for the City of Vincent.
<ul style="list-style-type: none"> Specification conformance 	Adheres to the majority of the tender specifications for both truck & compactor body.
<ul style="list-style-type: none"> Response and Detail to Specification 	Tender is well documented and has detail to specification requirements.
<ul style="list-style-type: none"> Noise levels to be stated 	Noise levels not state but full compliance with O.S.H. requirements.
<u>Special Facilities</u>	
<ul style="list-style-type: none"> Ease of Vehicle servicing 	268 Great Eastern Highway / truck – 239 Collier Road, Bayswater / compactor body.
<ul style="list-style-type: none"> Availability of spare parts 	All parts stocked at premises.
<ul style="list-style-type: none"> Number of technical support staff available 	Not stated but both companies have a large support base.
<u>Price Tender</u>	
<ul style="list-style-type: none"> The total cost shown on the Tender Schedule will be assessed with or without the trade-in included at the City's discretion 	Total Cost \$352,917.51 (excluding G.S.T.) Supply and delivery of new vehicle with trade in.
<u>Life Cycle Costs</u>	
<ul style="list-style-type: none"> Service/maintenance costs 	Fixed priced servicing but no life cycle costs appended. However, the City has operated this type of vehicle for a number of years. 24 hour breakdown assistance for the truck. Not stated for the compactor body but has 10 year guarantee for the body.
<u>Operators Ergonomics</u>	
<ul style="list-style-type: none"> Ease of operation/controls. 	Operators ergonomics / ease / operation of vehicle is very good and compactor body controls.
<ul style="list-style-type: none"> Operator comfort 	Excellent operator comfort and C.O.V. staff familiar with side arm for compactor body.
<u>Warranty</u>	
<ul style="list-style-type: none"> Assessed on performance 	Good durability and performance assessed due to previous purchases by the City for over approximately 19 years use of this model vehicle and compactor body.
<ul style="list-style-type: none"> Warranty period offered 	2 years / 500,000 kms / or 6,000 hours for the truck. 12 months/ 2,400 hours for the compactor body.
<u>Delivery</u>	
<ul style="list-style-type: none"> Tender to state time frame 	Not stated for the truck /10 weeks for the compactor body.

Officers Comments:

The City of Vincent has run IVECO Trucks with a MacDonald Johnston compactor body over 19 years which has provided excellent results over the years.

The panel were of the opinion that while some of the tender requirements were not specified this vehicle was the most suitable for waste operations for the City. The truck has a greater power ratio for the compactor unit to operate efficiently. The bin lifting arm of the MacDonald Johnston compactor can pick up the heaviest weight from 125 kg to 180 kg per lift.

2. TRUCK CENTRE– Volvo Cab with MacDonald Johnston Body (Option 8) Format

<u>Total weighted Score</u>	85.6 (2nd)
<u>Mandatory Product Features</u>	
<ul style="list-style-type: none"> Product features essential to undertake required function. 	Product also has a majority of mandatory features requested and would be able to undertake the function required.
<ul style="list-style-type: none"> Specification conformance 	Adheres to the majority of the tender specifications.
<ul style="list-style-type: none"> Response and Detail to Specification 	Tender is well documented and most detail to specification required.
<ul style="list-style-type: none"> Noise levels to be stated 	Not stated, but states quieter braking / engine noise for the truck/ compactor body adheres to all O.S.H. requirements.
<u>Special Facilities</u>	
<ul style="list-style-type: none"> Ease of Vehicle servicing 	507/509 Abernethy Road, Kewdale for the truck / 239 Collier Road Bayswater for the compactor body.
<ul style="list-style-type: none"> Availability of spare parts 	All parts stocked at premises for both.
<ul style="list-style-type: none"> Number of technical support staff available 	Not stated for the truck but has large workshop and 24 hour breakdown assistance. Compactor body has large support base..
<u>Price Tender</u>	
<ul style="list-style-type: none"> The total cost shown on the Tender Schedule will be assessed with or without the trade-in included at the City's discretion 	\$355,800.00 (Excluding GST)- Supply and delivery of the new vehicle with trade-in.
<u>Life Cycle Costs</u>	
<ul style="list-style-type: none"> Service/maintenance costs 	Fixed priced servicing but no life cycle costs appended for the truck. Compactor body guaranteed for 10 years.
<u>Operators Ergonomics</u>	
<ul style="list-style-type: none"> Ease of operation/controls. 	Operators ergonomics / ease / operation of vehicle is very good and also for compactor body controls.
<ul style="list-style-type: none"> Operator comfort 	Very good operator comfort.
<u>Warranty</u>	
<ul style="list-style-type: none"> Assessed on performance 	Good durability and performance of this model vehicle and compactor body.
<ul style="list-style-type: none"> Warranty period offered 	12 months / Unlimited klm for truck. 12 months / 2,400 hours for the compactor body.
<u>Delivery</u>	
<ul style="list-style-type: none"> Tender to state time frame 	Stock Australia 6/8 weeks, otherwise from Belgium 4/6 months. 10 weeks for the compactor body.

Officers Comments:

The City of Vincent currently operates a Volvo with a MacDonald Johnston body as a rear loader with good results. However has not operated a side arm application with a Volvo.

3. WA IVECO – Iveco Cab with Superior Pak Body (Option 3) Format

<u>Total weighted Score</u>	83.1 (3rd)
<u>Mandatory Product Features</u>	
<ul style="list-style-type: none"> Product features essential to undertake required function. 	Product has a majority of mandatory features requested but the compactor body lacks some mandatory product features.
<ul style="list-style-type: none"> Specification conformance 	Adheres to the majority of the tender specifications for truck and body.
<ul style="list-style-type: none"> Response and Detail to Specification 	Tender is well documented with most detail to specification included.
<ul style="list-style-type: none"> Noise levels to be stated 	Tested below 70 dba for compactor unit. Truck conforms with all O.S.H. requirements.
<u>Special Facilities</u>	
<ul style="list-style-type: none"> Ease of Vehicle servicing 	268 Great Eastern Highway for the truck / 32 Ewing St Bentley for the body.
<ul style="list-style-type: none"> Availability of spare parts 	All parts stocked at both premises.
<ul style="list-style-type: none"> Number of technical support staff available 	Not stated for the truck but has large facilities at the above location. Superior Pak offers 24 hours / 7 day assistance with 4 service technicians in W.A.
<u>Price Tender</u>	
<ul style="list-style-type: none"> The total cost shown on the Tender Schedule will be assessed with or without the trade-in included at the City's discretion 	\$331,225.51 (Excluding GST) - Supply and delivery of the new vehicle with trade-in.
<u>Life Cycle Costs</u>	
<ul style="list-style-type: none"> Service/maintenance costs 	Fixed priced servicing but no life cycle costs appended for the truck or body.
<u>Operators Ergonomics</u>	
<ul style="list-style-type: none"> Ease of operation/controls. 	Operator's ergonomics / ease / operation of the vehicle is very good for the truck but the compactor body / side arm application is different from the rest of the C.O.V. fleet.
<ul style="list-style-type: none"> Operator comfort 	Excellent operator comfort for the truck. Not stated for the compactor unit.
<u>Warranty</u>	
<ul style="list-style-type: none"> Assessed on performance 	Good durability and performance for the truck but compactor body not assessed or not stated in tender.
<ul style="list-style-type: none"> Warranty period offered 	2 years /500,000 kms or 6,000 hours for truck / 12 months / 2,000 hours for compactor body.
<u>Delivery</u>	
<ul style="list-style-type: none"> Tender to state time frame 	Truck ex-stock- 10/12 weeks for compactor body.

Officers Comments:

Whilst the truck suits the application, the compactor body would be different from the rest of the current fleet of waste collection vehicles. Standardising the fleet has benefits in waste operations, due to different controls and rotation of drivers.

4. AV Trucks – Dennis Eagle Cab with MacDonald Johnston Body (Option 7) format

<u>Total weighted Score</u>	81.5 (4th)
<u>Mandatory Product Features</u>	
<ul style="list-style-type: none"> Product features essential to undertake required function. 	This unit lacks some of the mandatory features requested. The compactor body adheres to the features requested.
<ul style="list-style-type: none"> Specification conformance 	Lacks some of the tender specifications for the cab chassis complies, but the compactor body.
<ul style="list-style-type: none"> Response and Detail to Specification 	Tender is well documented but lacks some detail to specification
<ul style="list-style-type: none"> Noise levels to be stated 	76 dba for the truck engine, 85 dba for the transmission. Compactor body adheres to all O.S.H. requirements.
<u>Special Facilities</u>	
<ul style="list-style-type: none"> Ease of Vehicle servicing 	485 Great Eastern Highway for the truck. 239 Collier Road, Bayswater for the compactor body.
<ul style="list-style-type: none"> Availability of spare parts 	All parts stocked at both premises. 24 hour / 7 day breakdown/ parts support for truck.
<ul style="list-style-type: none"> Number of technical support staff available 	49 workshop staff for the truck. Not stated for the compactor body but has sufficient staff at above location.
<u>Price Tender</u>	
<ul style="list-style-type: none"> The total cost shown on the Tender Schedule will be assessed with or without the trade-in included at the City's discretion 	\$408,107.00 (Excluding GST) no trade in offered.
<u>Life Cycle Costs</u>	
<ul style="list-style-type: none"> Service/maintenance costs 	Not stated.
<u>Operators Ergonomics</u>	
<ul style="list-style-type: none"> Ease of operation/controls. 	Truck claims operator comfort / safety but have not assessed. Compactor body controls are very good.
<ul style="list-style-type: none"> Operator comfort 	Operator comfort for truck stated.
<u>Warranty</u>	
<ul style="list-style-type: none"> Assessed on performance 	This truck has not been tested/assessed and is relatively new to the market. Desired performance for the compactor body.
<ul style="list-style-type: none"> Warranty period offered 	12 months unlimited klms for the truck. 12 months / 2,400 hours for the body.
<u>Delivery</u>	
<ul style="list-style-type: none"> Tender to state time frame 	Truck not stated / 10 weeks for the compactor body.

Officers Comments:

The Dennis Eagle truck does not meet some of the mandatory features specified. It is a relatively new vehicle to the market in WA, even though they have been previously involved in the waste industry.

5. Truck Centre– Volvo Cab with Superior Pak Body (Option 9) Format

<u>Total weighted Score</u>	80.9 (5th)
<u>Mandatory Product Features</u>	
<ul style="list-style-type: none"> Product features essential to undertake required function. 	Truck has a majority of mandatory features requested but the compactor body lacks some mandatory product features.
<ul style="list-style-type: none"> Specification conformance 	Adheres to the majority of the tender specifications for truck and body.
<ul style="list-style-type: none"> Response and Detail to Specification 	Tender is well documented and has a majority of detail to specification.
<ul style="list-style-type: none"> Noise levels to be stated 	Not stated but truck states quieter braking / engine noise. Compactor body states 70 dba
<u>Special Facilities</u>	
<ul style="list-style-type: none"> Ease of Vehicle servicing 	507/509 Abernethy Road, Kewdale for the truck. 32 Ewing Street, Bentley for compactor unit.
<ul style="list-style-type: none"> Availability of spare parts 	All parts stocked at premises for both.
<ul style="list-style-type: none"> Number of technical support staff available 	Not stated but truck has large workshop and 24 hour breakdown assistance. Compactor body offers 24 hour / 7 day assistance with 4 service technicians in W.A.
<u>Price Tender</u>	
<ul style="list-style-type: none"> The total cost shown on the Tender Schedule will be assessed with or without the trade-in included at the City's discretion 	\$348,206.00 (Excluding GST)- Supply and delivery of the new vehicle with trade-in.
<u>Life Cycle Costs</u>	
<ul style="list-style-type: none"> Service/maintenance costs 	Not stated but fixed priced servicing for the truck and body.
<u>Operators Ergonomics</u>	
<ul style="list-style-type: none"> Ease of operation/controls. 	Operator's ergonomics / ease / operation of vehicle is good but the compactor body/ side arm application is different from the rest of C.O.V. fleet.
<ul style="list-style-type: none"> Operator comfort 	Good operator comfort for the truck but not stated for the compactor unit.
<u>Warranty</u>	
<ul style="list-style-type: none"> Assessed on performance 	Good durability and performance for the truck stated. Not stated for the compactor unit.
<ul style="list-style-type: none"> Warranty period offered 	12 months / unlimited kms for the truck. 12 months / 2,000 hours for compactor body.
<u>Delivery</u>	
<ul style="list-style-type: none"> Tender to state time frame 	Stock Australia 6/8 weeks, otherwise 4/6 months from Belgium for the truck. 10/12 weeks for the compactor body.

Comment:

The City of Vincent operates a Volvo with a rear loader application which has performed very well. The City has not previously used a Volvo truck with a side arm application. However the vehicle meets the requirements.

6. AV Trucks – Denis Eagle Cab with Superior Pak Body (Option 6) Format

<u>Total weighted Score</u>	80.6 (6th)
<u>Mandatory Product Features</u>	
<ul style="list-style-type: none"> Product features essential to undertake required function. 	Truck and body lack some of the mandatory features requested.
<ul style="list-style-type: none"> Specification conformance 	Lacks some of the specifications of the tender for truck and body.
<ul style="list-style-type: none"> Response and Detail to Specification 	Tender is well documented and but lacks some detail to specification
<ul style="list-style-type: none"> Noise levels to be stated 	76 dba for truck engine, 85 dba for the transmission. Compactor body states 70 dba.
<u>Special Facilities</u>	
<ul style="list-style-type: none"> Ease of Vehicle servicing 	485 Great Eastern Highway for the truck. 32 Ewing Street, Bentley for the compactor unit.
<ul style="list-style-type: none"> Availability of spare parts 	All parts stocked at premises. 24 hour / 7 day breakdown / parts support for truck. Parts available for body at above address.
<ul style="list-style-type: none"> Number of technical support staff available 	49 workshop staff for the truck. Superior Pak has 4 service technicians for the body.
<u>Price Tender</u>	
<ul style="list-style-type: none"> The total cost shown on the Tender Schedule will be assessed with or without the trade-in included at the City's discretion 	\$373,955.00 (Excluding GST)- Supply only , no trade in.
<u>Life Cycle Costs</u>	
<ul style="list-style-type: none"> Service/maintenance costs 	Not stated.
<u>Operators Ergonomics</u>	
<ul style="list-style-type: none"> Ease of operation/controls. 	Truck claims operator comfort / safety but we have not assessed. Compactor unit different from the rest of C.O.V. fleet.
<ul style="list-style-type: none"> Operator comfort 	Operator comfort for the truck stated. Not stated for the compactor unit controls.
<u>Warranty</u>	
<ul style="list-style-type: none"> Assessed on performance 	This truck has not been assessed and is relatively new to the market. Compactor body not assessed or stated in tender.
<ul style="list-style-type: none"> Warranty period offered 	12 months unlimited km for the truck. 12 months / 2,000 hours for the compactor body.
<u>Delivery</u>	
<ul style="list-style-type: none"> Tender to state time frame 	Truck not stated. 10/12 weeks for the compactor body.

Officers Comments:

The truck and body lack some of the mandatory product features requested but could undertake the required function. In addition while the Tender was well documented it located some of the specified details.

7. WA IVECO – Iveco Cab with Manco Body (Option 4) Format

<u>Total weighted Score</u>	80.3 (7th)
<u>Mandatory Product Features</u>	
<ul style="list-style-type: none"> Product features essential to undertake required function. 	Truck has a majority of mandatory features requested and is the most suitable unit for Waste Operations. The compactor body is new to the market place and appears to have the features to perform the function.
<ul style="list-style-type: none"> Specification conformance 	Truck and body adhere to the majority of the tender specifications.
<ul style="list-style-type: none"> Response and Detail to Specification 	Tender is well documented and has the required detail to specification
<ul style="list-style-type: none"> Noise levels to be stated 	Not stated for the truck but conforms with all O.S.H. requirements. Compactor body rated at 68 dba.
<u>Special Facilities</u>	
<ul style="list-style-type: none"> Ease of Vehicle servicing 	IMAR Engineering are Manco agent for W.A., with offices in Malaga & Northam with mobile units. 268 Great Eastern Highway for the truck.
<ul style="list-style-type: none"> Availability of spare parts 	Spare parts available at IMAR Engineering for the compactor body. Parts available for the truck at above location.
<ul style="list-style-type: none"> Number of technical support staff available 	Not stated for the truck but they do have large facilities at the above location. Compactor body does not state.
<u>Price Tender</u>	
<ul style="list-style-type: none"> The total cost shown on the Tender Schedule will be assessed with or without the trade-in included at the City's discretion 	\$347,917.51 (excluding G.S.T.) Delivery of the new vehicle with trade in.
<u>Life Cycle Costs</u>	
<ul style="list-style-type: none"> Service/maintenance costs 	Fixed priced servicing stated for truck and body but no life cycle costs appended.
<u>Operators Ergonomics</u>	
<ul style="list-style-type: none"> Ease of operation/controls. 	Operator's ergonomics / ease / operation of vehicle is very good. The compactor unit is new to the market place and is a different application to the rest of C.O.V. fleet. Claims easy access to master display.
<ul style="list-style-type: none"> Operator comfort 	Truck has excellent operator comfort but the compactor body has not been assessed.
<u>Warranty</u>	
<ul style="list-style-type: none"> Assessed on performance 	Good durability and performance assessed for the truck due to previous purchases by the City for over approximately 19 years use of this model vehicle. Compactor body is new to the market place in W.A.
<ul style="list-style-type: none"> Warranty period offered 	2 years / 5,000 kms / or 6,000 hours for the truck. Compactor body 2 years.
<u>Delivery</u>	
<ul style="list-style-type: none"> Tender to state time frame 	Truck ex-stock. Compactor body not stated but product manufactured in New Zealand freighted to W.A.

Officers Comments:

Whilst the truck is a proven product with the City, the compactor body is new to Australia IMAR Engineering are the product support company for the state and the trade and body adhered to the majority of the tender specifications.

8. WA Hino – Hino Cab with MacDonald Johnston Body (Option 2) Format

<u>Total weighted Score</u>	79.6 (8th)
<u>Mandatory Product Features</u>	
<ul style="list-style-type: none"> Product features essential to undertake required function. 	The truck lacks some of the mandatory product features requested. The compactor body adheres to the majority of the features requested.
<ul style="list-style-type: none"> Specification conformance 	Truck lacks some specification conformance. Compactor body conforms to majority of specifications required.
<ul style="list-style-type: none"> Response and Detail to Specification 	Tender lacks some detail to specification for the truck. Response/ detail in compactor body.
<ul style="list-style-type: none"> Noise levels to be stated 	76.5 dba for the truck. Not stated for compactor body.
<u>Special Facilities</u>	
<ul style="list-style-type: none"> Ease of Vehicle servicing 	24/26 Kewdale Road for the truck. 239 Collier Road, Bayswater for compactor body.
<ul style="list-style-type: none"> Availability of spare parts 	All parts stocked at premises.
<ul style="list-style-type: none"> Number of technical support staff available 	Not stated but companies have large support base.
<u>Price Tender</u>	
<ul style="list-style-type: none"> The total cost shown on the Tender Schedule will be assessed with or without the trade-in included at the City's discretion 	\$334,098.02 (Excluding GST)- Supply and delivery of the new vehicle with trade-in.
<u>Life Cycle Costs</u>	
<ul style="list-style-type: none"> Service/maintenance costs 	Service pricing appended. Compactor body offers 10 guarantee.
<u>Operators Ergonomics</u>	
<ul style="list-style-type: none"> Ease of operation/controls. 	Operator's ergonomics / ease / operation of vehicle and compactor body is good.
<ul style="list-style-type: none"> Operator comfort 	Good operator comfort.
<u>Warranty</u>	
<ul style="list-style-type: none"> Assessed on performance 	Truck has reasonable durability. Compactor body is very good.
<ul style="list-style-type: none"> Warranty period offered 	Not stated for the truck. 12 months /2,000 hours for the body.
<u>Delivery</u>	
<ul style="list-style-type: none"> Tender to state time frame 	Not stated for the truck. 10 weeks for the compactor body.

Officers Comments:

The truck lacks many of the specified power and specifications required to undertake the required function. Compactor body meets the requirements.

9. Truck Centre WA – Volvo Cab with Manco Body (Option 10) Format

<u>Total weighted Score</u>	78.6 (9th)
<u>Mandatory Product Features</u>	
<ul style="list-style-type: none"> Product features essential to undertake required function. 	The truck has most of the mandatory features requested to undertake the function. The compactor body is new to the market place and appears to have all features required to undertake the function.
<ul style="list-style-type: none"> Specification conformance 	Adheres to the majority of the tender specifications.
<ul style="list-style-type: none"> Response and Detail to Specification 	Tender is well documented and has the required detail to specification
<ul style="list-style-type: none"> Noise levels to be stated 	Not stated for the truck but does state quieter braking/ engine noise. Compactor body states 68 dba.
<u>Special Facilities</u>	
<ul style="list-style-type: none"> Ease of Vehicle servicing 	507/509 Abernethy Road, Kewdale for the truck. IMAR Engineering are the Manco agent in W.A. for the compactor body with offices in Malaga & Northam with mobile units.
<ul style="list-style-type: none"> Availability of spare parts 	Parts stocked at premises for truck and body.
<ul style="list-style-type: none"> Number of technical support staff available 	Not stated for the truck but has large workshop with 24 hour breakdown assistance. Compactor body states mobile units.
<u>Price Tender</u>	
<ul style="list-style-type: none"> The total cost shown on the Tender Schedule will be assessed with or without the trade-in included at the City's discretion 	\$350,000.00 (Excluding GST)- Supply and delivery of the new vehicle with trade-in.
<u>Life Cycle Costs</u>	
<ul style="list-style-type: none"> Service/maintenance costs 	Fixed priced servicing but no life cycle costs for the truck. No Life Cycle costs for the compactor body.
<u>Operators Ergonomics</u>	
<ul style="list-style-type: none"> Ease of operation/controls. 	Operator's ergonomics / ease / operation of vehicle is very good. The compactor unit is new to the market place.
<ul style="list-style-type: none"> Operator comfort 	Excellent operator comfort for the truck but compactor body has not been assessed.
<u>Warranty</u>	
<ul style="list-style-type: none"> Assessed on performance 	Good durability and performance for the truck. Compactor body new to Perth.
<ul style="list-style-type: none"> Warranty period offered 	12 months / Unlimited klms for the truck. Compactor body offers 2 years.
<u>Delivery</u>	
<ul style="list-style-type: none"> Tender to state time frame 	Truck stock Australia 6/8 weeks, otherwise 4/6 months from Belgium.

Officers Comments:

The unit provided meets the specifications it is mostly waste collection. Both the truck and the body are new in the market place.

10. Manco Engineering – Dennis Eagle Cab with Manco Body (Option 10) Format

<u>Total weighted Score</u>	78.3 (10th)
<u>Mandatory Product Features</u>	
<ul style="list-style-type: none"> Product features essential to undertake required function. 	The truck lacks some of the mandatory features requested. The compactor body is new to the market place and appears to have the features to perform the function required.
<ul style="list-style-type: none"> Specification conformance 	Lacks some of the tender specification for the truck. Body appears to conform to majority of specifications.
<ul style="list-style-type: none"> Response and Detail to Specification 	Tender is well documented and but lacks some detail to specification.
<ul style="list-style-type: none"> Noise levels to be stated 	76 dba for truck engine, 85 dba for transmission. Compactor body states 68 dba.
<u>Special Facilities</u>	
<ul style="list-style-type: none"> Ease of Vehicle servicing 	485 Great Eastern Highway for the truck. IMAR Engineering are the MANCO agents for the compactor body in W.A., with offices in Malaga & Northam with mobile units.
<ul style="list-style-type: none"> Availability of spare parts 	All parts stocked at premises.
<ul style="list-style-type: none"> Number of technical support staff available 	49 workshop staff for the truck. Compactor body does not state.
<u>Price Tender</u>	
<ul style="list-style-type: none"> The total cost shown on the Tender Schedule will be assessed with or without the trade-in included at the City's discretion 	\$279,750.00 (Excluding GST)- Supply and delivery of the new vehicle with trade-in.
<u>Life Cycle Costs</u>	
<ul style="list-style-type: none"> Service/maintenance costs 	Not stated. Truck and body are a new combination to the waste industry in W.A.
<u>Operators Ergonomics</u>	
<ul style="list-style-type: none"> Ease of operation/controls. 	Truck states operator comfort / safety. Compactor Body states easy access master display, but is new to the market place.
<ul style="list-style-type: none"> Operator comfort 	Operator comfort for the truck stated. Compactor body not assessed.
<u>Warranty</u>	
<ul style="list-style-type: none"> Assessed on performance 	Truck and compactor body are new to the market place and have not been assessed.
<ul style="list-style-type: none"> Warranty period offered 	12 months / unlimited klms for the truck. 2 years for the compactor body.
<u>Delivery</u>	
<ul style="list-style-type: none"> Tender to state time frame 	Truck not stated. Compactor body not stated but product is manufactured in New Zealand and freighted to W.A.

Officers Comments:

Truck and Compactor body are relatively new to the West Australian market place. The compactor body is manufactured in New Zealand and freighted to W.A. Different controls to existing City of Vincent fleet. The truck lacks some of the mandatory features.

11. WA Hino – Hino cab with Manco body (Option 11) Format

<u>Total weighted Score</u>	75.1 (11th)
<u>Mandatory Product Features</u>	
<ul style="list-style-type: none"> Product features essential to undertake required function. 	The truck lacks some of the mandatory features requested. The compactor body is new to the market place in W.A.
<ul style="list-style-type: none"> Specification conformance 	Truck lacks some of specification conformance. Compactor body appears to most requirements.
<ul style="list-style-type: none"> Response and Detail to Specification 	Tender lacks some specification to detail. Compactor body has response to detail / specification.
<ul style="list-style-type: none"> Noise levels to be stated 	76.5 dba for the truck. Compactor body states 68 dba.
<u>Special Facilities</u>	
<ul style="list-style-type: none"> Ease of Vehicle servicing 	24/26 Kewdale Road for the truck. IMAR Engineering are the Manco agents in W.A. with offices in Malaga & Northam with mobile units.
<ul style="list-style-type: none"> Availability of spare parts 	All parts stocked at premises
<ul style="list-style-type: none"> Number of technical support staff available 	Not stated- but truck company has large support base. Compactor body does not state.
<u>Price Tender</u>	
<ul style="list-style-type: none"> The total cost shown on the Tender Schedule will be assessed with or without the trade-in included at the City's discretion 	\$328,298.02 (Excluding GST)- Supply and delivery of the new vehicle with trade-in.
<u>Life Cycle Costs</u>	
<ul style="list-style-type: none"> Service/maintenance costs 	Fixed priced servicing stated for the truck. But compactor body does not state.
<u>Operators Ergonomics</u>	
<ul style="list-style-type: none"> Ease of operation/controls. 	Operator's ergonomics / ease / operation of vehicle is good. The compactor body is new to the market place in W.A. and is a different application from the rest of the fleet at C.O.V.
<ul style="list-style-type: none"> Operator comfort 	Good operator comfort for the truck, compactor body not assessed.
<u>Warranty</u>	
<ul style="list-style-type: none"> Assessed on performance 	Truck has reasonable durability but the compactor body is new to W.A.
<ul style="list-style-type: none"> Warranty period offered 	Not stated for the truck. Compactor Body 2 years.
<u>Delivery</u>	
<ul style="list-style-type: none"> Tender to state time frame 	Not stated for the truck. Compactor body not stated but product manufactured in New Zealand and freighted to W.A.

Officers Comments:

The truck lacks some of the mandatory features and does not comply with some of the specified requirements. As previously stated this compactor body is new to Western Australia.

Conclusion/Discussion:

Following detailed analysis of the tender documents and the assessment it is recommended that the Council approve the tender from W.A. IVECO (Option 5) with a MacDonald Johnston compactor body for a total sum (including trade-in) of \$352,717.51.

The tender submitted by them was also the most compliant with the specifications. The vehicle being traded is an IVECO with a MacDonald Johnston body which has proved to be an asset to the City's waste operations over the years.

The truck has more than ample power to operate the compactor body with ease. MacDonald Johnston have also supplied compactor bodies for the waste industry for many years.

The Tenderer stated that the side arm can pick up the most bin weight and there is a preference to standardise the fleet allow for operations to flow smoother and faster due to same control application for the operators.

NOTE: There were eleven (11) different combinations of trucks with compactor bodies submitted for this tender.

Pickles Auction submitted a price for outright purchase of the existing trade in vehicle.

CONSULTATION/ADVERTISING:

The tender was advertised in the West Australian newspaper on the 20 November 2013.

LEGAL/POLICY:

The tender was advertised and assessed in accordance with the Local Government Act Tender Regulations and the City's Policy 1.2.2 and Purchasing Policy No. 1.2.3.

RISK MANAGEMENT IMPLICATIONS:

High: Waste Collection is a vital essential service. Keeping the fleet in optimum condition by ensuring trucks are traded at acceptable intervals is paramount in minimising the risk of breakdowns/downtime etc.

STRATEGIC IMPLICATIONS:

In keeping with the City's *Strategic Plan 2013-2023*, Objective 1 states:

"1.1: Improve and maintain the natural and built environment and infrastructure;"

SUSTAINABILITY IMPLICATIONS:

New trucks comply with Euro 5 emission standards. These are the highest emission standards and ensure CO² emissions into the atmosphere are minimised as much as possible.

FINANCIAL/BUDGET IMPLICATIONS:

An amount of \$400,000 has been included in the City's 2013/2014 budget for this item.

Budget Amount:	\$400,000.00 (funded from the Major Plant Replacement Reserve)
Spent to Date:	\$ Nil
Funds remaining:	\$400,000.00
Proposed Purchase	\$389,081.14 (excluding GST)
Less Trade vehicle	\$ 36,363.63 (excluding GST)

Total Nett price \$352,717.51 (excluding GST)

COMMENTS:

It is recommended that the tender submitted by W.A. IVECO (Option 5) be accepted as being the most preferable to the City for the supply and delivery of one (1) 22/23 cubic metre side loader compactor refuse truck at a total cost of \$352,717.51 (excluding GST) in accordance with the specifications as detailed in Tender No. 481/13.

9.3.1 Tender 484/14 – Geothermal HVAC Upgrade – Beatty Park Leisure Centre

Ward:	Both	Date:	31 March 2014
Precinct:	All	File Ref:	FIN0199 & TEN0493
Attachments:	001 - Pricing Schedule (Confidential Council Members Only) 002 - Budget Allocation (Confidential Council Members Only)		
Tabled Items:	-		
Reporting Officers:	A Marriott, Sustainability Officer G Pieraccini, Director Special Projects		
Responsible Officers:	G Pieraccini, Director Special Projects M Rootsey, Acting Chief Executive Officer R Lotznicker, Director Technical Services		

OFFICER RECOMMENDATION:

That the Council **ACCEPTS** the tender received from Subthermal Solutions as being the most acceptable to the City for the upgrade of the heating, ventilation, air conditioning (HVAC) system for the indoor pool hall at Beatty Park Leisure Centre at a cost of \$ 411,008 (Excluding GST) in accordance with the specifications as detailed in Tender 484/14.

COUNCIL DECISION ITEM 9.3.1

Moved Cr Cole, Seconded Cr McDonald

That the recommendation be adopted.

CARRIED UNANIMOUSLY “EN BLOC” (7-0)

(Cr Pintabona was on approved leave of absence.)
(Cr Wilcox was an apology for the Meeting.)

PURPOSE OF REPORT:

The purpose of this report is to provide the Council with the details of the tenders received for the upgrade of the heating ventilation air conditioning (HVAC) system for the indoor pool hall at Beatty Park Leisure Centre.

BACKGROUND:

Tender:

Tender No. 484/14 – Geothermal HVAC Upgrade- BEATTY PARK Leisure Centre was advertised in the West Australian newspaper on Wednesday 5 February 2014.

At the close of the tender period at 2.00pm on Tuesday 4 March 2014 three (3) tenders were received.

CEEP Funding:

Ordinary Meeting held on 18 December 2012

The Council authorised the Chief Executive Officer to engage consultants for the preparation of the CEEP grant application.

Ordinary Meeting held on 12 February 2013

The Council were advised that the City had submitted a CEEP grant application in accordance with the Council Decision at Ordinary Meeting held on 18 December 2012.

The City signed the CEEP Funding Agreement on 20 August 2013 which included funding for Lighting System Retrofit, HVAC Upgrade using Geothermal Energy, Real Time Monitoring, community engagement, Energy Audit and project administration.

DETAILS:

Tender:

The Tender opening on Tuesday 4 March 2014 was attended by the City's Sustainability Officer and Purchasing Officer. Tenders were received from three (3) companies as follows; (tender prices submitted are included in the Confidential Appendix Pricing Schedule).

- Subthermal Solutions
- Direct Energy
- CDJ Engineering and Consulting Services

All tenderers provided a conforming tender but CDJ Engineering and Consulting Services also provided an alternate tender submission.

CDJ Engineering and Consulting Services' conforming tender included Building Management System (BMS) integration, while the alternate tender excluded the BMS integration. Subthermal Solutions tender included BMS integration and Direct Energy's tender excluded BMS integration.

The tender assessment was carried out by an assessment panel consisting of the City's Energy Consultants and Council Officers including, the Sustainability Officer, Manager Financial Services and Director Special Projects. Each tender was evaluated in accordance with the tender documentation using the Evaluation Criteria and Weighting as below;

Evaluation Criteria

Criteria	Weighting
<p>Demonstrated Understanding/Methodology</p> <ul style="list-style-type: none"> • Indicative design of the proposed system. • Explanation of how the design meets requirements. • Explanation of how any potential issues with the proposed design have been addressed. • Key dependencies and assumptions. • Energy savings predictions. • Proposed methodology for this project to be completed on time and within budget. • Demonstrated understanding of the services required to deliver this project. • Details of sub-contractors (if used), including past experience. • Specified sub-contracted tasks (if applicable). 	30%

<p>Relevant experience, expertise and project team</p> <ul style="list-style-type: none"> • Examples of relevant projects completed in the past (should relate to referees provided). • Scope of involvement in relevant past projects. • Description of how issues that arose on past projects were resolved. • Final outcomes (in terms of performance) of relevant past projects. • Demonstrated capacity to address the range of services required. • Ongoing availability to provide sufficient skilled persons capable of performing tasks to the required standards. • Outline of the roles and responsibilities of each staff member on the proposed project team. • Skills, experience and CV of each staff member on the proposed project team. 	<p>20%</p>
<p>History, Viability and Resources of the Tenderer</p> <ul style="list-style-type: none"> • Overview of organisational history and viability. • Relevant information about plant, equipment and materials to be used. • Warranty information for equipment. • Evidence that equipment meets Australian Standards. 	<p>10%</p>
<p>Quality Assurance/Risk Mitigation</p> <ul style="list-style-type: none"> • Quality assurance standards/systems/processes to be used on this project. • Risk management standards/systems/processes to be used on this project. 	<p>10%</p>
<p>Financial Offer/Fee Proposal</p> <ul style="list-style-type: none"> • Fixed lump sum price inclusive of all fees, costs, disbursements and contingencies involved in providing the required service. • Specific exclusions (if applicable) from the lump sum price and an estimate of their value. • Reasonable fee structure in proportion to the service (demonstrating value for money). 	<p>20%</p>
<p>Overall Project Cost</p>	<p>10%</p>
<p>TOTAL</p>	<p>100%</p>

Tender Summary

The tender submissions were evaluated independently by panel members and evaluation scores were collated into the Tender Summary below. The tender assessment panel's comments follow.

Evaluation Criteria	Weighting	Subthermal Solutions	CDJ Engineering & Consulting Services	Direct Energy
Demonstrated Understanding/ Methodology	30%	24.0	16.9	2.3
Relevant experience, expertise and project team	20%	16.0	12.7	9.5
History and Viability of Organisation	10%	6.0	5.9	4.3
Quality Assurance/Risk Mitigation	10%	7.3	7.5	5.5
Financial Offer/Fee Proposal	20%	14.0	5.7	11.5
Overall Project Cost	10%	10.0	4.7	9.8
TOTAL	100%	77.3	53.4	42.9

Subthermal Solutions

Total Score	77.3
<ul style="list-style-type: none"> • Demonstrated Understanding/Methodology • Indicative design of the proposed system. • Explanation of how the design meets requirements. • Explanation of how any potential issues with the proposed design have been addressed. • Key dependencies and assumptions. • Energy savings predictions. • Proposed methodology for this project to be completed on time and within budget. • Demonstrated understanding of the services required to deliver this project. • Details of sub-contractors (if used), including past experience. • Specified sub-contracted tasks (if applicable). 	<ul style="list-style-type: none"> • Schematic diagrams accompany a comprehensive design with significant detail specific to the project. • Schematic diagrams provided as requested. • Adequate explanation of how the design meets requirements. • Potential issues adequately addressed. • Dependencies and assumptions adequately outlined. • Energy savings prediction close to the City's target, accompanied by satisfactory explanation of how this is to be achieved. • Satisfactory methodology provided for completion of project on time and on budget. • Demonstrated good understanding of the services required to deliver this project. • Details of sub-contractors provided as requested. • Specified sub-contracted tasks outlined as requested.
<ul style="list-style-type: none"> • Relevant experience, expertise and project team • Examples of relevant projects completed in the past (should relate to referees provided). • Scope of involvement in relevant past projects. • Description of how issues that arose on past projects were resolved. • Final outcomes (in terms of performance) of relevant past projects. • Demonstrated capacity to address the range of services required. • Ongoing availability to provide sufficient skilled persons capable of performing tasks to the required standards. • Outline of the roles and responsibilities of each staff member on the proposed project team. • Skills, experience and CV of each staff member on the proposed project team. 	<ul style="list-style-type: none"> • Examples provided of multiple relevant projects in WA. • Scope of involvement in past projects clearly outlined. • Satisfactory description of issues resolution on past projects. • Description of final outcomes for past projects provided as requested – including reference letter from previous client. • Demonstrated capacity to address the range of services required – key personnel have direct geothermal experience in Western Australia, as have the relevant sub-contractors. • Provided evidence of ongoing availability to provide sufficient skilled personnel. • Satisfactory outline of roles and responsibilities. • CV's of all key personnel on the project team provided.
<ul style="list-style-type: none"> • History, Viability and Resources of the Tenderer • Overview of organisational history and viability. • Relevant information about plant, equipment and materials to be used. • Warranty information for equipment. • Evidence that equipment meets Australian Standards. 	<ul style="list-style-type: none"> • Comprehensive company profile provided. No direct financial records – financial references provided. • Outline of equipment schedule provided. • No warranty periods specified. • Compliance with Australian standards for all equipment confirmed.
<ul style="list-style-type: none"> • Quality Assurance/Risk Mitigation • Quality assurance standards / systems / processes to be used on this project. • Risk management standards / systems / processes to be used on this project 	<ul style="list-style-type: none"> • Adequate demonstration of quality assurance standards, systems and processes provided. • Adequate demonstration of risk management standards, systems and processes provided – including a comprehensive risk mitigation plan specific to this project.

Total Score	77.3
<ul style="list-style-type: none"> Financial Offer/Fee Proposal Fixed lump sum price inclusive of all fees, costs, disbursements and contingencies involved in providing the required service. Specific exclusions (if applicable) from the lump sum price and an estimate of their value. Reasonable fee structure in proportion to the service (demonstrating value for money). 	<ul style="list-style-type: none"> Confirmed fixed fee lump sum project cost and provided detailed fee breakdown of project components. Specific exclusions addressed as requested. Reasonable fee structure provided, including lowest project administration fees compared to the total project cost. Tender Price included BMS integration
<ul style="list-style-type: none"> Overall Project Cost 	<ul style="list-style-type: none"> Lowest overall project cost
<ul style="list-style-type: none"> Summary Comments 	<ul style="list-style-type: none"> Reasonably comprehensive Tender submission Demonstrated understanding of project requirements Energy savings as per request calculated Best 'value for money'

CDJ Engineering and Consulting Services

Total Score	53.4
<p>Demonstrated Understanding/Methodology</p> <ul style="list-style-type: none"> Indicative design of the proposed system. Explanation of how the design meets requirements. Explanation of how any potential issues with the proposed design have been addressed. Key dependencies and assumptions. Energy savings predictions. Proposed methodology for this project to be completed on time and within budget. Demonstrated understanding of the services required to deliver this project. Details of sub-contractors (if used), including past experience. Specified sub-contracted tasks (if applicable). 	<ul style="list-style-type: none"> Schematic diagrams provided as requested. Adequate explanation of how the design meets requirements. Potential issues adequately addressed. Dependencies and assumptions adequately outlined. Very large energy savings prediction (highest overall). Have omitted to include the methodology for completion on time and on budget. Demonstrated reasonable understanding of the services required to deliver this project. Details of sub-contractors provided as requested. Specified sub-contracted tasks outlined as requested.
<p>Relevant experience, expertise and project team</p> <ul style="list-style-type: none"> Examples of relevant projects completed in the past (should relate to referees provided). Scope of involvement in relevant past projects. Description of how issues that arose on past projects were resolved. Final outcomes (in terms of performance) of relevant past projects. Demonstrated capacity to address the range of services required. Ongoing availability to provide sufficient skilled persons capable of performing tasks to the required standards. Outline of the roles and responsibilities of each staff member on the proposed project team. 	<ul style="list-style-type: none"> Examples of past projects provided, however limited information about the proposed project team's past involvement with geothermal HVAC installations / designs. Basic description of scope of involvement. Basic outline of issues resolution on past projects. Basic overview of final outcomes. Demonstrated reasonable capacity to address the range of services required - the key personnel have extensive engineering experience and the list of subcontractors provided includes a number of companies which have experience with geothermal installations. Adequate demonstration of ongoing ability to provide skilled personnel. Adequate outline of roles and responsibilities. CV's of all key personnel involved in the project provided.

Total Score	53.4
<ul style="list-style-type: none"> Skills, experience and CV of each staff member on the proposed project team. 	
<ul style="list-style-type: none"> History, Viability and Resources of the Tenderer Overview of organisational history and viability. Relevant information about plant, equipment and materials to be used. Warranty information for equipment. Evidence that equipment meets Australian Standards. 	<ul style="list-style-type: none"> Comprehensive company profile provided, including services portfolio and financial records demonstrating financial viability. Detailed equipment schedule provided Warranty periods for equipment provided. No reference made to equipment compliance with Australian standards.
<p>Quality Assurance/Risk Mitigation</p> <ul style="list-style-type: none"> Quality assurance standards / systems / processes to be used on this project. Risk management standards / systems / processes to be used on this project 	<ul style="list-style-type: none"> Adequate demonstration of quality assurance standards, systems and processes provided. Adequate demonstration of risk management standards, systems and processes provided.
<p>Financial Offer/Fee Proposal</p> <ul style="list-style-type: none"> Fixed lump sum price inclusive of all fees, costs, disbursements and contingencies involved in providing the required service. Specific exclusions (if applicable) from the lump sum price and an estimate of their value. Reasonable fee structure in proportion to the service (demonstrating value for money). 	<ul style="list-style-type: none"> Provided fee breakdown outlining all information required. Specific exclusions addressed and of minimal consequence. The fees assigned to certain portions of the project are questionable. Project administration fees appear disproportionately high compared to the total project cost. Conforming Tender Price included BMS integration, Alternate Tender Price excluded BMS integration
<p>Overall Project Cost</p>	<ul style="list-style-type: none"> Highest overall project cost Highest project administration costs in proportion to total project cost.
<p>Summary Comments</p>	<ul style="list-style-type: none"> Reasonably comprehensive Tender submission Demonstrated understanding of project requirements Debatably large energy savings calculated Questionable 'value for money'/too expensive

Direct Energy

Total Score	42.9
<p>Demonstrated Understanding/Methodology</p> <ul style="list-style-type: none"> • Indicative design of the proposed system. • Explanation of how the design meets requirements. • Explanation of how any potential issues with the proposed design have been addressed. • Key dependencies and assumptions. • Energy savings predictions. • Proposed methodology for this project to be completed on time and within budget. • Demonstrated understanding of the services required to deliver this project. • Details of sub-contractors (if used), including past experience. • Specified sub-contracted tasks (if applicable). 	<ul style="list-style-type: none"> • No indicative design provided. • No explanation about how the design would meet requirements. • No consideration given to potential issues. • Dependencies and assumptions not addressed. • Energy savings predictions as per the expectations set out in the City's tender documents, but no explanation of how these would be achieved. • No methodology provided. • Very limited demonstration of understanding. Information presented is confusing and contradictory, with repeated references made to techniques and equipment that are irrelevant to this project. • Limited information provided about sub-contractors. • Basic overview provided of sub-contractor tasks. A large portion of the work would be subcontracted, but the lack of design documentation means it is unclear what work would be assigned to which contractor.
<p>Relevant experience, expertise and project team</p> <ul style="list-style-type: none"> • Examples of relevant projects completed in the past (should relate to referees provided). • Scope of involvement in relevant past projects. • Description of how issues that arose on past projects were resolved. • Final outcomes (in terms of performance) of relevant past projects. • Demonstrated capacity to address the range of services required. • Ongoing availability to provide sufficient skilled persons capable of performing tasks to the required standards. • Outline of the roles and responsibilities of each staff member on the proposed project team. • Skills, experience and CV of each staff member on the proposed project team. 	<ul style="list-style-type: none"> • Long list of Australian geothermal installations provided – mainly ground source heat pumps. • Overview of scope of involvement provided. • No information provided about resolution of issues on past projects. • Basic overview of final outcomes of previous projects (including referee letters) provided. • Evidence provided of capacity to address the range of services required. • Reasonable demonstration of ongoing ability to provide skilled personnel. • Basic overview of roles and responsibilities of project team. • Staff and sub-contractors have previous engineering experience developing geothermal heating solutions. • CVs are provided for staff not listed on the project team, while project team member CVs are absent.
<p>History, Viability and Resources of the Tenderer</p> <ul style="list-style-type: none"> • Overview of organisational history and viability. • Relevant information about plant, equipment and materials to be used. • Warranty information for equipment. • Evidence that equipment meets Australian Standards. 	<ul style="list-style-type: none"> • Reasonable overview of organisational history and viability provided. • General information provided about plant and equipment, much of it irrelevant to this project. • No warranty information provided as no specific equipment listed. • No reference made to equipment compliance with Australian standards.

Total Score	42.9
Quality Assurance/Risk Mitigation <ul style="list-style-type: none"> Quality assurance standards / systems / processes to be used on this project. Risk management standards / systems / processes to be used on this project 	<ul style="list-style-type: none"> Adequate demonstration of quality assurance standards, systems and processes provided. Adequate demonstration of risk management standards, systems and processes provided.
Financial Offer/Fee Proposal <ul style="list-style-type: none"> Fixed lump sum price inclusive of all fees, costs, disbursements and contingencies involved in providing the required service. Specific exclusions (if applicable) from the lump sum price and an estimate of their value. Reasonable fee structure in proportion to the service (demonstrating value for money). 	<ul style="list-style-type: none"> Fixed lump sum price accompanied by basic breakdown of costs – qualified by the statement that design work yet to be completed will determine the final price. Exclusions listed appear to be of a general nature, not relevant to this project. Fee structure provided appears reasonable; however it could change substantially based on the qualifying statement mentioned above. Tender Price excluded BMS integration
Overall Project Cost	<ul style="list-style-type: none"> Second highest overall project cost (5% higher than lowest offer) Second highest project administration costs in proportion to total project cost (21% higher than for lowest offer).
Summary Comments	<ul style="list-style-type: none"> Deficient Tender submission Demonstrated limited understanding of project requirements Energy savings not calculated or explained Difficult to determine ‘value for money’

CONSULTATION/ADVERTISING:

The tender was advertised in the West Australian newspaper on Wednesday 5 February 2014.

Community consultation to demonstrate broad-based community support has been completed as part of the CEEP grant application process. Part of this consultation process was the consideration of the proposed project by the City’s Sustainability Advisory Group.

LEGAL/POLICY:

The tender was advertised and assessed in accordance with the Local Government Act Tender regulations and the City’s Policy 1.2.2 and purchasing Policy No. 1.2.3.

Successful CEEP funding applicants must enter into a funding agreement with the Commonwealth Government prior to the commencement of the project. The funding agreement is a performance-based, legally enforceable agreement between the Commonwealth Government and the successful applicant that sets out the terms and conditions governing the funding provided.

The City’s Policy No. 2.2.12 relating to Asset Management states:

“Objectives:

- Ensure that assets service the community for current and future generations;*
- Ensure that assets provide a level of service and risk the community is willing to support;*
- Ensure the sustainable management of assets;*
- Encourage and support the economic and social wellbeing of our community; and*
- Allow informed decision making, incorporating life cycle costing principles.”*

The City's Policy No. 3.5.10 relating to Sustainable Design states:

“Objectives:

- To demonstrate the Town's commitment to environmental, economic, and social stewardship, and to contribute to the Town's goals of protecting, conserving, and enhancing the Town's and the State's environmental resources;
- To encourage the retention of existing buildings capable of reasonable adaptation and re-use;
- To encourage the incorporation of sustainable design principles and features in existing and new development in the Town of Vincent as standard practice; and
- To set out the Town's expectations of the sustainability outcomes to be achieved by home owners, developers and builders in new building and renovation projects.”

RISK MANAGEMENT IMPLICATIONS:

High: In order to meet viability criteria, the City's CEEP grant application included a comprehensive Risk Management Plan for the proposed project. This plan must be implemented as part of the City's obligations under the funding agreement.

STRATEGIC IMPLICATIONS:

In keeping with the City's *Strategic Plan 2013-2017* the following Objectives state:

“Natural and Built Environment

- 1.1 *Improve and maintain the natural and built environment and infrastructure*
 - 1.1.3 *Take action to reduce the City's environmental impacts and provide leadership on environmental matters.*
 - 1.1.4 *Enhance and maintain the City's infrastructure, assets and community facilities to provide a safe, sustainable and functional environment.”*

“Leadership, Governance and Management

- 4.1 *Promote and Implement Knowledge Management and Technology*
 - 4.3.1 *Enhance knowledge and promote technology opportunities to improve the City's business communications, security and sustainability.”*

In keeping with the City's *Sustainable Environment Strategy 2011-2016* the following Objective states:

“General Actions

Ensure that the City acts in an environmentally sustainable manner in all of its operations.

- F. *Monitor and avail of opportunities for state and federal funding and grants which could fund environmental projects or initiatives.*

Encourage, empower and support the City's community to live in an environmentally sustainable manner.
- J. *Make environmental and sustainability information more readily accessible to the community.*
- K. *Encourage the incorporation of sustainable design principles and features in existing and new development within the City as standard practice.*
- L. *Promote responsible consumption that has a reduced environmental impact.”*

“Air and Emissions

Reduce and offset the use of non-renewable energy in the City’s operations, and promote the same to the community.

Action 1.7 Continue to investigate and implement the use of alternative lighting technologies, including solar-powered lights and LEDs, in lighting owned by the City.

Action 1.14 Offer guidance and encourage energy efficient design for new developments and retrofitting for existing developments within the City.”

SUSTAINABILITY IMPLICATIONS:

The following tables outline the applicable sustainability issues for the proposed efficiency upgrade and retrofit project.

ENVIRONMENTAL	
Issue	Comment
	Increased energy efficiency and the adoption of clean energy technologies will translate into significant greenhouse gas emission reductions from the City’s operations. This will mitigate the City’s contribution to global climate change impacts and help to meet its commitments under the Local Government Declaration on Climate Change – signed on 15 May 2012.

SOCIAL	
Issue	Comment
	Implementation of these measures will demonstrate leadership on climate change mitigation and provide opportunities to engage and inform the City’s community about related issues.

ECONOMIC	
Issue	Comment
	Increasing energy costs mean that the efficiency/clean technology measures proposed as part of this project will result in cost savings that will far outweigh the value of energy savings at current market rates.

FINANCIAL/BUDGET IMPLICATIONS:

The Geothermal HVAC Upgrade at Beatty Park Leisure Centre is part of the larger CEEP funded project. Refer to Confidential Appendix 9.3....b) Project Budget Allocation, which outlines an overview of the current total project budget allocation.

COMMENTS:

All three (3) Tenderers stated in their submissions that their proposals will meet the design specifications requested in the Tender Request, however, Direct Energy’s submission has inadequate technical detail to fully satisfy their claim. Both CDJ Engineering and Consulting Services and Subthermal Solutions provided reasonably comprehensive tender submissions and demonstrated a good understanding of the project requirements. The integration of the proposed system with the BMS was included in both Subthermal Solutions tender and CDJ Engineering and Consulting Services conforming tender. However, the cost of CDJ Engineering and Consulting Services submission is prohibitively high, while the Subthermal Solutions tender price provides the best value for money tender submission.

9.4.2 Disability Access and Inclusion Plan (DAIP) – Outcome 7 Review

Ward:	Both	Date:	31 March 2014
Precinct:	All	File Ref:	CMS0053
Attachments:	001 – Disability Access and Inclusion Plan 2012 – 2017		
Tabled Items:	Nil		
Reporting Officer:	C Mooney, Community Development Officer A Birch, A/Manager Community Development		
Responsible Officer:	J Anthony, A/Director Community Services		

OFFICER RECOMMENDATION:

That the Council;

1. **RECEIVES** the report relating to the addition of the Draft Outcome Seven (7) within the Disability Access and Inclusion Plan 2012-2017, as shown in Appendix A;
2. **ADVERTISES** the Draft Disability Access and Inclusion Plan 2012-2017 for public comment for a period of twenty-one (21) days inviting written submissions from the public and key stakeholders; and
3. **REQUESTS** a further report be submitted at the conclusion of the community consultation period for approval prior to final endorsement by the Disability Services Commission.

COUNCIL DECISION ITEM 9.4.2

Moved Cr Cole, Seconded Cr McDonald

That the recommendation be adopted.

CARRIED UNANIMOUSLY “EN BLOC” (7-0)

(Cr Pintabona was on approved leave of absence.)

(Cr Wilcox was an apology for the Meeting.)

PURPOSE OF REPORT:

To seek comments and support from the Council following completion of the review of the Disability Access and Inclusion Plan (2012-2017) with the addition of Outcome Seven (7), prior to an additional community consultation and final endorsement by the Disability Services Commission (DSC).

BACKGROUND:

- 1996 The City of Vincent’s original Disability Services Plan (DSP) was first adopted in 1996.
- October 2004 The City’s DSP was formally updated to a DAIP to adhere to the reviewed Disability Services Act WA (1993).
- April 2006 City’s DAIP (2006-2011) was adopted by the Council.
- July 2012 City’s revised DAIP (2012-2017) was adopted by Council.
- April 2013 The City was notified by the DSC that there have been amendments to the legislation and public authorities with an existing DAIP will be required to include Outcome Seven (7) by July 2014.

DETAILS:

The Disability Access and Inclusion Plan (DAIP) is an initiative of the DSC which provides a planned approach for organisations to progressively improve access and inclusion. It is a requirement of the Disability Services Act 1993 (amended 2013) that public authorities develop and implement a DAIP, report annually and review the DAIP every five (5) years.

The City of Vincent's current DAIP was adopted in July 2012 and provides a means of ensuring that people with disability and carers have the same opportunities as other people to access services, community events, buildings and facilities and information.

Last year the Disability Services Commission conducted a review which has resulted in several important amendments to the legislation. One of most relevant to City of Vincent is the inclusion in the regulations of an additional outcome referred to as Outcome Seven (7).

Outcome Seven (7) will assist in improving employment opportunities for people with disability and breaking down some of the many barriers that currently exist. The City of Vincent will be required to incorporate Outcome Seven (7) into the reviewed plan by July 2014 after a period of public consultation.

CONSULTATION/ADVERTISING:

The Disability Services Act states that local government authorities are to undertake consultation in relation to its disability access and inclusion plan by calling for submissions either generally or specifically:

- By notice in a newspaper circulating throughout the State or, in the case of local government, the district of that local government under the Local Government Act 1995; and
- On any website maintained by or on behalf of the public authority.

LEGAL/POLICY:

Part 5, Section 28 of the Disability Services Act 1993, requires each public authority to have a Disability Access and Inclusion Plan that must meet any prescribed standards.

The following City Policies apply to this project:

- Policy No. 3.10.2 Access and Equity;
- Policy No. 5.2.1 Recruitment and Selection;
- Policy No. 5.5.2 Equal Employment Opportunity; and
- Policy No. 5.2.5 Attraction and Retention Strategies.

RISK MANAGEMENT IMPLICATIONS:

Low: Upon careful assessment of the risk management matrix and consideration of this event, it has been determined that this plan amendment is low risk.

STRATEGIC IMPLICATIONS:

In keeping with the City's *Strategic Plan 2013-2017*, Objective 3 states:

'Community Development and Wellbeing

- 3.1.1 *Celebrate, acknowledge and promote the City's cultural and social diversity.*
- 3.1.4 *Continue to implement the principles of universal access.*
- 3.1.6 *Build capacity within the community to meet its needs.'*

SUSTAINABILITY IMPLICATIONS:

Not applicable.

FINANCIAL/BUDGET IMPLICATIONS:

Nil.

COMMENTS:

The Disability Services Act has been reviewed, resulting in a key change for public authorities. The introduction of Outcome 7 into Disability Access and Inclusion Plans (DAIPs) requires agencies to include information in the DAIP about how they will improve employment opportunities for people with disability and break down existing barriers.

Public authorities have until 1 July 2014 to make an amendment to the current DAIP with the addition of Outcome Seven (7).

Meaningful employment is essential to an individual's economic security and is important to achieving social inclusion and independence. Employment contributes to physical and mental health, personal wellbeing and a sense of identity.

Finding employment is something many Western Australians take for granted. For people with disability, finding, securing and retaining employment can be challenging. People with disability are often overlooked by employers for a variety of reasons and are only half as likely to be employed as people without disability.

9.4.5 NAIDOC Week 2014: Weld Square film project

Ward:	South	Date:	28 March 2014
Precinct:	Beaufort	File Ref:	CMS0145
Attachments:	Nil		
Tabled Items:	Nil		
Reporting Officer:	C Mooney, Community Development Officer A Birch, A/Manager Community Development		
Responsible Officer:	J Anthony, A/Director Community Services		

OFFICER RECOMMENDATION:

That the Council **APPROVES** the proposed Weld Square film project for NAIDOC Week to be held in July 2014.

COUNCIL DECISION ITEM 9.4.5

Moved Cr Cole, Seconded Cr McDonald

That the recommendation be adopted.

CARRIED UNANIMOUSLY "EN BLOC" (7-0)

**(Cr Pintabona was on approved leave of absence.)
(Cr Wilcox was an apology for the Meeting.)**

PURPOSE OF REPORT:

To seek the Council's approval for the 2014 National Aboriginal and Islander Day Observance Committee (NAIDOC) Week project to be organised by the City of Vincent.

BACKGROUND:

NAIDOC Week is held annually in the first week of July. It is a time to celebrate Aboriginal and Torres Strait Islander cultures and an opportunity to recognise the contributions that Indigenous Australians make to the Australian society.

The City has been involved in a number of positive initiatives for NAIDOC Week in previous years including a community event at Weld Square and the Noongar Kids Schools Initiative in 2013.

DETAILS:

The City's Officers have worked in partnership with the Film and Television Institute (FTI) over the past nine (9) years to deliver both City of Vincent short film projects and Community Projects.

The FTI propose to research, film and screen a short film project on Weld Square. The FTI's coordination and supervision role will involve the following;

- Selection of the production team (constituting the director, the camera operator, the sound recordist and the editor) to work with the community group and individuals associated with Weld Square;
- Coordination and supervision of the production of the Weld Square Community Film Project in conjunction with the FTI Production Support Manager and Indigenous story owners;
- Negotiation and payment of legal costs associated with the formulation of agreements between the FTI, City of Vincent, the production team and the community;
- Negotiation of legal production agreements so the Weld Square Film Project can be used by the City of Vincent and other organisations as they choose at no additional cost;
- Make the FTI Production Support Manager available for the provision of specific feedback liaising with both the documentary subjects and the City of Vincent; and,
- Co-ordinate rough and fine cut viewing for feedback by the City of Vincent and the FTI.

The total cost for the Weld Square Film Project is \$13,000. An amount of \$6,000 will be expended in the 2013-2014 budget and will cover planning, research and community engagement for this project. An amount of \$7,000 has been listed for consideration on the Draft Budget 2014-2015 for the film, marketing and screening component of the project.

When researching the Aboriginal connection and history to Weld Square very little recorded material exists. Creating a short film on the historical nature and Aboriginal connection to 'place' at Weld Square will assist in growing awareness of the distinct cultural histories of Aboriginal and Torres Strait Islanders. It will also provide an opportunity for people who otherwise have difficulties accessing opportunities to celebrate Indigenous culture to learn about the connection to place from watching the short film at the completion of the project.

CONSULTATION/ADVERTISING:

The FTI proposes to provide an Indigenous liaison officer who is familiar with Indigenous cultural protocols to approach relevant stakeholders for this project. As part of the community consultation process the support of local Aboriginal elders will be sort. The elders will be an integral link in gaining wide spread support for the project and will be invited to participate in the documentary. Businesses in close proximately to Weld Square such as Kuditj Cafe and Noongar Radio will also be approached to participate in this project.

Community consultation and expressions of interest for this project will be promoted via the City of Vincent and FTI websites and other relevant media platforms. A variety of consultation methods will allow a broader opportunity for families/ individuals with connections to Weld Square to be involved in this significant project.

LEGAL/POLICY:

Not applicable.

RISK MANAGEMENT IMPLICATIONS:

Low: Upon careful assessment of the risk management matrix and consideration of this event, it has been determined that this programme is low risk.

STRATEGIC IMPLICATIONS:

In keeping with the City's *Strategic Plan 2013-2017*, Objective 3 states:

'Community Development and Wellbeing'

- 3.1.1 *Celebrate, acknowledge and promote the City's cultural and social diversity.*
- 3.1.5 *Promote and provide a range of community events to bring people together and to foster a community way of life.*
- 3.1.6 *Build capacity within the community for individuals and groups to meet their needs and the needs of the broader community."*

SUSTAINABILITY IMPLICATIONS:

Not applicable.

FINANCIAL/BUDGET IMPLICATIONS:

Expenditure for this matter will be incurred under the following budgeted item:

Budget Amount:	\$20,000
Spent to Date:	<u>\$ 6,592</u>
Balance:	\$13,408

COMMENTS:

The FTI is well placed to coordinate this project given their large involvement with the Indigenous Community Stories (ICS) initiative. FTI are well versed in creating relationships with Indigenous communities and following Indigenous cultural protocol.

When researching the Aboriginal connection and history to Weld Square there is currently very little recorded material that exists. Creating a short film on the historical nature and Aboriginal connection to 'place' at Weld Square will assist in growing awareness of the distinct cultural histories of Aboriginal and Torres Strait Islander peoples. Businesses in close proximity to Weld Square such as Kaditj Cafe and Noongar Radio will be approached for interviews.

There are synergies with the Council approved project to develop Aboriginal artwork for Weld Square where consultation and engagement in either project will be mutually beneficial.

9.5.1 Use of the Council's Common Seal

Ward:	-	Date:	31 March 2014
Precinct:	-	File Ref:	ADM0042
Attachments:	-		
Tabled Items:	-		
Reporting Officer:	M McKahey, Personal Assistant		
Responsible Officer:	M Rootsey, A/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 March 2014.

COUNCIL DECISION ITEM 9.5.1

Moved Cr Cole, Seconded Cr McDonald

That the recommendation be adopted.

CARRIED UNANIMOUSLY "EN BLOC" (7-0)

(Cr Pintabona was on approved leave of absence.)

(Cr Wilcox was an apology for the Meeting.)

BACKGROUND:

The Acting Chief Executive Officer (CEO) is responsible for the day-to-day management of the City 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 Acting 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 City of Vincent has been affixed to the following documents:

Date	Document	No of copies	Details
05/03/2014	Deed of Variation	1	City of Vincent and Commonwealth of Australia represented by the Department of Industry (<i>formerly Department of Resources Energy and Tourism</i>) - In relation to the Community Energy Efficient Program (CEEP) Agreement with the City dated 22 August 2013 - <i>Incorporating changes that have occurred to the Federal Department administering CEEP since the 2013 Federal Election and other changes resulting from the adjustment in project scope negotiated with the Department since the execution of the Funding Agreement in August 2013</i>
06/03/2014	Section 70A Notification	3	City of Vincent and Mr G Rollerson of 6 Smith Street, Highgate re: No. 144 (Lot: 51 D/P: 1177) Bulwer Street, Perth - Section 70A Notification under the Transfer of Land Act - <i>To satisfy Clause 3. Of Conditional Approval granted on 3 September 2013</i>

Date	Document	No of copies	Details
06/03/2014	Withdrawal of Caveat	1	City of Vincent and HWL Ebsworth Lawyers of Level 11, 167 St Georges Terrace, Perth WA 6000 re: No. 6 (Lot: 31 D/P: 2463) Anzac Road (Corner Loftus Street), North Perth - Demolition of Existing Carport and Patio and Construction of Additional Two-Storey Single House to Existing Single House
06/03/2014	Withdrawal of Caveat	1	City of Vincent and Citybird Holdings Pty Ltd of Level 1, 26 Railway Road, Subiaco and Sovereignty HWL Ebsworth Lawyers of Level 11, 167 St Georges Terrace, Perth WA 6000 re: Nos. 31A and 33 Windsor Street, Perth
06/03/2014	Deed of Consent to Mortgage	3	City of Vincent and Citybird Holdings Pty Ltd of Level 1, 26 Railway Road, Subiaco and Sovereignty Mortgage No. 15 Pty Ltd of Level 3, 190 St Georges Terrace, Perth re: Nos. 31A and 33 Windsor Street, Perth
10/03/2014	Lease	3	City of Vincent and North Perth Playgroup Inc of 15 Haynes Street, North Perth WA 6006 re: Lease for North Perth Playgroup to use a Portion of 15 Haynes Street, North Perth - <i>As per Council approval at the Ordinary Meeting of Council held on 19 November 2013 - Item 9.3.3</i>
18/03/2014	Withdrawal of Caveat	1	City of Vincent and HWL Ebsworth Lawyers of Level 11, 167 St Georges Terrace, Perth 6000 re: No. 21 (Lot: 221 D/P: 2001) Pakenham Street, Mount Lawley 6050
20/03/2014	Deed of Variation	2	City of Vincent and C Rowling of Unit 5B, 29 Trafalgar Road, East Perth; F Dennis of 9 Verticordia Place, Greenwood; G Hay of 148 Virgil Avenue, Yokine; J Pfeiffer of 3B Hugo Street, Stirling; S Marchant of 5 Hardy Court, Two Rocks [Artists leasing Halverson Hall Art Studio, Fitzgerald Street, North Perth] - <i>New artist added to Lease document</i>
24/03/2014	Notification under Section 70A	2	City of Vincent and Western Network Pty Ltd formerly of Level 1, 35 Cedric Street, Stirling but now of Level 2, 180 Scarborough Beach Road, Mount Hawthorn re: No. 180 Scarborough Beach Road, Mount Hawthorn (<i>Any separation of the proposed amalgamated Unit (comprising Lot 9 and Lot 14 on Strata Plan 63168) into two (2) separate units (for Lot 9 and Lot 14 respectively) will require Planning Approval and a Building Permit fro the Local Authority</i>)
24/03/2014	Notification under Section 70A	2	City of Vincent and Western Network Pty Ltd formerly of Level 1, 35 Cedric Street, Stirling but now of Level 2, 180 Scarborough Beach Road, Mount Hawthorn re: No. 180 Scarborough Beach Road, Mount Hawthorn - <i>To satisfy Clause 9.2 of Conditional Approval of the Ordinary Meeting of Council held on 13 September 2011 - (Conditions of Planning Approval - No Parking Permit and Noise)</i>
26/03/2014	Lease	3	City of Vincent and North Perth Community Garden Inc of 17 Deague Court, North Perth 6006 re: North Perth Community Garden (Lot 2545 on Plan being part of the land described in Land Certificate of Title Volume - approx. 743m ²) - <i>Initial Term of Lease: Two (2) Years to 1 November 2015</i>
26/03/2014	Notification under Section 70A	2	City of Vincent and Perfect Time Pty Ltd of Unit 1, 43 Westchester Road, Malaga re: No. 440 William street, Perth - <i>To satisfy Clause 5.2 of Conditional Approval of the Ordinary Meeting of Council held on 10 October 2012 (Conditions of Planning Approval - No Parking Permit and Noise)</i>
26/03/2014	Deed	3	City of Vincent and Mr John Giorgi, JP - Deed of Settlement and Release dated 26 March 2014

9.5.2 Information Bulletin

Ward:	-	Date:	31 March 2014
Precinct:	-	File Ref:	-
Attachments:	001 – Information Bulletin		
Tabled Items:	Nil		
Reporting Officer:	J Highfield, Executive Assistant		
Responsible Officer:	M, Rootsey, Acting Chief Executive Officer		

OFFICER RECOMMENDATION:

That the Council **RECEIVES** the Information Bulletin dated 31 March 2014, as distributed with the Agenda.

COUNCIL DECISION ITEM 9.5.2

Moved Cr Cole, Seconded Cr McDonald

That the recommendation be adopted.

CARRIED UNANIMOUSLY “EN BLOC” (7-0)

(Cr Pintabona was on approved leave of absence.)
(Cr Wilcox was an apology for the Meeting.)

DETAILS:

The items included in the Information Bulletin dated 31 March 2014 are as follows:

ITEM	DESCRIPTION
IB01	State Administrative Tribunal Final Orders – Baker Investments Pty Ltd v City of Vincent, Matter Number: DR 427 of 2013 – 86 Hobart Street, Mt Hawthorn
IB02	Unconfirmed Minutes of the Design Advisory Committee held on 5 March 2014
IB03	Unconfirmed Minutes of Vincent Accord (Socialise with Safety) meeting held on 19 February 2014
IB04	Unconfirmed Minutes of City of Vincent Arts Advisory Group meeting held on 24 February 2014
IB05	Unconfirmed Minutes of City of Vincent Children and Young People Advisory Group meeting held on 10 February 2014
IB06	Unconfirmed Minutes of Loftus Recreation Centre Management Committee meeting held on 26 February 2014
IB07	Unconfirmed Minutes of Medibank Stadium (Leederville Oval) Ground Management Committee meeting held on 4 March 2014
IB08	Register of Petitions – Progress Report – April 2014
IB09	Register of Notices of Motion – Progress Report – April 2014
IB10	Register of Reports to be Actioned – Progress Report – April 2014
IB11	Register of Legal Action (Confidential – Council Members Only) - Monthly Report (March 2014)
IB12	Register of State Administrative Tribunal Appeals – Progress Report – As at 28 March 2014

ITEM	DESCRIPTION
IB01	State Administrative Tribunal Final Orders – Baker Investments Pty Ltd v City of Vincent, Matter Number: DR 427 of 2013 – 86 Hobart Street, Mt Hawthorn
IB13	Register of Applications Referred to the Design Advisory Committee –March 2014
IB14	Register of Applications Referred to the MetroWest Development Assessment Panel – Current
IB15	Forum Notes – 18 March 2014
IB16	Notice of Forum – 15 April 2014

9.1.4 Nos. 61 & 63 (Lots: 25 & 26 D/P: 1149) Bourke Street, Leederville – Proposed Demolition of Existing Two (2) Single Houses and Construction of Four (4) Two-Storey Grouped Dwellings

Ward:	South	Date:	31 March 2014
Precinct:	Leederville; P3	File Ref:	PRO6134; 5.2013.545.1
Attachments:	001 – Property Information Report and Development Application Plans 002 – Applicants Justification		
Tabled Items:	Nil		
Reporting Officer:	A Groom, Planning Officer (Statutory)		
Responsible Officer:	P Mrdja, Acting Director Planning Services		

OFFICER RECOMMENDATION:

That the Council in accordance with the provisions of the City of Vincent Town Planning Scheme No. 1, APPROVES the application submitted by JNT Homes on behalf of owners Totaro Developments Pty Ltd, for Proposed Demolition of Existing Two (2) Single Houses and Construction of Four (4) Two-Storey Grouped Dwellings at Nos. 61 & 63 (Lots: 25 & 26 D/P: 1149) Bourke Street, Leederville as shown on the plans stamp dated 27 February 2014, subject to the following conditions:

1. The owners of the subject land shall finish and maintain the surface of the boundary (parapet) walls facing No. 65 and 59 Bourke Street, in a good and clean condition. The finish of the walls is to be fully rendered or face brickwork;
2. PRIOR TO THE SUBMISSION OF A BUILDING PERMIT APPLICATION, the following shall be submitted to and approved by the City:

2.1 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. 7.5.23 relating to Construction Management Plans, and Construction Management Plan Guidelines and Construction Management Plan Application for Approval Proforma;

2.2 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:

- 2.2.1 The location and type of existing and proposed trees and plants;
- 2.2.2 All vegetation including lawns;
- 2.2.3 Areas to be irrigated or reticulated;
- 2.2.4 Proposed watering system to ensure the establishment of species and their survival during the hot and dry months; and
- 2.2.5 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);

2.3 Section 70A Notification

The owner(s) shall lodge a notification under section 70A of the Transfer of Land Act notifying proprietors and/or (prospective) purchasers of the dwellings that:

The City of Vincent will not issue a residential or visitor car parking permit to any owner or occupier of the residential unit/dwelling. This is because at the time the planning application for the development was submitted to the City, the developer claimed that the on-site parking provided would adequately meet the current and future parking demands of the development;

2.4 Amalgamation of Lots

The subject land shall be amalgamated into one lot on Certificate of Title; OR alternatively, prior to the submission of a Building Permit 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 Permit. All costs associated with this condition shall be borne by the applicant/owner(s);

3. The development is to comply with all Building, Health, Engineering and Parks Services conditions and requirements to the satisfaction of the City's Acting Chief Executive Officer.

ADVICE NOTES:

1. With regard to condition 1, the owners of the subject land should obtain the consent of the owners of relevant adjoining properties before entering those properties in order to make good the boundary walls;
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 Bourke Street;
3. No street verge tree(s) shall be removed. The street verge tree(s) is to be retained and protected from any damage including unauthorised pruning;
4. Any new street/front wall, fence and gate within the Bourke 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; and
5. A Demolition Permit shall be obtained from the City prior to commencement of any demolition works on the site.

COUNCIL DECISION ITEM 9.1.4

Moved Cr Peart, Seconded Cr Buckels

That the recommendation be adopted.

Debate ensued.

MOTION PUT AND CARRIED UNANIMOUSLY (7-0)

**(Cr Pintabona was on approved leave of absence.)
(Cr Wilcox was an apology for the Meeting.)**

PURPOSE OF REPORT:

The application is referred to the Council for determination given the proposal comprises four (4) grouped dwellings in total.

BACKGROUND:

Nil.

Previous Reports to Council:

Nil.

DETAILS:

Landowner:	Totaro Developments Pty Ltd
Applicant:	JNT Homes
Zoning:	R40
Existing Land Use:	Two (2) Single Houses
Use Class:	Grouped Dwelling
Use Classification:	"P"
Lot Area:	Combined - 918 square metres
Right of Way:	N/A

The proposal is for the demolition of two (2) single houses and the construction of four (4) two-storey grouped dwellings.

ASSESSMENT:

Town Planning Scheme/R Codes/Residential Design Element's Initial Assessment

Design Element	Deemed to Comply or TPS Clause	OR	Design Principles or TPS Discretion Clause
Density	✓		
Streetscape	✓		
Front Fence	✓		
Front Setback	✓		
Lot Boundary Setbacks			✓
Boundary Wall	✓		
Building Height	✓		
Building Storeys	✓		
Roof forms	✓		
Carports and Garages	✓		
Open Space	✓		
Bicycles	N/A		
Access & Parking			✓
Privacy			✓
Solar Access	✓		
Site Works	✓		
Retaining walls	✓		
Essential Facilities	✓		
Surveillance	✓		

Town Planning Scheme/R Codes/Residential Design Element's Detailed Assessment

Issue/Design Element:	Street Setbacks
Requirement:	Residential Design Elements SPC 5 Upper floor: Walls: 2 metres behind the front setback Balconies: 1 metre behind the front setback
Applicants Proposal:	Units 1 and 2: Upper floor directly above ground floor. Balconies overhang ground floor by 1.625 metres.
Performance Criteria:	Residential Design Elements SPC 5 Development is to be appropriately located on site to: <ul style="list-style-type: none"> • Maintain streetscape character; • Ensure the amenity of neighbouring properties is maintained; • Allow for the provision of landscaping and space for additional tree plantings to grow to maturity; • Facilitate solar access for the development site and adjoining properties; • Protect significant vegetation; and • Facilitate efficient use of the site. <p>Variations to the Acceptable Development Criteria relating to upper floor setbacks may be considered where it is demonstrated that the lesser upper floor setbacks incorporate appropriate articulation, including but not limited to; varying finishes and staggering of the upper floor walls to moderate the impact of the building on the existing or emerging streetscape and the lesser setback is integral to the contemporary design of the development.</p>

Issue/Design Element:	Street Setbacks
Applicant justification summary:	<p>“1. The proposed new development has been designed with a variable setback along its Bourke Street frontage to help provide an interesting and articulated front facades for Units 1 & 2.</p> <p>2. The proposed new development has been designed to make a positive contribution to the local streetscape and an ‘active frontage’ to Bourke Street.</p> <p>3. The proposed new development will not have an adverse impact on the Bourke Street streetscape in terms of its overall bulk and scale and is generally consistent with other similar residential developments approved by the City in the immediate locality, which comprise a nil upper floor setback from the ground floor.</p> <p>4. The proposed variation to the upper floor setback from the ground floor will not have any adverse impacts on the amenity of any adjoining properties along Bourke Street.</p> <p>5. The variation to the upper floor front setback for the proposed new development will not have an adverse impact on any major openings to habitable rooms or any outdoor living areas associated with any dwellings on the adjoining properties.</p> <p>6. The proposed variations to the upper floor setback will significantly improve current levels of passive surveillance over Bourke Street.</p>
	<p>7. Sufficient space is available within the front setback areas on the ground floor to accommodate gardens and landscaping, all of which will be designed and constructed to ensure that the development is visually attractive and makes a positive contribution to the local streetscape.</p>
	<p>8. The proposed new development meets the ‘deemed-to-comply requirements’ of Element 5.4.2 C2.1 (‘Solar access for adjoining sites’) of the R-Codes.</p> <p>9. The proposed development makes effective use of all available space and provides for the creation of adequate internal and external living areas which will benefit all future occupants.</p> <p>10. The average and minimum front setbacks of the proposed new development meets the ‘deemed-to-comply requirements’ of Element 5.1.2 C2.1 (‘Street Setback’) of the R-Codes.</p> <p>11. The verge area abutting the land’s Bourke Street frontage comprises a width of approximately four (4) metres which provides an increased setback between Units 1 & 2 and the road pavement, therefore minimising the impact of the proposed development on the local streetscape.</p> <p>12. In addition to the above point, the verge area abutting Lot 25 comprises a large mature verge tree which is to be retained and will provide screening of the proposed new development from the street.</p> <p>13. The proposed new development meets the ‘deemed-to-comply requirements’ of Element 5.4.1 C1.1 (‘Visual privacy’) of the R-Codes.</p>

Issue/Design Element:	Street Setbacks
	<i>Having regard for all of the above it is contended that the proposed variations to the upper floor setback for the new grouped dwelling development on Lots 26 & 25 satisfy the 'design solution' of SPC 5 of the City's Local Planning Policy No. 7.2.1 and may therefore be supported and approved by the City".</i>
Officer technical comment:	<p>The proposed development is considered to comply with the design principles due to the following:</p> <p>The proposed development provides varying materials and sufficient articulation appropriate to the current streetscape. Whilst these balconies overhang the ground floor, it is considered that the varying articulation will provide visual interest and the layered facade will soften the building on the streetscape whilst providing weather protection for the outdoor living areas of Units 1 and 2. In addition, the balconies will provide increased surveillance on Bourke Street. On the above basis the variation is supported.</p>

Issue/Design Element:	Lot Boundary Setback
Requirement:	<p>R-Codes Clause 5.1.3 <u>Ground floor:</u> Unit 1: Eastern setback – 1.5m Western setback – 1.5m Southern setback – 1m</p>
	<p>Unit 2: Eastern setback – 1.5m Western setback – 1.5m Southern setback – 1m</p> <p>Unit 3: Northern setback – 1m Eastern setback – 1.5m Western setback – 1m Southern setback – 1.5m</p> <p>Unit 4: Northern setback – Nil Eastern setback – Nil to 0.5m Western setback – 1m to 1.5m Southern setback – 1.5m</p> <p><u>Upper floor:</u> Unit 1: Eastern setback –1.8m Western setback – 1.8m Southern setback – 1.2m</p> <p>Unit 2: Eastern setback – 1.8m Western setback –1.8m Southern setback – 1.2m</p>

Issue/Design Element:	Lot Boundary Setback
	<p>Unit 3: Northern setback – 1.2m Eastern setback –1.5m Western setback – 2.7m Southern setback – 1.2m</p> <p>Unit 4: Northern setback – 31.2m <u>1.2m</u> Eastern setback – 2.7m Western setback – 1.5m Southern setback – 1m</p> <p>Note: The above was corrected and distributed prior to the meeting. Changes are indicated by strike through and underline.</p>
Applicants Proposal:	<p>Ground floor:</p> <p>Unit 1: Eastern setback – Nil to 1.2m Western setback – 1.2m Southern setback – Nil</p> <p>Unit 2: Eastern setback – 1.2m Western setback – Nil to 1.2m Southern setback – Nil</p> <p>Unit 3: Northern setback – Nil Eastern setback – 1m to 1.5m Western setback – Nil to 0.5m Southern setback – 1.5m</p>
	<p>Unit 4: Northern setback – Nil Eastern setback – Nil to 0.5m Western setback – 1m to 1.5m Southern setback – 1.5m</p>
	<p>Upper floor:</p> <p>Unit 1: Eastern setback –1.2m Western setback – 1.2m to 2m Southern setback – 0.6m</p> <p>Unit 2: Eastern setback – 1.2m to 2m Western setback –1.2m Southern setback – 0.6m</p> <p>Unit 3: Northern setback – 3m Eastern setback –1.5m Western setback – 2.1m Southern setback – 5.1m</p> <p>Unit 4: Northern setback – 3m Eastern setback – 2.1m Western setback – 1.5m Southern setback – 5.1m</p>
Performance Criteria:	<p>P3.1 Buildings set back from lot boundaries so as to:</p> <ul style="list-style-type: none"> • reduce impacts of building bulk on adjoining properties; • provide adequate direct sun and ventilation to the building and open spaces on the site and adjoining properties; and

Issue/Design Element:	Lot Boundary Setback
	<ul style="list-style-type: none"> • minimise the extent of overlooking and resultant loss of privacy on adjoining properties. <p>P3.2 Buildings built up to boundaries (other than the street boundary) where this:</p> <ul style="list-style-type: none"> • makes more effective use of space for enhanced privacy for the occupant/s or outdoor living areas; • does not compromise the design principle contained in 5.1.3 P3.1; • does not have any adverse impact on the amenity of the adjoining property; • ensures direct sun to major openings to habitable rooms and outdoor living areas for adjoining properties is not restricted; and • positively contributes to the prevailing development context and streetscape.
Applicant justification summary:	<p>“1. <i>The proposed setback variations (i.e. 299mm) to the side boundaries are considered minor and will not have a detrimental impact on the adjoining properties.</i></p> <p>2 <i>The ground floor setbacks for the proposed new development from the side and rear boundaries meet the ‘deemed-to-comply’ requirements of Element 5.1.3 C3.1 (‘Lot boundary setbacks’) of the R-Codes.</i></p>
	<p>3. <i>The proposed new development meets the ‘deemed-to-comply requirements’ of Element 5.4.2 C2.1 (‘Solar access for adjoining sites’) of the R-Codes as it does not detrimentally impact access to light and ventilation for the existing dwellings on any adjoining properties.</i></p> <p>4. <i>The proposed new development meets the ‘deemed-to-comply requirements’ of the Element 5.4.1 C1.1 (‘Visual Privacy’) of the R-Codes.</i></p> <p>5. <i>The proposed setback variations for the side boundaries will not have an adverse impact on the local streetscape in terms of its bulk and scale.</i></p> <p>6. <i>It is considered that those portions of Units 1 & 2 comprising a reduced setback from the side boundaries are consistent in terms of their design, bulk and scale with other similar residential developments approved by the City in the immediate locality.</i></p> <p>7. <i>The proposed new development provides for the effective use of all available spaces and the creation of adequate internal and external living areas which will benefit its future occupants.</i></p> <p>8. <i>The proposed new development has been designed with a variable setback from the side boundaries to help provide an interesting and articulated elevation.</i></p> <p>9. <i>That portion of Unit 1 comprising a reduced setback from the eastern side boundary abuts the side setback area of the existing single detached dwelling on adjoining Lot 27 (No. 59) Bourke Street. Given this fact it is contended that proposed Unit 1 will not have any adverse impacts on any</i></p>

Issue/Design Element:	Lot Boundary Setback
	<i>major openings to habitable rooms or any outdoor living areas associated with the existing dwellings on Lot 27.</i>
	<p>10. <i>That portion of Unit 2 comprising a reduced setback from the western side boundary abuts the side setback area and driveway area of the existing single detached dwelling on adjoining Lot 24 (No. 65) Bourke Street. As such it is contended that proposed Unit 2 will not have any adverse impacts on any major openings to habitable rooms or any outdoor living area associated with the existing dwelling on Lot 24.</i></p> <p><i>Having regards for the above it is contended that those portions of Units 1 & 2 proposing a reduced setback from the side boundaries satisfy the 'design principles criteria' of Element 5.1.3 of the R-Codes and may therefore be approved by the City.</i></p>
Officer technical comment:	<p>The proposed development is considered to comply with the design principles due to the following: The ground floor and first floor sections of wall are all articulated with a reduction in bulk to the boundaries where possible. Highlight and obscure windows are provided to habitable spaces facing the adjoining properties, to ensure visual privacy is maintained.</p>
	<p>The proposed buildings are setback from the boundary adjacent to the adjoining properties outdoor living areas. This is to ensure adequate daylight, direct sun and ventilation for the buildings and the open space associated with them is maintained, further limiting any detrimental impact on these adjoining properties.</p> <p>On the above basis, the variations are supported.</p>

Issue/Design Element:	Outdoor Living Areas
Requirement:	R-Codes Clause 5.3.1
Applicants Proposal:	Units 1 and 2 located within the street setback area.
Performance Criteria:	<p>P1.1 Outdoor living areas which provide spaces:</p> <ul style="list-style-type: none"> • capable of use in conjunction with a habitable room of the dwelling; • open to winter sun and ventilation; and • optimise use of the northern aspect of the site. <p>P1.2 Balconies or equivalent outdoor living areas capable of use in conjunction with a habitable room of each dwelling, and if possible, open to winter sun.</p>
Applicant justification summary:	<p><i>"The application proposed the location of the courtyards pertaining to Units 1 & 2 located forward of the front setback line in lieu of being located behind the front setback line as required by the 'deemed-to-comply requirements' of the R-Codes.</i></p> <p><i>In determining the suitability of the abovementioned variation in the context of the relevant 'design principles criteria' contained at Element 5.3.1 of the R-Codes, the followings justifications are provided for the City's</i></p>

Issue/Design Element:	Outdoor Living Areas
	<i>consideration:</i>
	<ol style="list-style-type: none"> 1. <i>The outdoor living areas provided for Units 1 & 2 meet the 'deemed-to-comply requirements' of Element 5.3.1 C1.1 ('Outdoor living areas') of the R-Codes (i.e. minimum area of 20m²).</i> 2. <i>The outdoor living areas pertaining to Units 1 & 2 have been designed to be used in conjunction with a habitable room (i.e. 'Master Bedroom'), providing a functional/usable entertaining area for the future occupants of each dwelling.</i> 3. <i>The outdoor living area provided for Units 1 & 2 are considered functional and adaptable and has unrestricted access to the northern (winter) sun.</i> 4. <i>Units 1 & 2 have been provided with a drying court area separate to the outdoor living area. The separation of these areas improves the amenity and functionality of Units 1 & 2 and minimises potential constraints to the use of the dedicated outdoor living areas.</i> 5. <i>The location of the outdoor living areas pertaining to Units 1 & 2 within the front setback area will improve visual surveillance of the Bourke Street streetscape.</i>
	<p>6. <i>The proposed location of the outdoor living areas for Units 1 & 2 forward of the street setback line is considered to be consistent with other similar developments approved by the City in the immediate locality.</i></p> <p><i>Having regards for the above it is considered that the proposed outdoor living areas pertaining to Units 1 & 2 satisfy the 'design principles criteria' of Element 5.3.1 of the R-Codes and may therefore be approved by the City".</i></p>
Officer technical comment:	<p>The proposed development is considered to comply with the above design principles.</p> <p>It is considered that whilst the outdoor living area is provided within the front setback, it is directly accessible from a habitable room. The area is also large enough to be functional and usable. In addition, the outdoor living area for Units 1 & 2 will have access to northern sun, with the overhang of the balcony providing shade in summer.</p> <p>The location of this outdoor living area will also provide greater surveillance on Bourke Street than what is already present.</p> <p>On the above basis, the variation is supported.</p>

Issue/Design Element:	Parking
Requirement:	R-Codes Clause 5.3.3
Applicants Proposal:	No visitor car parking provided.
Performance Criteria:	<p>P3.1 Adequate car parking is to be provided on-site in accordance with projected need related to:</p> <ul style="list-style-type: none"> • the type, number and size of dwellings; • the availability of on-street and other off-street parking; and • the proximity of the proposed development to

Issue/Design Element:	Parking
	public transport and other facilities.
	<p>P3.2 Consideration may be given to a reduction in the minimum number of on-site car parking spaces for grouped and multiple dwellings provided:</p> <ul style="list-style-type: none"> • available street parking in the vicinity is controlled by the local government; and • the decision-maker is of the opinion that a sufficient equivalent number of on-street spaces are available near the development. <p>P3.3 Some or all of the required car parking spaces located off-site, provided that these spaces will meet the following:</p> <ol style="list-style-type: none"> i. the off-site car parking area is sufficiently close to the development and convenient for use by residents and/or visitors; ii. any increase in the number of dwellings or possible plot ratio being matched by a corresponding increase in the aggregate number of car parking spaces; iii. permanent legal right of access being established for all users and occupiers of dwellings for which the respective car parking space is to be provided; and
	<ol style="list-style-type: none"> iv. where off-site car parking is shared with other uses, the total aggregate parking requirement for all such uses, as required by the R-Codes and the scheme being provided. The number of required spaces may only be reduced by up to 15 per cent where the non-residential parking occurs substantially between 9am and 5 pm on weekdays.
Applicant justification summary:	<p><i>"1. The Bourke Street road reserve comprises sufficient on-site car parking bays to facilitate any potential overflow or demand for parking generated by the proposed new development.</i></p> <p><i>2. Lots 26 & 25 are located within close proximity (i.e. within 200 metres) of major bus routes along Loftus Street and Oxford Street and within 1 kilometre of the Leederville train station, which provide the future occupants of the new development with an alternative modes of transport.</i></p> <p><i>3. The proposed new development on Lots 26 & 25 contain sufficient car parking bays to provide for the needs of the future occupants.</i></p> <p><i>4. Lots 26 & 25 are located within 250 metres of a major bus route. Given this fact, the car parking requirements for the proposed new development can be calculated using 'Location A' within the table illustrated under Element 5.3.3 C3.1 of the R-Codes. As such, the proposed new development only requires one (1) car parking bay per dwelling. The plans prepared in support of the application indicate the provision of two (2) on-site car parking bays per dwelling. Therefore the proposed new development contains ample on-site car parking.</i></p> <p><i>Having regard for the above it is contended that the proposed new grouped dwelling development on Lots 26</i></p>

Issue/Design Element:	Parking
	<i>& 25 satisfy the 'design principles criteria' of Element 5.3.3 of the R-Codes and may therefore be approved by the City".</i>
Officer technical comment:	<p>The proposed development is considered to comply with the above design principles.</p> <p>The requirement for a visitor parking bay within this grouped dwelling development is not considered appropriate or necessary given the close proximity of public transport opportunities along Oxford Street and Loftus Street. Furthermore, the applicant is only required to provide one car parking bay per dwelling therefore complying with the deemed-to-comply requirements for 'Location A' under the R-Codes. As such, this over provision of parking can be utilised if and when there are visitors to one of the dwellings, limiting the need to use the on-street car parking bays available to adjoining dwellings. Given that the proposal is for separate residential dwellings, it is not anticipated that the development will generate any more traffic than any other residential properties along Bourke Street.</p> <p>On the above basis, the variation is supported.</p>

Issue/Design Element:	Visual Privacy
Requirement:	R-Codes Clause 5.4.1
Applicants Proposal:	<p>Unit 1: Front balcony: 2.5 m in lieu of 7.5m</p> <p>Unit 2: Front balcony: 2.5 metre in lieu of 7.5 metres</p> <p>Unit 3 and 4: Balconies directly overlooking each other.</p>
Performance Criteria:	<p>P1.1 Minimal direct overlooking of active habitable spaces and outdoor living areas of adjacent dwellings achieved through:</p> <ul style="list-style-type: none"> • building layout and location; • design of major openings; • landscape screening of outdoor active habitable spaces; and/or • location of screening devices. <p>P1.2 Maximum visual privacy to side and rear boundaries through measures such as:</p> <ul style="list-style-type: none"> • offsetting the location of ground and first floor windows so that viewing is oblique rather than direct; • building to the boundary where appropriate; • setting back the first floor from the side boundary; • providing higher or opaque and fixed windows; and/or • screen devices (including landscaping, fencing, obscure glazing, timber screens, external blinds, window hoods and shutters).

Issue/Design Element:	Visual Privacy
Applicant justification summary:	<p>“1. The proposed new development has been designed with a variable setback along its Bourke Street frontage to help provide an interesting and articulated front facades for Units 1 & 2.</p> <p>2. The proposed new development has been designed to make a positive contribution to the local streetscape and an ‘active frontage’ to Bourke Street.</p> <p>3. The proposed new development will not have an adverse impact on the Bourke Street streetscape in terms of its overall bulk and scale and is generally consistent with other similar residential developments approved by the City in the immediate locality, which comprise a nil upper floor setback from the ground floor.</p> <p>4. The proposed variation to the upper floor setback from the ground floor will not have any adverse impacts on the amenity of any adjoining properties along Bourke Street.</p> <p>5. The variation to the upper floor front setback for the proposed new development will not have an adverse impact on any major openings to habitable rooms or any outdoor living areas associated with any dwellings on the adjoining properties.</p>
	<p>6. The proposed variations to the upper floor setback will significantly improve current levels of passive surveillance over Bourke Street.</p> <p>7. Sufficient space is available within the front setback area on the ground floor to accommodate gardens and landscaping, all of which will be designed and constructed to ensure that the development is visually attractive and makes a positive contribution to the local streetscape.</p> <p>8. The proposed new development meets the ‘deemed-to-comply requirements’ of Element 5.4.2 C2.1 (‘Solar access for adjoining sites’) of the R-Codes.</p> <p>9. The proposed development makes effective use of all available space and provides for the creation of adequate internal and external living areas which will benefit all future occupants.</p> <p>10. The average minimum and front setbacks of the proposed new development meet the ‘deemed-to-comply requirements’ of Element 5.1.2 C2.1 (‘Street setback’) of the R-Codes.</p> <p>11. The verge area abutting the land’s Bourke Street frontage comprises a width of approximately four (4) metres which provides an increase setback between Units 1 & 3 and the road pavement, therefore minimising the impact of the proposed development of the local streetscape.</p> <p>12. In addition to the above point, the verge area abutting Lot 25 comprises a large mature verge tree which is to be retained and will provide screening of the proposed new development from the street.</p> <p>13. The proposed new development meets the ‘deemed-to-comply requirements’ of Element 5.4.1 C.1.1 (‘Visual Privacy’) of the R-Codes.</p>

Issue/Design Element:	Visual Privacy
	<i>Having regard for all of the above it is contended that the proposed variations to the upper floor setback for the new grouped dwelling development on Lots 26 & 25 satisfy the 'design solution' of PC 5 of the City's Local Planning Policy No. 3.2.1 and may therefore be supported and approved by the City".</i>
Officer technical comment:	<p>The proposed development is considered to comply with the above design principles due to the following.</p> <ul style="list-style-type: none"> • The proposed overlooking from the Unit 1 and 2 balconies falls within the front setback of the adjoining properties. • The proposed overlooking from the Unit 3 and 4 balconies is within the internal common area of the development, and will not have an undue affect on any other adjoining residential property.

CONSULTATION/ADVERTISING:

Required by legislation:	No	Required by City of Vincent Policy:	Yes
Comments Period:	19 February 2014 to 5 March 2014		
Comments Received:	Two (2) objections, two (2) general concerns and one (1) support was received.		

Summary of Comments Received:	Officers Technical Comment:
<p>Issue: Size</p> <ul style="list-style-type: none"> • <i>"The size of this development on such a small site is going to result in a significant change to the current streetscape".</i> • <i>"The increased boundary wall height impacts immediate neighbours and I am concerned this will set a precedent on the street".</i> • <i>"Garages on this plan are dominating in the front facade and not in keeping with open fronts on other properties on the street. The view from my property will be garage doors and this impacts on the character of the street".</i> • <i>"We are concerned by the nature of this lot division which is squeezing large buildings onto very small lots. This will impact the surrounding streets and residents".</i> 	<p>Not supported. The streetscape along Bourke Street is not uniform. As such, the proposed two-storey developments are unlikely to have a negative impact on the existing character and amenity. Furthermore, the site area per dwelling is compliant with the R40 site requirements under the R-Codes.</p> <p>Not supported. Amended plans submitted indicate a reduction in the boundary wall height and is now compliant with the requirements of the R-Codes 2013.</p> <p>Not supported. The applicant has submitted amended plans with the garages relocated within the middle of the development.</p> <p>Not supported. The development complies with the relevant R-Codes requirements.</p>
<p>Issue: Setback</p> <ul style="list-style-type: none"> • <i>"The reduced setback of the current proposal limits the availability of gardens at the front of properties. The proposed setbacks will dramatically change the current streetscape in a negative way.</i> 	<p>Not supported. Amended plans were submitted to the City to comply with the front setback requirements. The amended plans include the outdoor living areas for Unit 1 and 2 which will provide gardens that are</p>

Summary of Comments Received:	Officers Technical Comment:
<p><i>The balconies set so far forward are likely to result in noise issues for neighbours”.</i></p>	<p>landscaped and well maintained. The proposal for the balcony to overhang the ground floor will also increase passive surveillance on the street.</p>
<ul style="list-style-type: none"> • <i>“The reduced setback will result in imposing buildings with overlooking for neighbours”.</i> • <i>“The outdoor space available to the properties is limited and likely to lead to increased use of front balconies. This use will result in noise issues for our property where our bedrooms are located at the front of the property”.</i> • <i>“Existing Western concrete retaining wall may not be adequate currently and should be carefully managed during construction otherwise the Northern fence of my property may be affected”.</i> 	<p>Not supported. Amended plans reflect the current average front setback of the adjoining properties.</p> <p>Not supported. Amended plans received provide outdoor living areas which are compliant with the requirements of the R-Codes. In addition, balconies are capable of use in conjunction with a habitable room of each dwelling.</p> <p>Noted. Any issues associated with structural integrity are the applicant’s responsibility.</p>
<p>Issue: Parking</p> <ul style="list-style-type: none"> • <i>“Parking on Bourke Street is already limited due to the recent traffic calming installations. The increased density of the proposal which includes a total of 12 bedrooms with only 8 parking bays is likely to increase the number of residents parking on the street and also visitors”.</i> • <i>“The increased number of dwellings on this site will also result in an increase in the number of vehicles coming and going from this property resulting in increased disturbances to neighbours”.</i> 	<p>Not supported. The proposal incorporates sufficient parking for each development. The R-Codes 2013 permit that only one car bay be provided for each dwelling. The proposal includes two car bays for each development, therefore providing above what is required. A condition has been also been included regarding the restriction in the issuing of street parking permits for the development site.</p> <p>Not supported. The proposal is compliant with the lot area and site area requirements of the R-Codes 2013. As noted above, the car parking provided sufficiently caters for the developments.</p>

Note: Submissions are considered and assessed by issue rather than by individual submitter for clarity.

Design Advisory Committee:

Referred to Design Advisory Committee: No

Heritage Assessment Comments:

The proposed development application involves the demolition of the existing property at No. 61 Bourke Street, Leederville. The subject property is not listed on the City’s Municipal Heritage Inventory (MHI) or the MHI Review List.

A preliminary heritage assessment indicates that the place has little aesthetic, historic, scientific or social heritage significance and the place is not rare and does not represent any aspect of cultural heritage of the City of Vincent that may be endangered. In accordance with the City’s Policy No. 7.6.2 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.

LEGAL/POLICY:

City of Vincent Town Planning Scheme No. 1 and associated Policies.

RISK MANAGEMENT IMPLICATIONS:

Should the Council refuse the application for development approval, the applicant may have the right to have the decision reviewed in accordance with Part 14 of the *Planning and Development Act*.

STRATEGIC IMPLICATIONS:

The City's Strategic Plan 2013-2017 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 IMPLICATIONS:

The City's Strategic Plan 2013-2017 states:

"Encourage the incorporation of sustainable design principles and features in existing and new development within the City as standard practice".

The following tables outline the applicable sustainability issues for this proposal:

ENVIRONMENTAL	
Issue	Comment
The design of the dwellings allow for adequate light and ventilation, with all the dwellings provided with good cross ventilation.	

SOCIAL	
Issue	Comment
The proposal provides for an increase in housing diversity and provides housing for smaller households within the City, which are anticipated to increase in the near future.	

ECONOMIC	
Issue	Comment
The construction of the building will provide short term employment opportunities.	

FINANCIAL/BUDGET IMPLICATIONS:

Nil.

COMMENTS & CONCLUSION:

It is considered that the development of a four (4) two-storey grouped dwellings along this section of Bourke Street is appropriate given the existing developments located within the Leederville area vicinity. The design of two-storey grouped dwellings provides for opportunities for housing choice in the area which is in close proximity to public transport along Oxford Street and Loftus Street. The proposal is considered to be in keeping with the existing and future desired streetscape of the locality.

On the above basis, the proposed construction of four (4) two-storey grouped dwellings is supportable in this instance, subject to relevant conditions and advice notes.

9.1.6 LATE ITEM: No. 609 - 623 (Lots 5, 6, 7 and 151; D/P; 2324) Beaufort Street, Mount Lawley – Proposed Change of Use from Shops and Eating House to Shops, Eating Houses, Fast Food Outlet and Small Bar (Unlisted Use)

Ward:	South	Date:	4 April 2014
Precinct:	Mount Lawley Centre; P11	File Ref:	PRO02419; 5.2013.436.1
Attachments:	001 – Property Information Report and Development Application Plans 002 – Applicant’s Submission 003 – Beaufort Precinct Place Manager: Supporting Comments 004 – Beaufort Street Road Treatment Map 005 – Further Information supplied by Applicant		
Tabled Items:	Nil		
Reporting Officers:	D Bothwell, Planning Officer (Statutory) T Elliott, Planning Officer		
Responsible Officer:	P Mrdja, Acting Director Planning 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 Taylor Robinson Architects on behalf of the owner Maria Michela Rose Scolaro for proposed Change of Use from Shops and Eating House to Shops, Eating Houses, Fast Food Outlet Small Bar (Unlisted Use) at No. 609 (Lot 6 D/P: 2324) and Nos. 619-623 (Lot 5 D/P: 2324 & Lot 151 D/P: 2324) Beaufort Street, Mount Lawley, and as shown on amended plans stamp-dated 25 November 2013, subject to the following conditions:

1. **Building**

1.1 the windows, doors and adjacent floor area facing Beaufort Street shall maintain an active and interactive frontage to this street with clear glazing provided;

2. **Operating Hours**

2.1 the hours of operation of the Small Bar in accordance with the City’s Policy 7.5.7 in relation to Licensed Premises, shall be limited to:

DAY	HOURS OF OPERATION
Monday to Saturday	7:00am to midnight
Sunday	7:00am to 10:00pm

2.2 the supply and consumption of alcohol is restricted by those times listed in the *Liquor Control Act 1988*;

3. **Use of the Premises**

3.1 The maximum patronage for the Small Bar shall be One Hundred and Twenty (120) persons;

3.2 Packaged liquor is not to be sold at the premises; and

3.3 Any proposed increase to the number of patrons of the proposed Small Bar or the use of the Eating House Tenancy will require a further development application;

4. Any proposed alfresco dining is not part of this application and is subject to further application to the City by the applicant;

5. **PRIOR TO THE SUBMISSION OF A BUILDING PERMIT, the following shall be submitted to and approved by the City;**
- 5.1 **Refuse Management Plan**
- A Refuse and Recycling Management Plan shall be submitted and approved by the City. The Plan shall include details of refuse bin location, number of rubbish and recycling receptacles, vehicle access and manoeuvring.
- Revised plans and details shall be submitted demonstrating a bin compound being provided in accordance with the City's Health Services Specifications;
- 5.2 **Acoustic Report**
- An Acoustic Report in accordance with the City's Policy No. 7.5.21 relating to Sound Attenuation shall be prepared and submitted. 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; and
- 5.3 **Amalgamation**
- Lots 7, 6 & 5 151 shall be amalgamated into one lot on Certificate of Title; OR alternatively, prior to the submission of a Building Permit 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 Permit. All costs associated with this condition shall be borne by the applicant/owner(s). Amalgamation of the lots is not required if it can be demonstrated that the proposed development complies with the relevant requirements of the National Construction Code Series;
6. **PRIOR TO THE FIRST OCCUPATION OF THE DEVELOPMENT, the following shall be submitted to and approved by the City:**
- 6.1 **Management Plan**
- A detailed management plan that addresses the control of noise, anti-social behaviour, traffic, car parking, disposal of rubbish and its collection and litter associated with the development and any other appropriate matters shall be submitted to and approved by the City prior to the first occupation of the development, and thereafter implemented and maintained;
- 6.2 **Transport Statement**
- A Transport statement in accordance with the WAPC Transport Guidelines 2006 to be provided; and
- 6.3 **Bicycle Parking Facilities**
- Ten (10) Class one or two and Nineteen (19) Class three bicycles facilities shall be provided at a location convenient to the entrances and within the approved development. Details of the design and layout of bicycle parking facilities shall be submitted to and approved by the City prior to the installation of such facility;

6.4 Public Interest Assessment

In accordance with Section 38 of the *Liquor Control Act 1988*, applicants are required to submit a Public Interest Assessment with their application for a liquor license. To allow the Local Government and the community to gain an understanding of the impact of the licensed premises, the applicant is required to submit a copy of their Public Interest Assessment with their Development Application. In addition to the matters considered under the Public Interest Assessment, the applicant is required to consider the following matter:

6.4.1 Distribution and mix of land uses, including residential, shops, eating houses, community facilities, public open spaces and other licensed premises, within 400 metres of the premises.

7. WITHIN TWENTY-EIGHT (28) DAYS OF THE ISSUE DATE OF THIS 'APPROVAL TO COMMENCE DEVELOPMENT', the owner(s) or the applicant on behalf of the owner(s) shall comply with the following requirements:

7.1 Percent for Public Art

The owner(s), or the applicant on behalf of the owner(s), shall comply with the City of Vincent Percent for Public Art Policy No. 7.5.13 and the Percent for Public Art Guidelines for Developers, including:

7.1.1 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 \$10,000 (Option 2), for the equivalent value of one per cent (1%) of the estimated total cost of the development \$1,000,000;

7.2 in conjunction with the above chosen option;

7.2.1 Option 1

Prior to the submission of a Building Permit for the development, obtain approval for the Public Art Project and associated Artist; and

prior to the submission of an Occupancy Permit, install the approved public art project, and thereafter maintain the art work;
OR

7.2.2 Option 2

Prior to the submission of a Building Permit 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; and

7.3 Cash-in-lieu

7.3.1 pay a cash-in-lieu contribution of \$141,700 for the equivalent value of 28.34 car parking spaces, based on the cost of \$5,000 per bay as set out in the City's 2013/2014 Budget; OR

7.3.2 lodge an appropriate assurance bond/bank guarantee of a value of \$141,700 to the satisfaction of the City. This assurance bond/bank guarantee will only be released in the following circumstances:

7.3.2.1 to the City at the date of issue of the Building Permit for the development, or first occupation of the development, whichever occurs first; or

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

7.3.2.3 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

8. The development is to comply with all Building, Health, Engineering and Parks Services conditions and requirements to the satisfaction of the City's Chief Executive Officer.

ADVICE NOTES:

1. No verge trees shall be removed. The verge trees shall be retained and protected from any damage including unauthorised pruning;
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 Beaufort Street; and
3. 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 Permit application, being submitted to and approved by the City prior to the erection of the signage.

Moved Cr Topelberg, Seconded Cr Buckels

That the recommendation be adopted.

Debate ensued.

AMENDMENT

Moved Cr Topelberg, Seconded Cr McDonald

"That Clause 7 be amended to read as follows:

7.3 Cash-in-lieu

7.3.1 pay a cash-in-lieu contribution of ~~\$141,700~~ **\$100,000** for the equivalent value of ~~28.34~~ car parking spaces, based on the cost of ~~\$5,000~~ per bay as set out in the City's 2013/2014 Budget ~~at a discount of 30%~~; OR

7.3.2 lodge an appropriate assurance bond/bank guarantee of a value of ~~\$141,700~~ **\$100,000** to the satisfaction of the City. This assurance bond/bank guarantee will only be released in the following circumstances:

7.3.2.1 to the City at the date of issue of the Building Permit for the development, or first occupation of the development, whichever occurs first; or

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

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

7.3.3 The Council is to receive a further report detailing the proposed transport related infrastructure and program expenditure of the cash-in-lieu funds prior to the commencement of the development;

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”

Debate ensued.

PROCEDURAL MOTION

Moved Cr Harley, Seconded Cr Peart

That the item be DEFERRED for further consideration.

PROCEDURAL MOTION PUT AND LOST (3-4)

For: Cr Cole, Cr Harley and Cr Peart

Against: Presiding Member Mayor Carey, Cr Buckels, Cr Topelberg and Cr McDonald

(Cr Pintabona was on approved leave of absence.)

(Cr Wilcox was an apology for the Meeting.)

Debate ensued.

AMENDMENT PUT AND CARRIED (4-3)

For: Presiding Member Mayor Carey, Cr Cole, Cr McDonald and Cr Topelberg

Against: Cr Buckels, Cr Harley and Cr Peart

(Cr Pintabona was on approved leave of absence.)

(Cr Wilcox was an apology for the Meeting.)

Debate ensued.

MOTION AS AMENDED PUT AND CARRIED (5-2)

For: Presiding Member Mayor Carey, Cr Buckels, Cr Cole, Cr McDonald and Cr Topelberg

Against: Cr Harley and Cr Peart

(Cr Pintabona was on approved leave of absence.)

(Cr Wilcox was an apology for the Meeting.)

COUNCIL DECISION ITEM 9.1.6

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 Taylor Robinson Architects on behalf of the owner Maria Michela Rose Scolaro for proposed Change of Use from Shops and Eating House to Shops, Eating Houses, Fast Food Outlet Small Bar (Unlisted Use) at No. 609 (Lot 6 D/P: 2324) and Nos. 619-623 (Lot 5 D/P: 2324 & Lot 151 D/P: 2324) Beaufort Street, Mount Lawley, and as shown on amended plans stamp-dated 25 November 2013, subject to the following conditions:

1. **Building**

1.1 the windows, doors and adjacent floor area facing Beaufort Street shall maintain an active and interactive frontage to this street with clear glazing provided;

2. **Operating Hours**

2.1 the hours of operation of the Small Bar in accordance with the City's Policy 7.5.7 in relation to Licensed Premises, shall be limited to:

DAY	HOURS OF OPERATION
Monday to Saturday	7:00am to midnight
Sunday	7:00am to 10:00pm

2.2 the supply and consumption of alcohol is restricted by those times listed in the *Liquor Control Act 1988*;

3. **Use of the Premises**

3.1 The maximum patronage for the Small Bar shall be One Hundred and Twenty (120) persons;

3.2 Packaged liquor is not to be sold at the premises; and

3.3 Any proposed increase to the number of patrons of the proposed Small Bar or the use of the Eating House Tenancy will require a further development application;

4. Any proposed alfresco dining is not part of this application and is subject to further application to the City by the applicant;

5. PRIOR TO THE SUBMISSION OF A BUILDING PERMIT, the following shall be submitted to and approved by the City;

5.1 **Refuse Management Plan**

A Refuse and Recycling Management Plan shall be submitted and approved by the City. The Plan shall include details of refuse bin location, number of rubbish and recycling receptacles, vehicle access and manoeuvring.

Revised plans and details shall be submitted demonstrating a bin compound being provided in accordance with the City's Health Services Specifications;

5.2 Acoustic Report

An Acoustic Report in accordance with the City's Policy No. 7.5.21 relating to Sound Attenuation shall be prepared and submitted. 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; and

5.3 Amalgamation

Lots 7, 6 & 5 151 shall be amalgamated into one lot on Certificate of Title; OR alternatively, prior to the submission of a Building Permit 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 Permit. All costs associated with this condition shall be borne by the applicant/owner(s). Amalgamation of the lots is not required if it can be demonstrated that the proposed development complies with the relevant requirements of the National Construction Code Series;

6. PRIOR TO THE FIRST OCCUPATION OF THE DEVELOPMENT, the following shall be submitted to and approved by the City:

6.1 Management Plan

A detailed management plan that addresses the control of noise, anti-social behaviour, traffic, car parking, disposal of rubbish and its collection and litter associated with the development and any other appropriate matters shall be submitted to and approved by the City prior to the first occupation of the development, and thereafter implemented and maintained;

6.2 Transport Statement

A Transport statement in accordance with the WAPC Transport Guidelines 2006 to be provided; and

6.3 Bicycle Parking Facilities

Ten (10) Class one or two and Nineteen (19) Class three bicycles facilities shall be provided at a location convenient to the entrances and within the approved development. Details of the design and layout of bicycle parking facilities shall be submitted to and approved by the City prior to the installation of such facility;

6.4 Public Interest Assessment

In accordance with Section 38 of the *Liquor Control Act 1988*, applicants are required to submit a Public Interest Assessment with their application for a liquor license. To allow the Local Government and the community to gain an understanding of the impact of the licensed premises, the applicant is required to submit a copy of their Public Interest Assessment with their Development Application. In addition to the matters considered under the Public Interest Assessment, the applicant is required to consider the following matter:

6.4.1 Distribution and mix of land uses, including residential, shops, eating houses, community facilities, public open spaces and other licensed premises, within 400 metres of the premises.

7. **WITHIN TWENTY-EIGHT (28) DAYS OF THE ISSUE DATE OF THIS 'APPROVAL TO COMMENCE DEVELOPMENT', the owner(s) or the applicant on behalf of the owner(s) shall comply with the following requirements:**

7.1 Percent for Public Art

The owner(s), or the applicant on behalf of the owner(s), shall comply with the City of Vincent Percent for Public Art Policy No. 7.5.13 and the Percent for Public Art Guidelines for Developers, including:

7.1.1 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 \$10,000 (Option 2), for the equivalent value of one per cent (1%) of the estimated total cost of the development \$1,000,000;

- 7.2 in conjunction with the above chosen option;

7.2.1 Option 1

Prior to the submission of a Building Permit for the development, obtain approval for the Public Art Project and associated Artist; and

prior to the submission of an Occupancy Permit, install the approved public art project, and thereafter maintain the art work;
OR

7.2.2 Option 2

Prior to the submission of a Building Permit 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; and

7.3 Cash-in-lieu

7.3.1 pay a cash-in-lieu contribution of \$100,000; OR

7.3.2 lodge an appropriate assurance bond/bank guarantee of a value of \$100,000 to the satisfaction of the City. This assurance bond/bank guarantee will only be released in the following circumstances:

7.3.2.1 to the City at the date of issue of the Building Permit for the development, or first occupation of the development, whichever occurs first; or

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

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

7.3.3 The Council is to receive a further report detailing the proposed transport related infrastructure and program expenditure of the cash-in-lieu funds prior to the commencement of the development;

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

8. The development is to comply with all Building, Health, Engineering and Parks Services conditions and requirements to the satisfaction of the City's Chief Executive Officer.

ADVICE NOTES:

1. No verge trees shall be removed. The verge trees shall be retained and protected from any damage including unauthorised pruning;
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 Beaufort Street; and
3. 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 Permit application, being submitted to and approved by the City prior to the erection of the signage.

PURPOSE OF REPORT:

The application is referred to Council as the proposal is one of significance to the community and includes a small bar ("SA") use. Furthermore the City's Officers have investigated options for the utilisation of the cash in-lieu for car parking contribution.

Recent History:

Date	Comment
29 December 2008	The City under Delegated Authority from Council approved an application for change of use from shop to shop and eating house and associated alterations and additions at No. 609 Beaufort Street, Mount Lawley.

DETAILS:

The application will include three (3) shops, three (3) eating houses, one (1) takeaway food outlet and one (1) small bar. The proposed works include but are not limited to the following:

- Inclusion of a new open air laneway connecting from Beaufort Street to the rear car park;
- The provision of trees throughout the laneway as well as pockets of landscaped areas throughout the site;
- Improved retail areas with additional accessible frontages more usable retail space;
- The retention of some old artworks and incorporation of new artwork within and over these as well as new artwork and sculpture inspired by the City's adjacent public art; and
- Inclusion of new continuous awning along Beaufort Street.

Landowner:	Maria Michela Rose Scolaro
Applicant:	Taylor Robinson Architects
Zoning:	District Centre
Existing Land Use:	Shop & Educational Establishment
Use Class:	Shops, Eating Houses, Take Away Food Outlet and Small Bar (Unlisted Use)
Use Classification:	"P", "P", "AA" & "SA"
Lot Area:	1,536 square metres
Right of Way:	Not Applicable

ASSESSMENT:

Town Planning Scheme/R Codes/Residential Design Element's Initial Assessment

Design Element	Complies 'Acceptable Development' or TPS Clause	OR	'Performance Criteria' Assessment or TPS Discretionary Clause
Density/Plot Ratio	N/A		
Streetscape	N/A		
Roof Forms	N/A		
Front Fence	N/A		
Front Setback	N/A		
Building Setbacks	N/A		
Boundary Wall	N/A		
Building Height	N/A		
Building Storeys	N/A		
Open Space	N/A		
Bicycles	N/A		
Access & Parking			✓
Privacy	N/A		
Solar Access	N/A		
Site Works	N/A		
Essential Facilities	N/A		
Surveillance	N/A		
Economic Development	N/A		
Awnings	✓		

Town Planning Scheme/R Codes/Residential Design Element's Detailed Assessment

Car Parking

Applicant Proposal – Car Parking Bays	Proposed
<p>Car parking requirement (nearest whole number)</p> <ul style="list-style-type: none"> Eating House 1: 1 car bay per 5 persons – Public Floor Area = 210m² (210 persons) $210/5 = 42$ car bays Small Bar: 1 space per 5 persons – Public Floor Area = 111m² (/0.85) = 130.58m² (Small Bar limited to 120 persons) $120/5 = 24$ car bays Eating House 3: 1 space per 5 persons – Public Floor Area = 54m² $54/5 = 10.8$ – requires 11 car bays Shop 2: 1 car bay per 20m² Net Lettable Area = 31.5m² $31.5/20 = 1.575$ car bays Shop 3: 1 car bay per 20m² Gross Floor Area = 136.5m² $136.5/20 = 6.8$ car bays <p>Total = 85.175 or 85 car bays</p>	
<p>Adjustment factors</p> <ul style="list-style-type: none"> 0.80 (within 400 metres of a bus stop) 0.80 (within 200 metres of a car park with over 50 car bays) 0.90 (In a Town Centre) 	<p>0.576)</p> <p>48.96 car bays</p>
<ul style="list-style-type: none"> Shop 1: 1 bay per 20m² Net Lettable Area = 77m² $77/20 = 3.85$ – requires 4 car bays Eating House:2: car bay per 5 persons – Public Floor Area = 48m² (48 persons) $48/5 = 9.6$ car bays Eating House:4: 1 space per 5 persons – Public Floor Area = 24m² $24/5 = 4.8$ – requires 5 car bays <p>Total = 18.25 or 18 car bays</p>	
<p>Adjustment factors</p> <ul style="list-style-type: none"> 0.80 (within 400 metres of a bus stop) 0.80 (within 200 metres of a car park with over 50 car bays) 	(0.4608)

Applicant Proposal – Car Parking Bays	Proposed
<ul style="list-style-type: none"> 0.90 (In a Town Centre) 0.80 (The development proposes a small scale (less than 80 square metres NLA) 'active use') 	8.29 car bays
Total Number of Car Bays Required (after adjustment factors)	57.25 car bays
Minus the car parking provided on-site	Nil
Minus the previously approved on-site car parking shortfall	27.93 car bays
Resultant Shortfall	29.32 car bays (27.32 car bays + 4 Scooter Bays)

Bicycle Bays	
Bicycle bay requirement (nearest whole number) <ul style="list-style-type: none"> Eating House 2: 1 space per 20m² Public Floor Area (48m²) = 2 spaces Eating House 1: 1 space per 20m² Public Floor Area (210m²) = 11 spaces Shop 1: 1 space per 40m² Public Floor Area (77m²) = 2 spaces Small Bar: 1 space per 20 persons (120 persons) = 6 spaces Shop 2: 1 space per 40m² Public Floor Area(31.5m²) = 1 space Eating House 3: 1 space per 20m² Public Floor Area (54m²) = 3 spaces Eating House 4: 1 space per 20m² Public Floor Area (24m²) = 1 space Shop 3: 1 space per 40m² Public Floor Area (136.5m²) = 3 spaces Total = 29 spaces (ten (10) class 1 or 2 and nineteen (19) class 3)	29 car bays
Minus the bicycle bays provided on-site	14 spaces
Resultant Shortfall	15 Spaces

The above conveys a significant shortfall in car parking which based on a cost of \$5 000 per bay equates to \$141 700. As per clause 2.2 of the City's Policy No. 7.7.1 relating to Parking and Access, the Council may accept a payment of cash-in-lieu for car parking where it cannot be accommodated on-site.

Whilst staff are unable to waive any of the cash-in-lieu provision, the Council has discretion to consider all or part of the shortfall of on-site parking proposed for a development, where car parking cannot be provided and to enable otherwise desirable development. The Council is encouraged to consider the benefits of the proposal and reduce the amount required for cash-in-lieu, as a redevelopment of this nature is considered to be beneficial to the local area

The proposal is located in the District Centre, which is designed to be a conglomeration of active uses. However the current area has evolved to become a disconnected area with limited linkages from one use to the other. The retention of the existing structure with modification to increase connectivity and permeability of the structure, through the provision of an accessway from Beaufort Street to the Chelmsford/Ragland Road Car Park, is considered to conserve and enhance an existing amenity of the locality.

The statement of intent for the District Centre of the Mount Lawley Centre Precinct is as follows:

"This area is to be consolidated as a district shopping centre catering initially for residents and workers in the surrounding suburbs and for passing trade, but having a wider area of attraction in the evenings offering a variety of entertainment activities."

Generally only shops, restaurants or other interactive uses which offer interest and attraction from the footpath are to be permitted to front Beaufort Street...

The uses proposed satisfy the above statement as does the structural change of the site creating an open inviting space for residents in the locality and also passing trade.

The City's Place manager has identified four options for the utilization of the cash-in-lieu contribution as outlined in attachment 003 to this report. A feasible example which may be utilized by the Council is option one as follows:

"A bike maintenance workshop in the Barlee Street Car Park. This could include a coffee stall and act as a hub or central point for the fledgling bicycle culture. The workshop could be constructed as a pod, similar to those seen in the Perth Cultural Centre (see image below). This permanent workshop would also tie in well with the Bike Swap Meet (held on the 22 March 2014), which has the potential to become a more regular fixture in the Beaufort Street Annual Events Calendar.

Dismantle, a West Leederville based not-for profit community organization have advised that they could construct a small pod, clad with recycled timber and with a rooftop garden for an estimated \$20,000. When using the facility for courses the total space would occupy 3 car bays. Dismantle have also advised that there would be an additional cost of \$15,000 to deliver 15 bike related training course annually as well as being involved in bike related events in the Barlee Street Car Park (Bike Swap Meet). During other events the facility would be used for free bike parking as well as maintenance checks for the general public."

The options are further discussed in attachment 003. The proposed redevelopment and utilization of the cash-in-lieu contribution is considered to enhance the amenity for the occupiers of the development; the residents in the locality and promote creative adaption of the existing built structures and amenities of the area.

The rejuvenation of this area should not be restricted by the financial implication of a cash-in-lieu contribution therefore a portion of the contribution should be waived so as to not deter redevelopment of this kind of benefit.

A portion of the required cash-in-lieu can be waived to enable the development to proceed with the remaining contribution can be utilised for further benefits to the community including public transport infrastructure as outlined in the Place Mangers report.

As above the Council may waive part of the cash in lieu contribution as per clause 2.2.4 of the City's Policy No. 7.7.1 relating to Parking and Access. The City's Place Manager has investigated alternative options for the remaining cash in lieu contribution as conveyed in attachment 003. Option one of the Place Manager's proposal is a Bike Maintenance workshop to be located in the adjacent Barlee Street car park. This is considered the best outcome for the site as redevelopment and revitalization is proposed whilst the cash-in-lieu contributed is utilized for the benefit of the locality.

It is noted a condition can be included if Council wishes to waive a portion of the cash-in-lieu contribution.

CONSULTATION/ADVERTISING:

As the proposed development is located on Beaufort Street (Blue Road), it was referred to the Department of Planning for comment. The Department did not raise any objections to the application.

Required legislation:	by	No	Required by City of Vincent Policy:	Yes
Comments Period:	7 February 2014 to 27 February 2014			
Comments Received:	1 (one) support			

Summary of Comments Received:	Officers Technical Comment:
<p><u>Amenity</u></p> <p>Proposed amenity for the property is considered ideal to the Beaufort Street precinct.</p> <p>Proposed refurbishment of the Arcade and the addition of more food and beverage retailers is strongly supported by us and will add to the draw and amenity of the area.</p>	<p>Supported. The development is located in a District Centre with the proposed uses considered to be suitable to their locality.</p> <p>Supported. The proposed development is considered to contribute to the amenity of the area.</p>
<p><u>Car Parking</u></p> <p>Consider that the parking at the rear and adjacent to the premises to sufficiently cater for the proposed uses and will not detract from the area.</p>	<p>Noted. As there is no car parking provided on-site and due to the locations close proximity to major public transport links, the proposed parking shortfall is not considered to have an undue impact on the locality in terms of car parking.</p>

LEGAL/POLICY:

- Planning and Development Act 2005;
- City of Vincent Town Planning Scheme No. 1;
- Mount Lawley Centre Precinct Policy No. 7.1.11;
- Parking and Access Policy No. 7.7.1.
- Development Guidelines for Commercial and Mixed Use Developments Policy 7.5.12; and
- Sound Attenuation Policy No. 7.5.21

STRATEGIC IMPLICATIONS:

The City's Strategic Plan 2013-2017 states:

"Natural and Built Environment"

1.1 *Improve and maintain the natural and built environment and infrastructure.*

SUSTAINABILITY IMPLICATIONS:

The City's Strategic Plan 2013-2017 states:

"Encourage the incorporation of sustainable design principles and features in existing and new development within the City as standard practice."

The following tables outline the applicable sustainability issues for this proposal:

ENVIRONMENTAL
The adaptive re-use of this existing space has a lower environmental impact compared to the existing building.
SOCIAL
The development will act as a social meeting place location providing a variety of food and beverage for the immediate and surrounding public.
ECONOMIC
The development will provide increased employment opportunities

FINANCIAL/BUDGET IMPLICATIONS:

Nil.

Comments and Conclusion

The shortfall in car parking is supported in this instance due the locations close proximity to public transport links and public car parks such as Raglan Road, Chelmsford Road and Barlee Street Car Parks. The previous and proposed uses cover all of the subject properties with no scope for the provision of on-site car parking.

The provision of an open air laneway is considered to increase the amenity of the area creating a pedestrian friendly environment and providing a connection between Beaufort Street and the car park to the rear. The planting of trees in the laneway and the inclusion of a new continuous awning along Beaufort Street are considered to further increase pedestrian amenity for the development.

The mix of uses with an increased focus on the eating houses and the inclusion of a small bar are considered highly desirable, considering the existing uses on the Beaufort Street strip. It is noted that the recommended conditions proposed for the small bar are in accordance with the City's Policy No. 7.5.7 in relation to Licensed Premises.

Overall, the provision of cash-in-lieu at \$141,700 is considered to be significant considering the benefit provided by this development in terms of the diverse variety of uses proposed, the provision a public access way and the conservation of the existing building fabric. It is therefore recommended that Council consider an alternative approach to the way Cash-in-Lieu is in this instance, as outlined in the report and provided in attachment 003 of the Place Manager's Report.

9.1.2 Amendment No. 120 to Planning and Building Policies – New Policy No. 7.5.8 – ‘Temporary Viewing Platforms’

Ward:	Both Wards	Date:	31 March 2014
Precinct:	All Precincts	File Ref:	PLA0266
Attachments:	001 – Policy No. 7.5.8 – ‘Temporary Viewing Platforms’ 002 – Summary of Submissions		
Tabled Items:	Nil		
Reporting Officer:	M Tarca, Planning Officer (Strategic)		
Responsible Officer:	P Mrdja, Acting Director Planning Services		

CORRECTED OFFICER RECOMMENDATION:

That the Council;

1. **ADOPTS** the final amended version of Policy No. 7.5.8 relating to Temporary Viewing Platforms as shown in Appendix 9.1.2, subject to the following amendment;

1.1 Clause 2 be amended to read as follows:

~~“A Development Application for a temporary viewing platform will not~~
~~cannot be approved determined unless a Development Planning~~
~~Approval for its redevelopment exists for the subject site. A~~
~~Development Application for the redevelopment and the temporary~~
~~viewing tower can be submitted and determined concurrently.~~

~~In certain circumstances advertising will be required for 14 days where~~
~~it is considered that the temporary viewing platform will impact the~~
~~public amenity of the area or if it does not comply with the visual~~
~~privacy requirements of the R Codes. Public consultation will include~~
~~properties that are likely to be impacted by the proposed temporary~~
~~viewing platform in accordance with the provisions of the R Codes~~
~~relating to visual privacy.~~

Community consultation is required for 14 days and will include
properties where it is considered that the temporary viewing platform
will impact the public amenity of the area and those properties that are
impacted in accordance with the provisions of the R Codes relating to
visual privacy.

2. **AUTHORISES** the Acting Chief Executive Officer to advertise the final amended version of Policy No. 7.5.8 relating to Temporary Viewing Platforms in accordance with Clause 47(6) of the City of Vincent Town Planning Scheme No. 1.

Note: The above Officer Recommendation was corrected and distributed prior to the meeting. Changes are indicated by strike through and underline.

Moved Cr Peart, Seconded Cr Buckels

That the recommendation be adopted.

Debate ensued.

AMENDMENT

Moved Cr Peart, Seconded Cr Buckels

That Clause 1 be amended to read as follows:

“1. ADOPTS the final amended version of Policy No. 7.5.8 relating to Temporary Viewing Platforms as shown in Appendix 9.1.2, subject to the following amendments;

“1.1 The definition of *Temporary Viewing Platform* be amended as follows:

“Temporary viewing platform: means a removable structure that has been erected for a limited period of time, only at an approved location, for the sole purpose of demonstrating the prospective views of a new residential, mixed use or commercial development.”

1.2 Clause 2 be amended to read as follows:

“... A Development Application for a temporary viewing platform ~~will not~~ cannot be approved considered unless until there is a valid ~~Development Planning Approval for the its redevelopment exists for~~ of the subject site...”

1.3 Clause 3.4 be amended to read as follows:

“Temporary viewing platforms can be erected for a maximum of three months from the date of the issue of the building permit for the temporary viewing platform. Temporary viewing platforms must be taken down within 7 days following the completion of the sales period if this occurs before the three month period elapse. The applicant may apply for Planning Approval to extend the period of the Temporary Viewing Platform a further three months.”

Debate ensued.

Cr Harley departed the Chamber at 7.20pm.

Debate ensued.

Cr Harley returned to the Chamber at 7.21pm.

Debate ensued.

Cr Harley departed the Meeting at 7.25pm and did not return.

Debate ensued.

AMENDMENT PUT AND CARRIED UNANIMOUSLY (6-0)

(Cr Pintabona was on approved leave of absence.)
(Cr Wilcox was an apology for the Meeting.)
(Cr Harley had departed the Meeting.)

MOTION AS AMENDED PUT AND CARRIED UNANIMOUSLY (6-0)

(Cr Pintabona was on approved leave of absence.)
(Cr Wilcox was an apology for the Meeting.)
(Cr Harley had departed the Meeting.)

COUNCIL DECISION ITEM 9.1.2

That the Council;

1. **ADOPTS** the final amended version of Policy No. 7.5.8 relating to Temporary Viewing Platforms as shown in Appendix 9.1.2, subject to the following amendments;

- 1.1 **Clause 2** be amended to read as follows:

A Development Application for a temporary viewing platform cannot be considered until there is a valid Planning Approval for the redevelopment of the subject site;

Community consultation is required for 14 days and will include properties where it is considered that the temporary viewing platform will impact the public amenity of the area and those properties that are impacted in accordance with the provisions of the R Codes relating to visual privacy;

- 1.2 **The definition of *Temporary Viewing Platform*** be amended as follows:

“Temporary viewing platform: means a removable structure that has been erected for a limited period of time, only at an approved location, for the sole purpose of demonstrating the prospective views of a new residential, mixed use or commercial development;

- 1.3 **Clause 3.4** be amended to read as follows:

Temporary viewing platforms can be erected for a maximum of three months from the date of the issue of the building permit for the temporary viewing platform. Temporary viewing platforms must be taken down within 7 days following the completion of the sales period if this occurs before the three month period elapse. The applicant may apply for Planning Approval to extend the period of the Temporary Viewing Platform a further three months; and

2. **AUTHORISES** the Acting Chief Executive Officer to advertise the final amended version of Policy No. 7.5.8 relating to Temporary Viewing Platforms in accordance with Clause 47(6) of the City of Vincent Town Planning Scheme No. 1.

ADDITIONAL INFORMATION:

It is proposed that clause 2 of the policy be amended to further clarify that a temporary viewing tower can only be determined once a redevelopment is approved, however this can occur concurrently.

The second paragraph relating to community consultation has been amended to state that in all instances 14 day consultation is required.

PURPOSE OF REPORT:

The purpose of this report is to present to the Council the outcomes of the formal advertising period for the new Policy No. 7.5.8 relating to Temporary Viewing Platforms.

BACKGROUND:

As requested by the Council the following report for the new Policy relating to Temporary Viewing Platforms outlines the guidelines for developing temporary viewing platforms within the City. The City has received two Development Applications for temporary viewing platforms. The first Planning Application was withdrawn by the applicant, prior to the City determining the matter. The second application was for a Multiple Dwelling development with an associated temporary viewing platform at No. 65-67 Brewer Street, Perth, and was approved by the Council at its Ordinary Meeting held on 17 December 2013. In this same agenda item, the Council also resolved the following:

“2. *AUTHORISES the Chief Executive Officer to develop a Local Planning Policy that provides requirements and standards for temporary viewing platforms.*”

The City has seen an influx of applications for multiple dwellings and as such more applications for temporary viewing platforms are expected.

As this is a relatively new method of promoting development there are limited examples to benchmark this Policy against.

History:

Date	Comment
11 February 2014	The Council at its Ordinary Meeting initiated Amendment No. 118 to consider a new Policy No. 7.5.8 relating to Temporary Viewing Platforms.
25 February 2014	The advertising period for Amendment No. 120 commenced
26 March 2014	The advertising period for Amendment No. 120 concluded.

Previous Reports to Council:

This matter was previously reported to the Council on 11 February 2014.

The Minutes of Item 9.1.7 from the Ordinary Meeting of Council held on 11 February 2014 relating to this report is available on the City’s website at the following link: http://www.vincent.wa.gov.au/Your_Council/Agenda_Minutes.

DETAILS:

The Council at its Ordinary Meeting held on 11 February 2014 initiated Amendment No. 120 to consider a new Policy No. 7.5.8 relating to Temporary Viewing Platforms. The subject of Amendment No. 120 includes a series of development provisions which provide consistent guidelines for the establishment of Temporary Viewing Platforms.

This policy will provide guidance on the development and management of temporary viewing platforms. To ensure that consistent guidelines are established for the consideration of applications for temporary viewing platforms.

As a result of the community consultation, Policy No. 7.5.8 has not been amended.

CONSULTATION/ADVERTISING:

Required by legislation:	No	Required by City of Vincent Policy:	Yes
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The amended Policy was advertised in accordance with Clause 47 of the City of Vincent Town Planning Scheme No. 1.

Consultation Period: 28 days, 25 February 2014 to 26 March 2014.

Consultation Type: Four adverts in local paper, notice on the City’s website, copies displayed at City of Vincent Administration and Civic Building and Library and Local History Centre, letters to Western Australian Planning Commission, and other appropriate government agencies as determined by the City of Vincent.

A total of six (6) submissions were received during the four week consultation period as follows:

Authority and Organisation Submissions

Position	Number Received	Percentage
Support	-	-
Object	-	-
Not Stated	5	100%
Total	5	100%

Community Submissions

Position	Number Received	Percentage
Support	1	100%
Object	-	-
Not Stated	-	-
Total	1	100%

Total Submissions Received

Position	Number Received	Percentage
Support	1	17%
Object	-	-
Not Stated	5	83%
Total	6	100%

Summary of Comments Received

Issue	Comment
<p>Sites with Indigenous Significance There are sites in the City of Vincent with Indigenous significance. Depends on where the Temporary Viewing Platforms are constructed. Prior to commencing works on TVPs it is advised that developers familiarise themselves with State's Cultural Heritage Due Diligence Guidelines.</p>	Noted
<p>Primary Regional Roads No part of the structure is to extend onto Primary Regional Road Reserves; they should be contained entirely within the lot.</p>	Noted. A TVP will be contained wholly within a lot.
<p>Power Lines Would appreciate kept informed on developments due to existence of overhead powerlines. If the minimum safe working distances are breached, a Request to Work in the Vicinity of Powerlines form must be submitted.</p>	<p>Noted, as per the policy, applicants are required to consult with Western Power prior to the construction of the TVP to ensure any precautions need to be made.</p> <p>Western Power will deem the constructions level of safety, thus if required, requiring them to submit a Request to Work in the Vicinity of Powerlines form.</p>
<p>General Support Commends the City on this initiative as it assists builders and landowners. It gives residents an opportunity to see how the amenity of their property and surrounding areas are affected.</p>	Noted.

A summary of the submissions received is outlined in Appendix 002.

LEGAL/POLICY:

- City of Vincent Town Planning Scheme No. 1 and associated Policies.
- City of Vincent Policy No. 4.1.5 Community Consultation
- Town Planning Regulations 1967; and

RISK MANAGEMENT IMPLICATIONS:

Low: The City already has the ability to consider temporary viewing platforms under the provisions of the Town Planning Scheme No. 1, however this Policy will provide a clearer framework and ensure that applications are considered consistently.

STRATEGIC IMPLICATIONS:

In keeping with the City's *Strategic Community Plan 2011-2021* Objectives 1.1.1:

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

SUSTAINABILITY IMPLICATIONS:

The Policy Amendment has no direct sustainability implications relating to the City's Sustainable Environment Strategy 2013-2018.

The following tables outline the applicable sustainability issues for this Policy:

ENVIRONMENTAL
Nil

SOCIAL
This Policy will provide a clear framework for considering applications for temporary viewing platforms which will give greater certainty to the community when these applications are considered.

ECONOMIC
This Policy will provide a clear framework for developers and ensure that the process for preparing an application for temporary viewing platforms is more efficient.

FINANCIAL/BUDGET IMPLICATIONS:

Expenditure for this matter will be incurred under the following budgeted item:

Town Planning Scheme Amendments and Policies

Budget Amount: \$73,000
Spent to Date: \$16,055
Balance: \$56,945

COMMENTS & CONCLUSION:

This Policy will provide a clear and consistent framework for considering applications for temporary viewing platforms. This will provide more certainty for the developer and the community.

In light of the above, it is recommended that the Council adopt the Officer Recommendation.

9.1.3 Amendment No. 121 to Planning and Policy Policies – Policy No. 7.5.23 relating to Construction Management Plans

Ward:	Both Wards	Date:	31 March 2014
Precinct:	All Precincts	File Ref:	PLA0268
Attachments:	001 – Policy No. 7.5.23 relating to Construction Management Plans		
Tabled Items:	Nil		
Reporting Officer:	M Tarca, Planning Officer (Strategic)		
Responsible Officer:	P Mrdja, Acting Director Planning Services		

OFFICER RECOMMENDATION:

That the Council;

1. **AUTHORISES** the Acting Chief Executive Officer to advertise the proposed amendments to Policy No. 7.5.23 relating to Construction Management Plans, as shown in Appendix 9.1.3, for public comment, in accordance with Clause 47 of the City of Vincent Town Planning Scheme No. 1 and the City's Policy No. 4.1.5 relating to Community Consultation subject to the following amendments; and

1.1 Paragraph two of clause 1.3 of the policy be maintained.

2. **After the expiry period for submissions:**

2.1 **REVIEWS** the Draft Policy No. 7.5.23 relating to Construction Management Plans having regard to any submissions received; and

2.2 **DETERMINES** the Draft Policy No. 7.5.23 relating to Construction Management Plans having regard to any submissions with or without amendments, to or not to proceed with the draft Policy.

Note: The above Officer Recommendation was corrected and distributed prior to the meeting. Changes are indicated by strike through and underline.

COUNCIL DECISION ITEM 9.1.3

Moved Cr Cole, Seconded Cr Buckels

That the recommendation be adopted.

Debate ensued.

MOTION PUT AND CARRIED UNANIMOUSLY (6-0)

(Cr Pintabona was on approved leave of absence.)

(Cr Wilcox was an apology for the Meeting.)

(Cr Harley had departed the Meeting.)

PURPOSE OF REPORT:

The purpose of this report is for the Council to endorse the proposed amendments to Policy No. 7.5.23 relating to Construction Management Plans for consultation.

BACKGROUND:

The City of Vincent has seen an influx of applications for demolition, excavation and retention of structures and it is considered that the current Policy is believed to be lacking direction and guidance for demolition applications. It is recommended that the existing Policy No. 7.5.23 be amended to provide a more detailed framework on when dilapidation reports are required. As a result, the amended Policy will assist the applicant in providing information which the City requires.

DETAILS:

In response to an increased number of demolition applications the following amendments have been made to the existing Policy No. 7.5.23 relating to Construction Management Plans:

Sheet Piling Methods

The City's Building Department Officers have advised that there is a need to update the current stance on sheet piling methods. The current policy lacks any recommendations for this method of demolition, even though a recommendation is mentioned on Page 6 of the Application Form for Construction Management Plans. It was stated by the Building Officers that the Policy needs to recognise issues associated with sheet piling. In light of the above, the following Clause 1.4 should be inserted into the Policy:

"Clause 1.4 The City does not encourage the use of Sheet Piling for developments. However, Development Applications submitted to the City which propose sheet piling methods, a dilapidation report or vibration monitoring is required to be completed by applicant, prior to the issue of a Building Permit."

Dilapidation Reports

The City's Building Officers have advised that the current policy exhibited some faults in expressing when these reports are required to be submitted to the Council. It has been evident that there needs to be more clarification and direction as to when the reports are required to be submitted. In light of this, the following Clause 1.5 should be inserted into the Policy:

"Clause 1.5 Dilapidation Reports are required to be submitted to the City where proposed demolition is seen to have a likely adverse impact on surrounding structures. These reports are required for:

- a) *The level of risk to the surrounding area as determined by the City Officers;*
- b) *A radius of affected property applies for dilapidation reports subject to the level of risk determined by the City Officers, for example demolition deemed:
 - i. *Low risk, a 50 metre radius applies,*
 - ii. *Medium risk, a 100 metre radius applies,*
 - iii. *High risk, a 150 metre radius applies**
- c) *Demolition of high risk includes:
 - i. *Heritage listed places; or*
 - ii. *Multiple storey dwellings; or*
 - iii. *Demolition of Parapet Walls (method statement is also required)"**

Removal of Paragraph

It is recommended that the second paragraph of Clause 1.3 be deleted from the Policy. The reason for this amendment is due to the fact that the City is unable to provide Construction Management Plans under Section 131 of the *Building Act 2011*. Information may be applied for in accordance with the *Freedom of Information Act*.

Textual Amendments

Additional amendments to the Policy were recommended to be made in terms of the wording used in the Policy. It has been updated as per amended definitions stated in the *Building Act 2011*.

CONSULTATION/ADVERTISING:

Required by legislation:	No	Required by City of Vincent Policy:	Yes
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The amended Policy will be advertised in accordance with Clause 47 of the City of Vincent Town Planning Scheme No. 1.

Consultation Period: Four consecutive weeks

Consultation Type: Four adverts in local paper, notice on the City's website, copies displayed at City of Vincent Administration and Civic Building and Library and Local History Centre, letters to the Western Australian Planning Commission, Precinct Groups and other appropriate government agencies as determined by the City of Vincent.

LEGAL/POLICY:

The following legal/policy documents are relevant to this report:

- City of Vincent Town Planning Scheme No. 1 and associated Policies;
- City of Vincent Policy No 4.1.5 Community Consultation;
- *Town Planning Regulations 1967*; and
- *Building Act 2011*.

RISK MANAGEMENT IMPLICATIONS:

Low: The City already has the ability to consider construction management plans under the provisions of the Town Planning Scheme No. 1; however this Policy will provide a clearer framework and ensure that dilapidation reports are considered consistently.

STRATEGIC IMPLICATIONS:

The City's Strategic Plan 2013-2017 states:

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

SUSTAINABILITY IMPLICATIONS:

The Policy Amendment has no direct sustainability implications relating to the City's Sustainable Environment Strategy 2013-2017.

The following tables outline the applicable sustainability issues for this Policy:

ENVIRONMENTAL
Nil.

SOCIAL
This Policy gives greater certainty to the community on being notified when demolition work may be undertaken in surrounding areas which affect their property to any extent.

ECONOMIC
This Policy will provide a clear framework for developers and ensure that the process for preparing a dilapidation report is more efficient.

FINANCIAL/BUDGET IMPLICATIONS:

Expenditure for this matter will be incurred under the following budgeted item:

'Town Planning Scheme Amendment and Policies'

Budget Amount:	\$73,000
Spent to Date:	<u>\$12,206</u>
Balance:	\$60,794

COMMENTS & CONCLUSION:

This Policy will provide a clear and consistent framework for detailing when dilapidation reports are required to be submitted to the City for demolition work. This will provide more certainty for the developer and the community.

In light of the above, it is recommended that the Council adopt the Officer Recommendation.

9.1.5 No. 130A (Lot: 1 Str: 49517) Joel Terrace, Mount Lawley – Proposed Two-Storey Grouped Dwelling to Existing Single House

Ward:	South	Date:	31 March 2014
Precinct:	Banks; P15	File Ref:	PRO6134; 5.2013.314.1
Attachments:	001 – Property Information Report and Development Application Plans 002 – Applicants Justification 003 – Certificate of Title 004 – Swan River Trust letter dated 17 September 2013		
Tabled Items:	Nil		
Reporting Officer:	A Groom, Planning Officer (Statutory)		
Responsible Officer:	P Mrdja, Acting Director Planning Services		

OFFICER RECOMMENDATION:

That the Council in accordance with the provisions of the City of Vincent Town Planning Scheme No. 1, **APPROVES** the application submitted by Vision 5 Group on behalf of the owners O Gilbert and S C Tan, for Proposed Two-Storey Grouped Dwelling to Existing Single House at No. 130A (Lot: 1 Str: 49517) Joel Terrace, Mount Lawley as shown on the plans stamp dated 29 January 2014, subject to the following conditions:

1. The owners of the subject land shall finish and maintain the surface of the boundary (parapet) walls facing Nos. 130, 132 and 132A Joel Terrace, in a good and clean condition. The finish of the walls is to be fully rendered or face brickwork;
2. **PRIOR TO THE SUBMISSION OF A BUILDING PERMIT APPLICATION**, the following shall be submitted to and approved by the City:
 - 2.1 **Privacy Screening**
 The ground floor balcony at any point within the cone of vision less than 6 metres from a neighbouring boundary, shall be screened to the requirements of the Residential Design Codes November 2013; and
3. The development is to comply with all Building, Health, Engineering and Parks Services conditions and requirements to the satisfaction of the City.

Swan River Trust Conditions:

4. Stormwater drainage shall be contained on site, or connected to the local government stormwater drainage system;
5. The development shall be connected to the reticulated sewerage system prior to occupation;
6. No equipment, building materials, soil, fill, rubbish or any deleterious matter shall be placed on the Parks and Recreation reservation or allowed to enter the river as a result of the development;
7. All fill and landscaping materials brought onto the site, shall be certified clean (as defined by the Department of Environment and Conservation's Landfill Waste Classification and Waste Definitions 1996), uncontaminated, and free from rubble, weeds and disease;
8. The selected building materials and colour scheme for the privacy screening visible from the river and adjoining reserves, shall be constructed predominantly of low reflective materials and finished in natural colours and hues, which are characteristic of the locality, and harmonise with the river environment to the satisfaction of the City of Vincent;
9. Any fence constructed along the boundary with the Parks and Recreation reserve shall be open view with a maximum height of 1.8 metres;

10. The applicant shall ensure that no damage to the foreshore, riverbank, or waterway (including infrastructure and vegetation) occurs as a result of the works. Should any inadvertent damage occur, the applicant is required to notify the Swan River Trust within 48 hours; and
11. Upon completion of the works all waste materials (including building materials, rubbish and any other deleterious matter) shall be removed from the site.

ADVICE NOTES:

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. With regard to condition 1 above, the owners of the subject land shall obtain the consent of the owners of relevant adjoining properties before entering those properties in order to make good the boundary wall;
3. Privacy screening as required by condition 2 is to be to a minimum of 1.6 metres above finished floor level and permanent in nature, which does not include self adhesive material. The screening may be horizontal or vertical (where appropriate), and top hinged windows may be openable no greater than 20 degrees. Alternatively if any major opening(s) are amended to no longer be considered a major opening as defined in the Residential Design Codes November 2013, screening is not required;
4. Any new street/front wall, fence and gate within the Joel Terrace setback areas and Parks and Recreation reserve, including along the side boundaries within these street setback areas, shall comply with the City's Policy provisions relating to Street Walls and Fences; and the Swan River Trust requirements;
5. No street verge tree(s) shall be removed. The street verge tree(s) is to be retained and protected from any damage including unauthorised pruning. The applicant is advised that it is an offence under the *Swan and Canning Rivers Management Regulations 2007* to destroy, pull up, cut back or injure any tree, shrub, aquatic plant or other perennial plant that is in the land within the Swan River Trust Development Control Area (Swan River Trust);
6. The applicant is encouraged to plant locally native species within their property which will assist to sustain local biodiversity and reduce fertiliser and water requirements (Swan River Trust); and
7. The applicant is advised that during the works no vehicular access is permitted on the Parks and Recreation reserve without prior approval of the manager of the reserve (Swan River Trust).

COUNCIL DECISION ITEM 9.1.5

Moved Cr Peart, Seconded Cr Buckels

That the recommendation be adopted.

Debate ensued.

MOTION PUT AND CARRIED UNANIMOUSLY (6-0)

(Cr Pintabona was on approved leave of absence.)

(Cr Wilcox was an apology for the Meeting.)

(Cr Harley had departed the Meeting.)

ADDITIONAL INFORMATION:

The additional table has been provided to address the street surveillance as this table was inadvertently not included in the original report.

Issue/Design Element:	Street Surveillance
Requirement:	Residential Design Codes Clause 5.2.3 C3.2 At least one major opening from a habitable room of the dwelling faces the street and the pedestrian or vehicular approach to the dwelling.
Applicants Proposal:	No habitable room fronting the street.
Design Principles:	Residential Design Clause 5.2.3 P3 Buildings designed to provided for surveillance (actual or perceived) between individual dwellings and the street and between common areas and the street, which minimise opportunities for concealment and entrapment.
Applicants Justification	No justification provided.
Officer Technical Comment	The topography of the site in combination with the restrictive height covenant poses constraints in providing a habitable room that fronts the street. The design of the building provides a clearly definable entry point with a large walkway which opens up to the kitchen and living area. These habitable spaces although not at the front of the dwelling, provide a line of vision onto the street resulting in a degree of passive surveillance.

PURPOSE OF REPORT:

This proposal requires referral to the Council given the number of objections (6) received during the community consultation process.

BACKGROUND:

Nil.

DETAILS:

Landowner:	G Ong & S C Tan
Applicant:	Vision 5 Group
Zoning:	Metropolitan Region Scheme: Urban Town Planning Scheme No. 1 (TPS 1): Residential R60
Existing Land Use:	Vacant Land
Use Class:	Grouped dwelling (no common area)
Use Classification:	"P"
Lot Area:	351 square metres
Right of Way:	N/A

ASSESSMENT:

Town Planning Scheme/R Codes/Residential Design Element's Initial Assessment

Design Element	Deemed to Comply or TPS Clause	OR	Design Principles or TPS Discretion Clause
Density	N/A		
Streetscape	✓		
Front Fence	N/A		
Roof forms			✓
Front Setback	✓		
Lot Boundary Setbacks			✓
Boundary Wall/ Retaining walls			✓
Building Height	✓		
Building Storeys	✓		
Carports and Garages			✓
Garage width			✓
Open Space	✓		
Bicycles	N/A		
Access & Parking	✓		
Privacy			✓
Solar Access	✓		
Site Works	✓		
Essential Facilities	✓		
Surveillance	✓		<u>✓</u>

Note: The above Officer Recommendation was corrected and distributed prior to the meeting. Changes are indicated by strike through and underline.

Town Planning Scheme/R Codes/Residential Design Element's Detailed Assessment

Issue/Design Element:	Roof Forms
Requirement:	Residential Design Elements BDADC 3 The use of roof pitches between 30 degrees and 45 degrees (inclusive) being encouraged.
Applicants Proposal:	Flat roof.
Design Principles:	Residential Design Elements BDPC 3 The roof of a building is to be designed so that: <ul style="list-style-type: none"> • It does not unduly increase the bulk of the building; • In areas with recognised streetscape value it complements the existing streetscape character and the elements that contribute to this character; and • It does not cause undue overshadowing of adjacent properties and open space.
Applicants Justification	No justification provided.
Officer Technical Comment	The concealed roof is a common feature of contemporary style roof design which is emerging in the area. The proposed development is located along a private driveway accessed from Joel Terrace; as such the design of the dwelling reflects the scale and character of the immediate adjacent properties. In addition, the combination of a two storey flat roofed building allows view corridors to be maintained among adjoining dwellings and landscape elements to be visible from waterways.

Issue/Design Element:	Lot Boundary Setback/Retaining Walls
Requirement:	<p>Residential Design Codes Clause 5.3.8 C8.1 and 5.1.3 Retaining walls 0.5 metres on the boundary and greater in height are required to be set back from lot boundaries in accordance with the setback provisions of Table 1.</p> <p><u>Boundary walls:</u> In areas coded R30 and higher, walls not higher than 3.5m with an average of 3m for two-thirds the length of the balance of the lot boundary behind the front setback, to one side boundary only.</p> <p>Residential Codes Clause 5.1.3 <u>Ground floor:</u> Southern wall: 1.5 metre Northern wall: 1.5 metre</p> <p><u>Upper floor:</u> Southern wall: 2.5 metre Northern wall: 2.5 metre</p>
Applicants Proposal:	<p>Proposed retaining wall greater than 0.5m in height and located on the lot boundary, therefore classified a boundary wall.</p> <p><u>Boundary walls + Retaining walls:</u> Retaining walls – North and South North – 1.4m to 2.6m in height above the NGL - 19.3 in length South – 0.6m to 2.6m in height above the NGL - 12.5m in length</p>
	<p>Boundary walls on ground floor – North and South North – 5.2m to 5.8m in height including retaining above the NGL – 9.1m in length South -4.2m to 4.7m in height including retaining above the NGL – 2.4m length</p> <p><u>Ground floor:</u> Southern wall: Nil Northern wall: Nil</p> <p><u>Upper floor:</u> Southern wall: Nil to 1.6 metre Northern wall: Nil to 1.5 metre</p>
Performance Criteria:	<p>Residential Design Codes Clause 5.3.8 P8 and 5.1.3 Retaining walls that result in land which can be effectively used for the benefit of residents and do not detrimentally affect adjoining properties and are designed, engineered and landscaped having due regard to clauses 5.3.7 and 5.4.1.</p> <p>Residential Codes Clause 5.1.3 Buildings set back from lot boundaries so as to:</p>

Issue/Design Element:	Lot Boundary Setback/Retaining Walls
	<ul style="list-style-type: none"> • Reduce impacts of building bulk on adjoining properties;
	<ul style="list-style-type: none"> • Provide adequate direct sun and ventilation to the building and open spaces on the site and adjoining properties; and • Minimise the extent of overlooking and resultant loss of privacy on adjoining properties.
Applicant justification summary:	<p><i>“Retaining wall for undercroft proposed...to allow the construction of undercroft level that will contribute more habitable area to the house and more useable outdoor space”.</i></p> <p><i>“Ground floor both northern and southern sides proposed with boundary walls to maximise the utility of the space inside the house and outdoor area such as drying court. Also, it aims to control direct access from external ground floor level to undercroft level or vice versa for security reasons”.</i></p>
Officer technical comment:	<p>As the proposed retaining walls are greater than 0.5m (proposed North – 1.4m to 2.6 in height above the NGL and South – 0.6m to 2.6m in height above the NGL) they are required to be assessed in accordance with Table 1, which further stipulates that R60 sites are to be in accordance with Clause 5.1.3 Lot boundary setbacks. As such, in accordance with 5.1.3 the proposed variations are considered minimal and will not result in overlooking or inadequate sun or ventilation to the adjoining properties. The site has a substantial slope where the level at the top of Joel Terrace starts at 8.31 to 3.57 (at the rear of the lot). The proposal for two boundary walls and associated retaining walls will permit the use of the site more effectively. The orientation and layout of the development considers the living environment for the adjoining landowners in terms of overshadowing and visual intrusiveness. As such, the dwelling is designed to be located predominately on the northern lot boundary. In addition, the extent of the northern wall is located adjacent to the dwelling at No. 132 Joel Terrace, therefore not having any major impact on the availability of sun and ventilation into that property and its associated outdoor living areas. The proposed boundary wall on the southern side ground floor is not considered substantial in length (2.4 metres) and will be located adjacent an existing boundary wall at No. 130 Joel Terrace, thereby limiting any undue impacts to the adjoining landowner. There is also a restrictive height covenant of 13.12 metres affecting the subject site. The retaining wall will provide the required foundation for the undercroft, whilst allowing for a second storey that won't exceed the ridge height limit of 13.12 metres.</p>

Issue/Design Element:	Setback of Carports and Garages
Requirement:	Residential Design Elements Policy SPC8 Garages and carports are not to visually dominate the site or the streetscape.
Applicants Proposal:	Garage proposed in line with porch, 1.5 metre in front of main entry.
Performance Criteria:	Residential Design Elements Policy SADC8 Where vehicular access to car parking, carports and garages are permitted to be from a street (primary or secondary), the following requirements are to be met: <ul style="list-style-type: none"> Garages are to be setback a minimum of 500 millimetres behind line of the front main building line of the dwelling (not open verandah, porch, portico and the like).
Applicant justification summary:	<i>“Garage setback proposed...in front of main building line to maximise the usage of the lot at the meantime to fulfil the requirements or restrictions for the setback, the height limits and the conditions of the terrain. As the ground floor level is lower than the street level, by emphasising the design and colour for the porch and upper floor facade, the garage will not visually dominate the site or the streetscape”.</i>
Officer technical comment:	The location of the garage in front of the main building line is due to complications and restrictions associated with the landform specifically the width and slope of the site. As noted before, the property is accessed via a private road off Joel Terrace. As such, the building alignment is reflective of the prevailing pattern associated with the immediate adjoining properties. The design accentuates the existing character of the area and reflects the modern trends of development, with the dwelling positioned to address the foreshore reserve. In addition the adjoining property at No. 130 Joel Terrace is also designed with the garage in front of the main building line.

Issue/Design Element:	Garage Width
Requirement:	Residential Codes Clause 5.2.2 Visual connectivity between the dwelling and the streetscape should be maintained and the effect of the garage door on the streetscape should be minimised whereby the streetscape is not dominated by garage doors.
Applicants Proposal:	Garage door proposed 4.6m wide with a 45% frontage. Garage structure proposed 6.1m wide with a 61% frontage.
Performance Criteria:	Residential Codes Clause 5.2.2 Where a garage is proposed located in front or within 1m of the building, a garage door and its supporting structures (or a garage wall where a garage is aligned parallel to the street) facing the primary street is not to occupy more than 50 per cent of the frontage at the setback line as viewed from the street. This may be increased to 60 per cent where an upper floor or balcony extends for the full width of the garage and the entrance to the dwelling is clearly visible from the primary street.
Applicant justification summary:	Nil.

Issue/Design Element:	Garage Width
Officer technical comment:	The lot frontage of the site is 10.85 metres. Clause 20 (4) (g) (iii) states that: <i>"in the residential area east of Joel Terrace a minimum of two parking spaces must be provided for each dwelling with at least one provided under cover"</i> . Due to this requirement and the restrictions of lot size, the proposed garage width is as minimal as possible whilst promoting the most efficient use of the site. In addition, the garage width and design is reflective of the adjoining property at No. 130 Joel Terrace, which focuses its design around direct viewing of the foreshore reserve and associated public space.

Issue/Design Element:	Visual Privacy
Requirement:	Residential Design Codes Clause 5.4.1 C1.1 Ground floor Balcony – 6 metres – Cone of Vision Privacy Setback
Applicants Proposal:	Ground floor Balcony – 2m north setback - 2m southern setback
Design Principles:	Residential Design Codes Clause 5.4.1 P1.1 P1.1 Minimal direct overlooking of active habitable spaces and outdoor living areas of adjacent dwellings achieved through: <ul style="list-style-type: none"> • building layout and location; • design of major openings; • landscape screening of outdoor active habitable spaces; and/or • location of screening devices.
	P1.2 Maximum visual privacy to side and rear boundaries through measures such as: <ul style="list-style-type: none"> • offsetting the location of ground and first floor windows so that viewing is oblique rather than direct; • building to the boundary where appropriate; • setting back the first floor from the side boundary;
	<ul style="list-style-type: none"> • providing higher or opaque and fixed windows; and/or • screen devices (including landscaping, fencing, obscure glazing, timber screens, external blinds, window hoods and shutters).
Applicants Justification	No justification provided.
Officer Technical Comment	The proposed development does not comply with the requirements of the Residential Design Codes 2013. <ul style="list-style-type: none"> • Screening would be required on any opening that has views within the 6m cone of vision, in the event of planning approval therefore making this compliant.

CONSULTATION/ADVERTISING:

Required by legislation:	No	Required by City of Vincent Policy:	Yes
Comments Period:	31 October 2013 to 14 November 2013.		
Comments Received:	Six (6) objections.		
External Referrals:	The proposal was referred to the Swan River Trust on 13 August 2013 for comment. The Swan River Trust had responded with no objection to the proposal on 17 September 2013 subject to conditions (attached).		

Summary of Comments Received:	Officers Technical Comment:
<p>Issue: Restrictive Covenant – height restriction of 13.12 metres.</p> <p><i>“The lot has a restrictive covenant on the height. The second floor is significantly higher than allowed on the Certificate of Title”.</i></p>	<p>Noted. Following the community consultation process, the applicant was required to provide a full copy of the Certificate of Title. The Certificate of Title confirmed a restrictive height limit covenant affecting the subject site. The applicant was therefore required to provide amended plans to comply with this covenant. Amended plans were received on 29 January 2014, reducing the overall ridge height to 12.583 metres.</p>
<p>Issue: Street Setback</p> <p><i>“This appears to be well forward of both neighbours and will not maintain the streetscape character”.</i></p>	<p>Not supported. Joel Terrace is characterised by non-uniform lot shapes and varying home placement on these lots. As such, new development should follow the curve of the front property line to determine the required front setback.</p> <p>Due to the irregular nature of the lots, the proposed development will be partially in front of the property at No. 130 Joel Terrace by 3.3 metres and partially behind No. 132 Joel Terrace by 2 metres, in an attempt to maintain the existing staggered street setback.</p>
<p>Issue: Boundary wall</p> <p><i>“Its height, a combination of retaining wall and garage wall far exceeds and compromises design principles. It contributes to an overbearing bulk of the whole building, impacts on ventilation and wind turbulence, impacts on amenities and impacts of value of our properties”.</i></p>	<p>Not supported. Due to the slope of the site ranging from 8.31 (at Joel Terrace) to 3.57 (at the rear), substantial retaining is required to ensure that the site can be used effectively. The combined retaining wall and garage wall stretches for a length of 7.6 metres. This wall is proposed directly adjacent to the existing property at No. 132 Joel Terrace. This wall has no major openings that would be detrimentally impacted by the proposed boundary wall. In addition, No. 132 Joel Terrace is setback approximately 2 metres from the boundary further reducing the impact.</p>
<p>Issue: Setback of Garage</p> <p><i>“Does not comply with the streetscape”.</i></p>	<p>Not supported. The proposed setback of the garage will have little impact on the current streetscape. The property at No. 130 Joel Terrace was approved on 21 January 2009. The design of this property is sufficiently reflected in this proposed design.</p>

Note: Submissions are considered and assessed by issue rather than by individual submitter for clarity.

Design Advisory Committee:

Referred to Design Advisory Committee: No

LEGAL/POLICY:

City of Vincent Town Planning Scheme No.1 and associated Policies.

RISK MANAGEMENT IMPLICATIONS:

Should the Council refuse the application for development approval, the applicant may have the right to have the decision reviewed in accordance with Part 14 of the *Planning and Development Act*.

STRATEGIC IMPLICATIONS:

The City's Strategic Plan 2013-2017 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 IMPLICATIONS:

The City's Strategic Plan 2013-2017 states:

"Encourage the incorporation of sustainable design principles and features in existing and new development within the City as standard practice".

The following tables outline the applicable sustainability issues for this proposal:

ENVIRONMENTAL	
Issue	Comment
The design of the dwelling allows for adequate natural light and cross ventilation.	

SOCIAL	
Issue	Comment
The proposal will contribute to the variety of housing available in the City.	

ECONOMIC	
Issue	Comment
The construction of the building will provide short term employment opportunities.	

FINANCIAL/BUDGET IMPLICATIONS:

Nil.

COMMENTS & CONCLUSION:

It is considered that the development of a two-storey dwelling along this section of Joel Terrace is appropriate given the existing developments located in the immediate vicinity, which also consist of two storey dwelling types.

In addition, the applicant has provided amended plans to alleviate concern regarding the levels on the site. These amendments are considered to improve the proposal and alleviate concerns of adjoining property owners.

On the above basis, the proposed construction of a two-storey dwelling is supportable in this instance, subject to the relevant conditions which have been applied to the approval.

9.2.2 Proposed Peak Period Bus Lanes in Beaufort Street between Bulwer and Walcott Streets, Perth, Highgate and Mount Lawley

Ward:	South	Date:	31 March 2014
Precinct:	Mount Lawley Centre (11), Forrest (14)	File Ref:	TES0067, TES0178
Attachments:	001 – Plan No. 3135-LM-01 002 – Examples of ‘Street Print’ intersection treatments 003 – PTA Public Forum Report		
Tabled Items:	Nil.		
Reporting Officer:	C Wilson, Manager Asset and Design Services		
Responsible Officer:	R Lotznicker, Director Technical Services		

OFFICER RECOMMENDATION:

That the Council;

1. **NOTES** that the Public Transport Authority (PTA) has;
 - 1.1 requested that ‘red asphalt’ peak period bus lanes be implemented in Beaufort Street, between Bulwer and Walcott Streets;
 - 1.2 undertaken community consultation regarding peak period bus lanes in Beaufort Street (refer attachment 9.2.2A); and
 - 1.3 funding available for the ‘red asphalt’ peak period bus lanes including for ‘Street Print’ entry statements in Beaufort Street (refer attachment 9.2.2B);
2. **APPROVES IN PRINCIPLE** the construction of ‘red asphalt’ peak period bus lanes in Beaufort Street, between Bulwer and Walcott Streets, as shown on attached Plan No. 3135-LM-01, subject to;
 - 2.1 the works being fully funded by the PTA;
 - 2.2. Main Roads WA agreeing to amend the City’s existing Metropolitan Regional Road Grant funded Beaufort Street Road Rehabilitation project to start at Bulwer Street in lieu of Broome Street (to Walcott Street) as outlined in the report.
 - 2.3 the existing clearway times on Beaufort Street between Newcastle and Walcott Streets, currently 7:00am to 9:00am and 4:15pm to 6:00pm Monday to Friday, being amended to between ‘6:30am to 9:00am’ (southbound) and ‘4:00pm to 6:30pm’ (northbound) Monday to Friday to be consistent with the adjoining Local Governments;
 - 2.4 the Beaufort Street Enhancement Working Group selecting a ‘Street Print’ entry statement design for installation in Beaufort Street at/near the intersections of Walcott Street and St Albans Avenue;
3. **ADVISES** the PTA of its decision; and
4. **RECEIVES** a further report on the matter once the recommended actions in clause 2 have been determined.

Moved Cr Cole, Seconded Cr Topelberg

That the recommendation be adopted.

Debate ensued.

AMENDMENT 1

Moved Cr Topelberg, Seconded Cr Buckels

“That Clause 2.3 be amended to read as follows:

- 2.3 the existing clearway times on Beaufort Street between Newcastle and Walcott Streets, currently 7:00am to 9:00am and 4:15pm to 6:00pm Monday to Friday, being amended to between ‘6:30am to 9:00am’ (southbound) and ‘4:00pm to ~~6.00pm~~ ~~6:30pm~~’ (northbound) Monday to Friday to be consistent with the adjoining Local Governments;

Debate ensued.

AMENDMENT 1 PUT AND CARRIED UNANIMOUSLY (6-0)

(Cr Pintabona was on approved leave of absence.)

(Cr Wilcox was an apology for the Meeting.)

(Cr Harley had departed the Meeting.)

AMENDMENT 2

Moved Cr Topelberg, Seconded Cr Buckels

“That Clause 2.4 and 2.1 be amended to read as follows:

- ~~2.42.1~~ the ~~Beaufort Street Enhancement Working Group~~ selecting the implementation of a ‘Street Print’ entry statement design for installation in Beaufort Street at/near the intersections of Walcott Street and St Albans Avenue;

- ~~2.42.4~~ the works being fully funded by the PTA;

Debate ensued.

AMENDMENT 2 PUT AND CARRIED UNANIMOUSLY (6-0)

(Cr Pintabona was on approved leave of absence.)

(Cr Wilcox was an apology for the Meeting.)

(Cr Harley had departed the Meeting.)

MOTION AS AMENDED PUT AND CARRIED UNANIMOUSLY (6-0)

(Cr Pintabona was on approved leave of absence.)

(Cr Wilcox was an apology for the Meeting.)

(Cr Harley had departed the Meeting.)

COUNCIL DECISION ITEM 9.2.2

That the Council;

1. **NOTES that the Public Transport Authority (PTA) has;**
 - 1.1 requested that ‘red asphalt’ peak period bus lanes be implemented in Beaufort Street, between Bulwer and Walcott Streets;
 - 1.2 undertaken community consultation regarding peak period bus lanes in Beaufort Street (refer attachment 9.2.2A); and
 - 1.3 funding available for the ‘red asphalt’ peak period bus lanes including for ‘Street Print’ entry statements in Beaufort Street (refer attachment 9.2.2B);

2. **APPROVES IN PRINCIPLE the construction of 'red asphalt' peak period bus lanes in Beaufort Street, between Bulwer and Walcott Streets, as shown on attached Plan No. 3135-LM-01, subject to;**
 - 2.1 the implementation of a 'Street Print' entry statement design for installation in Beaufort Street at/near the intersections of Walcott Street and St Albans Avenue;
 - 2.2. Main Roads WA agreeing to amend the City's existing Metropolitan Regional Road Grant funded Beaufort Street Road Rehabilitation project to start at Bulwer Street in lieu of Broome Street (to Walcott Street) as outlined in the report.
 - 2.3 the existing clearway times on Beaufort Street between Newcastle and Walcott Streets, currently 7:00am to 9:00am and 4:15pm to 6:00pm Monday to Friday, being amended to between '6:30am to 9:00am' (southbound) and '4.00pm to 6.00pm' (northbound) Monday to Friday to be consistent with the adjoining Local Governments;
 - 2.4 the works being fully funded by the PTA;
3. **ADVISES the PTA of its decision; and**
4. **RECEIVES a further report on the matter once the recommended actions in clause 2 have been determined.**

PURPOSE OF REPORT:

The purpose of this report is to seek the Council's approval in principle, on behalf of the Public Transport Authority (PTA), to construct 'red asphalt' peak period bus lanes in Beaufort Street between Bulwer and Walcott Streets.

BACKGROUND:

It has been a long term goal of the PTA to implement peak period bus lanes the length of Beaufort Street from the Roe Street in the City of Perth to Morley in the City of Bayswater.

This project is seen as vital in helping to address Perth's increasing traffic congestion problem by encouraging people out of cars onto public transport. Each full bus equates to sixty five (65) cars being taken off the road.

In addition the PTA has recently introduced the new 950 high frequency bus service in Beaufort Street that runs from the Morley bus station to QEII Medical Centre in Nedlands via the Perth CBD, as reported to the Ordinary Meeting of Council on 17 December 2013.

Various sections of the Beaufort Street peak period bus lanes project have been completed incrementally including the City's section between Newcastle and Brisbane Streets in May 2013 (as part of Beaufort Street's conversion to two-way traffic).

Further, the City's Engineering Operations laid 'red asphalt' bus lanes for the section between Brisbane and Bulwer Streets on 16 March 2014, with the regulatory line marking and signs (by Main Roads WA) to follow.

The City of Stirling completed the Inglewood section (Central Avenue to Dundas Road) several years ago and is currently working on the Mount Lawley to Inglewood (Queens Crescent to Central Avenue) link, while the City of Perth opened the section from Roe Street to Newcastle Street in April 2013.

However Council is yet to approve the installation of peak period bus lanes within the City of Vincent from Bulwer Street to Walcott Street.

Ordinary Meeting of Council 12 March 2013:

The following decision was made by the Council in part.

"That the Council;

2. *DEFERS any approvals to amendment in the current clearway times on Beaufort Street until a full plan is presented by the PTA for the bus lanes proposal; and*
3. *WRITES to the City of Perth, City of Stirling and the PTA indicating that it does not support the extension of the evening peak clearway beyond 6.00pm, given its impact on amenity on Beaufort Street."*

DETAILS:

The PTA has in the past made two (2) presentations to a Council Forum on its proposal to construct peak period bus lanes in Beaufort Street from Bulwer Street to Brisbane Street.

On each occasion the Council was critical of aspects of the PTA's proposal in respect of the lack of public consultation. Further, the Council were concerned about the potential detrimental impact of the bus lanes upon the 'village' feel of the Mount Lawley Centre Precinct.

The Council subsequently recommended that the PTA engage in discussions with the Beaufort Street Network as to what strategies or streetscape enhancements would be acceptable to the local community to lessen the impact.

The PTA took note of the Council's advice and arranged both a meeting with the Beaufort Street Network and public forum that was held at the Forrest Park Croquet Club on 13 November 2013.

Public Forum 13 November 2013:

On 29 October 2013 the PTA 'letter dropped' approximately one thousand (1,000) residences and businesses along, and two (2) streets back on either side of Beaufort Street, from Brisbane Street to Walcott Street. Further, the forum was discussed on the ABC 720 radio 'Drive Time' segment and interested members of the general public were also invited.

However, only six (6) people took the opportunity to attend.

The PTA produced a report, a copy of which is attached, on the outcome of the forum and which included details of the area of the distribution of the 'flyers' or brochures explaining purpose of the forum and other communications and advertising.

Beaufort Street Network and Main Roads WA:

The PTA also met separately with representatives of the Beaufort Street Network to discuss what streetscape enhancements they could offer in accordance with their budget constraints and charter (in respect of the provision of Public Transport) dependent upon Main Roads WA approval, in order to gain the 'In Principle' support of the Network.

As a result of these discussions the Beaufort Street Network representatives subsequently met with Main Roads WA, who as the State Roads Regulatory Authority would have the final say on what road pavement treatments would be acceptable.

The Beaufort Street Network reached an understanding with Main Roads WA as to what would be likely be approved. The Network's representative on the City's Beaufort Street Enhancement Working Group (BSEWG), then in-turn briefed the BSEWG on Main Roads position.

PTA's letter seeking 'approval in principle' to proceed with the Peak Period Bus Lanes:

On the 4 February 2014 the City received the following letter from the PTA:

"As you are aware, the City of Vincent and the PTA have delivered peak period priority bus lanes in Beaufort St from Newcastle St to Brisbane St. You may also be aware that the PTA and the City of Stirling are currently constructing peak period priority bus lanes on Beaufort St from Queens Crescent to Central Avenue.

To complete the corridor, the PTA are looking to collaborate with the City of Vincent as part of planned resurfacing works to deliver peak period priority bus lanes on Beaufort St between Brisbane St and Walcott St.

Similarly to the bus lanes on Beaufort St south of Brisbane St, we propose that these lanes be for the exclusive use of buses only in the peak period, and marked with the "AM/PM Bus Lane" signage as used in this and other locations.

Previous discussions with the City have outlined the probable extent of the works, and the PTA has undertaken community consultation based around this. I have attached the schematic plan showing the proposed area of works and a report on the community consultation, which was largely supportive of the proposal.

Additionally, the PTA have been involved with the Beaufort St Network to propose a way forward on possible street-scaping improvements in the Beaufort St precinct.

The PTA would be willing to work with the City's designers to develop any surfacing plans, line marking and signage plans, and will manage any approvals required by Main Roads, or alternatively will engage consultants to undertake this design work.

The PTA would like to propose that this project proceed as soon as possible and seeks approval in principle from the City to allow works to proceed."

Proposed extent and operation of bus lanes:

The PTA is seeking approval for 'red asphalt' bus lanes to be installed as per the following:

- North bound. From Bulwer Street to Walcott Street.
- South bound. From Clarence Street to Bulwer Street.

The reason for the variation between the start and finish at the Mount Lawley end is that the PTA recognises that significant volume of south bound traffic turns right into Vincent Street (west bound). If the south bound peak period bus lane were to start from Walcott Street, and other traffic was prohibited from using the left or kerb side lane in the morning peak, it is likely that it would cause substantial traffic congestion as right turning vehicles awaited an opportunity to proceed. Therefore by starting the south bound peak bus lane from Clarence Street it allows general traffic to use the left or kerb side lane thereby avoiding the above scenario.

Possible streetscape enhancement / intersection treatments:

The Beaufort Street Network, on behalf of both the BSEWG and the local community, have held discussions with the PTA and Main Roads WA on possible road pavement treatments that would aesthetically enhance the village feel of the precinct while enabling the PTA to achieve its aim for the peak period bus lanes while also ensuring any works are acceptable to Main Roads.

It is envisaged the asphalt (road pavement) could be treated with a 'street print' process. The process involves heating the asphalt until it goes soft and rolling in a stencilled pattern of an agreed design.

The 'street print' streetscape enhancement/pavement marking process is gaining in popularity as it allows creative designs to be imprinted into the road without impacting upon the asphalt surfaces durability, driving or wearing characteristics.

Attached are some indicative designs that can be achieved and while the City would not be limited to these designs the more intricate the design the greater the cost.

In respect of locations Main Roads have verbally indicated that they will support a treatment at either end of the Beaufort Street precinct being St Albans Avenue and Walcott Street. Applying the treatments in these locations would provide a visual cue to drivers, cyclists and pedestrians that they have entered or exited the Beaufort Street centre.

Typically the three (3) Beaufort Street 'mock-ups' as shown would cost in the order of \$50,000 per intersection.

Note: 'street print' does not have to be installed at the time the new asphalt is laid and can be applied as a separate operation after the road works are completed.

However an alternate treatment, by the same company that does 'street print' has recently undertaken within the City of Perth. A geometric design has been painted onto the road pavement in Roe Street, Perth, adjacent 'China Town', as shown on the attached photos.

While the costs for this style treatment, whatever the chosen design, are yet to be discussed, it could be expected that it will be cheaper than the 'street print' as it is painted rather than a stencil impression in the asphalt.

Officers Comments:

In light of the cost of the 'street print' process it is suggested that the BSEWG review and select a number of designs and that a preferred design(s) be presented to the Council for approval.

Further, while the designs of the two (2) entry statements could differ that this may impact upon the final cost.

The PTA's contribution towards the 'street print' entry statements is discussed below.

MRRG funding and PTA contribution:

The City had for the past two (2) financial years carried forward \$336,600 on its Metropolitan Regional Road Grants (MRRG) - Road Rehabilitation Program to resurface Beaufort Street from Broome Street to Walcott Street. While the road pavement is in poor and rapidly deteriorating condition the works were deferred until the bus lanes issue was resolved.

MRRG projects attract 2/3 State funding (\$224,400) to 1/3 Local Government contribution (\$112,200) to improve and maintain important regional roads such as Beaufort Street.

Once an MRRG project is approved a Local Government cannot generally amend the scope of works, in this instance from Broome Street to Walcott Street. However the City's officers have been in discussions with Main Roads Program Manager to seek an exception.

The basis being that if the PTA pay for the 'red asphalt' bus lanes then effectively half the road pavement will have been resurfaced. Therefore, the MRRG funds would allow the City to resurface the two (2) middle lanes (in black asphalt, which is cheaper) from Bulwer Street through to Walcott Street.

This is potential a 'win win' outcome for all parties involved and as a result Main Roads have given a verbal approval for a variation to the scope of works.

The PTA has indicated that its budget for the works is capped at \$600,000 inclusive of any 'street print' entry statements. Given, as discussed above, that each intersection could cost in the order of \$50,000 this leaves about \$500,000 as the PTA's contribution to the bus lanes.

Officers Comments:

Once the respective parties have reached an 'agreement in principle' the \$836,600 for the road resurfacing and \$100,000 for the entry statements should be sufficient, pending a detailed estimate of costs.

Request for changes in Clearway/Peak Period Bus Lane times:

A meeting was held with PTA on Friday 1 March 2013 regarding the above. The following formal request was subsequently received from the PTA on 5 March 2013.

"As discussed in our meeting on Friday, PTA requests the City of Vincent consider an extension to the clearway times in the kerbside lane from the current times, to properly align with the clearways the adjacent Cities of Perth and Stirling.

The City of Vincent Clearways are from 7:00am-9:00am and 4:15pm-6:00pm. The PTA request these times be extended to 6:30am-9:00am (southbound) and 4:00-6:30pm (northbound).

As the City have agreed to consider this as part of the agreement to build the bus lanes, I feel it makes sense to consider this ahead of the procurement of signage for the project. Please consider this request to be included on the agenda for this month's Council Meetings."

However as indicated beforehand in the report the Council, at its Ordinary Meeting of 12 March 2013 rejected the PTA's proposal.

The PTA has again asked that the Council reconsider its request for extended Clearway/Peak Period Bus Lane as per the above.

The PTA also acknowledge however that there will likely be community opposition to the later evening clearway finish time of 6.30pm as it may be seen as impacting upon the amenity of the area and detrimental to adjacent businesses.

Therefore the PTA would be accepting if this is the Council's position but asks that the Council approve the 4.00pm (currently 4.15pm) start for the evening clearway and an AM clearway earlier start time of 6.30am.

The rationale being that the AM clearway extension will have minimal impact upon amenity of the immediate area and surrounding businesses as very few, if any, are open at this time.

With respect to the PM clearway start time the fifteen (15) minute differential between the three (3) Council areas (City's of Perth, Vincent and Stirling) creates both confusion and congestion. In addition the section between Vincent Street and Walcott Street already effectively operates as a 'no stopping zone' from 3.30pm and therefore the change will only impact upon the section south of Vincent Street.

Further, the weekday peak periods within the Perth metropolitan area now effectively starting earlier and lasts longer as is well documented by Main Roads WA, RACWA and the press.

Note: This request applies to the full length of Beaufort Street, Newcastle Street to Walcott Street.

CONSULTATION/ADVERTISING:

The PTA has presented at two (2) Council Forums, consulted with the Beaufort Street Network and held a (poorly attended) public forum. Further, the matter has been discussed at the City's Beaufort Street Enhancement Working Group on several occasions.

LEGAL/POLICY:

Beaufort Street is a District Distributor A roads under the care, control and management of the City of Vincent. However, Main Roads WA is the statutory authority responsible for the state road network and in particular regulatory signage and line-marking and therefore their (Main Roads) approval is required for any proposed entry statements.

STRATEGIC IMPLICATIONS:

In keeping with the City's *Strategic Plan 2013-2023*, Objective 1 states:

"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:

Providing improved public transport access.

FINANCIAL/BUDGET IMPLICATIONS:

While a detailed estimate is yet to be agreed by the various parties (City of Vincent, PTA and Main Roads WA) the total budget for the works is in the order of \$936,000, of which the City's contribution is \$112,200.

COMMENTS:

The Council has in the past had misgivings about the construction of peak period bus lanes the length of Beaufort Street fearing that they will ultimately become 24/7 (24 hours a day, 7 days per week).

The PTA has gone to great lengths to assure the City that this is not their intention. However, it is now acknowledged by all that Perth's congestion problem is increasing and that urgent measures are required to try and reduce the number of 'driver only' vehicles on the roads during the peak periods.

While peak period bus lanes in themselves will not solve the problem they are one of a number of measures the State Government is introducing in order to try and address the issue.

9.4.1 Festivals Programme 2014/2015

Ward:	Both	Date:	28 March 2014
Precinct:	All	File Ref:	FIN0207
Attachments:	Nil		
Tabled Items:	001 – Revelation Festival (CONFIDENTIAL COUNCIL MEMBERS ONLY) 002 – WA Italian Club Open Day (CONFIDENTIAL COUNCIL MEMBERS ONLY) 003 – Angove Street Festival (CONFIDENTIAL COUNCIL MEMBERS ONLY) 004 – Open House Perth (CONFIDENTIAL COUNCIL MEMBERS ONLY) 005 – Beaufort St Festival (CONFIDENTIAL COUNCIL MEMBERS ONLY) 006 – Light Up Leederville Carnival (CONFIDENTIAL COUNCIL MEMBERS ONLY) 007 – RTRFM Beaufort St Festival (CONFIDENTIAL COUNCIL MEMBERS ONLY) 008 – Hyde Park Caribbean Festival (CONFIDENTIAL COUNCIL MEMBERS ONLY) 009 – WAYJO (CONFIDENTIAL COUNCIL MEMBERS ONLY) 010 – Pride WA (CONFIDENTIAL COUNCIL MEMBERS ONLY) 011 – Hyde Park Fair (CONFIDENTIAL COUNCIL MEMBERS ONLY) 012 – Fete de la Femme (CONFIDENTIAL COUNCIL MEMBERS ONLY) 013 – St Patrick’s Day Festival (CONFIDENTIAL COUNCIL MEMBERS ONLY) 014 – Up Late Mt Hawthorn Event (CONFIDENTIAL COUNCIL MEMBERS ONLY) 015 – Perth International Jazz Festival (CONFIDENTIAL COUNCIL MEMBERS ONLY)		
Reporting Officers:	Y Coyne, Coordinator Arts and Creativity A Birch, A/Manager of Community Development		
Responsible Officer:	J Anthony, A/Director Community Services		

OFFICER RECOMMENDATION:

That the Council;

- APPROVES** the following festival events funding as part of the Festivals Programme for 2014/2015:

	ORGANISATION	EVENT	DATE	AMOUNT SOUGHT	AMOUNT RECOMMENDED
1	Revelation Film Festival	Revelation International Film Festival	3 Jul 2013 - Jul 2014	\$20,000	\$15,000
2	City of Vincent	Constellations Fashion Festival	Sep 2014	\$30,000	\$30,000
3	WA Italian Club	Community Open Day and Fair	12 Oct 2014	\$12,850	\$7,500
4	City of Vincent	Multicultural Festival	Oct 2014	\$20,000	\$20,000

	ORGANISATION	EVENT	DATE	AMOUNT SOUGHT	AMOUNT RECOMMENDED
5	The North Perth Business and Community Association Inc	Angove Street Festival	26 Oct 2014	\$50,000	Carry forward from 2013/2104 Budget- \$45,000
6	Open House Perth	Open House Perth	1-2 Nov 2014	\$10,000	\$10,000
7	Beaufort Street Network	Beaufort Street Festival 2014	15 Nov 2014	\$82,500	\$70,000
8	Leederville Connect	Light Up Leederville Carnival	7 Dec 2014	\$60,000	\$55,000
9	RTRFM	Beaufort Street Music Festival	17 Jan 2015	\$11,500	\$5,000
10	City of Vincent	Summer Concerts x 6	Jan-Apr 2015	\$45,000	\$40,000
11	Trickster Productions	Hyde Park Caribbean Party – Summer Concert	Feb 2015	\$7,500	Summer Concert
12	WA Youth Jazz Orchestra	Big Band Festival	Feb2015	\$7,500	\$0
13	Pride Western Australia	Pride Sponsorship 2014/2015	Various	\$30,000	\$15,000
14	Rotary Club of North Perth	Hyde Park Community Fair	1-2 Mar 2015	\$30,000	\$25,000
15	HMS PopUp Productions	Fete de la Femme	7 Mar	\$30,000	\$0
16	St Patrick's Day WA Inc.	St Patrick's Day Parade and Family Fun Day	15 Mar	\$25,000	\$25,000
17	Mt Hawthorn Hub	Up Late in Mount Hawthorn	Various	\$40,000	\$40,000
18	Perth International Jazz Festival Inc.	Perth International Jazz Festival	8-10 May 2015	\$20,000	\$0
19	City of Vincent Stalls and Floats	St Patrick's Day, Pride and stalls at events	Various	\$10,000	\$10,000
TOTAL				\$541,850	\$412,500

2. The festival events detailed in clause 1 above shall be subject to the following conditions:

2.1 the sponsorship contribution shall be paid to the festival organisers on a reimbursement basis of expenditure incurred through the provision of tax invoices;

2.2 'event fees' for the festivals shall be waived;

- 2.3 a bond of \$3,000 shall be retained by the City as security for any damage to or clean-up of the event area;
- 2.4 a suitable traffic, risk management and event site plan shall be submitted to the City at least two (2) months prior to the event at the expense of the organisers;
- 2.5 the event organisers shall comply with the conditions of use and fees imposed, including Environmental Health and other conditions;
- 2.6 the event organisers shall ensure full consultation with businesses and residences within the event parameter and at a minimum of a five hundred (500) metre radius outside of the event parameter to ensure that the festival is representative of and attuned to the local businesses;
- 2.7 the activities and programme offered as part of the events shall be accessible, inclusive and targeted to a broad range of residents;
- 2.8 acknowledgement of the City of Vincent as a major sponsor of the events on all publications and advertising materials, subject to the conditions listed in the report;
- 2.9 the funds received from the City shall be acquitted together with a full evaluation report on the festival being provided no later than three (3) months after the event; and
- 2.10 full compliance with the City's Policy No. 3.1.5 'Donations, Sponsorship and Waiving of Fees and Charges', Policy No. 3.10.8 'Festivals' and Policy No. 3.8.3 'Concerts and Events';

to the satisfaction of the Acting Chief Executive Officer; and

3. **AUTHORISES** the Acting Chief Executive Officer to approve any scheduling changes under delegated authority.
-

PROCEDURAL MOTION

Moved Cr Topelberg, Seconded Cr Buckels

That the item be DEFERRED to the Council Forum to be held on 15 April 2014.

PROCEDURAL MOTION PUT AND CARRIED UNANIMOUSLY (6-0)

(Cr Pintabona was on approved leave of absence.)
(Cr Wilcox was an apology for the Meeting.)
(Cr Harley had departed the Meeting.)

ADDITIONAL INFORMATION:

	ORGANISATION	EVENT	DATE	AMOUNT SOUGHT	AMOUNT FUNDED 2013/2014	AMOUNT RECOMMENDED
1	Revelation Film Festival	Revelation International Film Festival	3 July – 13 July 2014	\$20,000	\$10,000	\$15,000
2	City of Vincent	Constellations Fashion Festival	September 2014	\$30,000	\$20,000	\$30,000
3	WA Italian Club	Community Open Day and Fair	12 October 2014	\$12,850	-	\$10,000
4	City of Vincent	Multicultural Festival	October 2014	\$20,000	\$22,500	\$20,000
5	The North Perth Business and Community Association Inc	Angove Street Festival	26 October 2014	\$50,000	\$45,000	Carry forward from 2013/2104 Budget - \$45,000
6	Open House Perth	Open House Perth	1 and 2 November 2014	\$10,000	-	\$10,000
7	Beaufort Street Network	Beaufort Street Festival 2014	15 November 2014	\$82,500	\$75,000	\$70,000
8	Leederville Connect	Light Up Leederville Carnival	7 December 2014	\$60,000	\$55,000	\$55,000
9	RTRFM	Beaufort Street Music Festival	17 Jan 2015	\$11,500	-	\$5,000
10	City of Vincent	Summer Concerts x 6	Jan – April 2015	\$45,000	\$18,000	\$40,000
11	Trickster Productions	Hyde Park Caribbean Party – Summer Concert	February 2015	\$7,500	-	Summer Concert
12	WA Youth Jazz Orchestra	Big Band Festival	February 2015	\$7,500	\$6,500	\$0
13	Pride Western Australia	Pride Sponsorship 2014/15	Various	\$30,000	\$15,000	\$15,000
14	Rotary Club of North Perth	Hyde Park Community Fair	1 and 2 March 2015	\$30,000	\$27,500	\$25,000
15	HMS PopUp Productions	Fete de la Femme	7 March	\$30,000	-	\$0
16	St Patrick's Day WA Inc.	St Patrick's Day Parade and Family Fun Day	15 March	\$25,000	\$20,000	\$25,000
17	Mt Hawthorn Hub	Up Late in Mt Hawthorn	Various	\$40,000	\$45,000	\$40,000
18	Perth International Jazz Festival Inc.	Perth International Jazz Festival	8-10 May 2015	\$20,000	-	\$0
19	City of Vincent - Stalls and Floats	Pride, St Patrick's Day and stalls at events	Various	\$10,000	Unbudgeted item in 2013/2014	\$10,000
			TOTAL	\$541,850		\$415,000

PURPOSE OF REPORT:

The purpose of this report is to seek Council's approval of the proposed Festivals Programme and their associated budgets for 2014/2015. Festival Sponsorship applications for each festival/event are included as confidential attachments to this report.

BACKGROUND:

At the Ordinary Meeting of Council held on 28 May 2013, the Council resolved to the following:

- ‘1. *APPROVES the following festival events funding as part of the City of Vincent Festivals programme for 2013/2014:*

<i>Event</i>	<i>Indicative Date</i>	<i>Amount Allocated</i>
<i>Mt Hawthorn Festival</i>	<i>Early September 2013</i>	<i>\$45,000</i>
<i>Vincent Fashion Event</i>	<i>5 September 2013</i>	<i>\$20,000</i>
<i>Pride Festival 2013</i>	<i>November 2013</i>	<i>\$15,000</i>
<i>Beaufort Street Festival</i>	<i>16 November 2013</i>	<i>\$75,000</i>
<i>Light Up Leederville</i>	<i>November-December 2013</i>	<i>\$55,000</i>
<i>Hyde Park Fair</i>	<i>2 & 3 March 2014</i>	<i>\$27,500</i>
<i>St Patrick's Day Parade</i>	<i>15 March 2014</i>	<i>\$20,000</i>
<i>Angove Street Festival</i>	<i>April 2014</i>	<i>\$45,000</i>
<i>Revelation Film Festival 2014</i>	<i>July 2014</i>	<i>\$10,000</i>
<i>WA Youth Jazz Orchestra</i>	<i>Date to be advised</i>	<i>\$6,500</i>
<i>EID/End of Hajj</i>	<i>October 2013</i>	<i>\$7,500</i>
<i>Harmony Event</i>	<i>March 2014</i>	<i>\$15,000</i>
	TOTAL	\$341,500

2. *AUTHORISES the following festivals to take place in 2013/2014:*
- 2.1 *the Mt Hawthorn Business and Community Group to hold a street festival at a date to be confirmed;*
- 2.2 *a fashion event organised by City Officers showcasing local emerging fashion designers and independent boutique stores on Thursday 5 September 2013 in Leederville;*
- 2.3 *contribute to Pride WA parade and Pride Family Day to take place in Hyde Park in February 2014;*
- 2.4 *the Beaufort Street Network Inc. to organise the "Beaufort Street Festival" to be held on 16 November 2013, from 12noon to 10pm with Festival Bars until midnight;*
- 2.5 *EID/End of Hajj to take place in Birdwood Square in October 2013;*
- 2.6 *Leederville Connect to organise the second Light Up Leederville Carnival at a date to be confirmed between November and December 2013;*
- 2.7 *the WAYJO Big Band Festival to be an addition to the City of Vincent Summer Concert series in January/February 2014;*
- 2.8 *the North Perth Rotary Club to organise the Hyde Park Fair at Hyde Park on 2 and 3 March 2014;*
- 2.9 *Irish Families in Perth to organise the St Patrick's Day Parade and Family Fun Day on 15 March 2014 in Leederville;*
- 2.10 *the North Perth Business and Residents Group to organise the Angove Street Festival on 6 April 2014, from 10am to 5pm;*
- 2.11 *the Revelation Film Festival to take place in July 2014; and*

3. *The festival events detailed in clause 2 above shall be subject to the following conditions:*
- 3.1 *the sponsorship contribution shall be paid to the festival organisers on a reimbursement basis of expenditure incurred through the provision of tax invoices;*
 - 3.2 *'event fees' for the festivals shall be waived;*
 - 3.3 *a bond of \$3,000 shall be retained by the City as security for any damage to or clean-up of the event area;*
 - 3.4 *a suitable traffic, risk management and event site plan shall be submitted to the City at least two (2) months prior to the event at the expense of the organisers;*
 - 3.5 *the event organisers shall comply with the conditions of use and fees imposed, including Environmental Health and other conditions;*
 - 3.6 *the event organisers shall ensure full consultation with businesses and residences within the event parameter and at a minimum of a five hundred (500) metre radius outside of the event parameter to ensure that the festival is representative of and attuned to the local businesses;*
 - 3.7 *the activities and programme offered as part of the events shall be accessible, inclusive and targeted to a broad range of residents;*
 - 3.8 *acknowledgement of the City of Vincent as a major sponsor of the events on all publications and advertising materials, subject to the conditions listed in the report;*
 - 3.9 *the funds received from the City shall be acquitted together with a full evaluation report on the festival being provided no later than three (3) months after the event; and*
 - 3.10 *full compliance with the City's Policy 3.1.5 'Donations, Sponsorship and Waiving of Fees and Charges', Policy 3.10.8 'Festivals' and Policy 3.8.3 'Concerts and Events';*

to the satisfaction of the Chief Executive Officer.

4. *RECEIVES a further report on the following events for consideration of funding approval subject to meeting the criteria of the City's Policy 3.10.8 Festivals;*

<i>Event</i>	<i>Indicative Date</i>	<i>Amount Allocated</i>
<i>Electric Relaxation</i>	<i>30 November 2013</i>	<i>\$5,500</i>
<i>Festival D'Femme</i>	<i>8 March 2014</i>	<i>15,000</i>
<i>Hawkers Market</i>	<i>Date to be advised</i>	<i>\$9,400</i>

5. *Details of the Mt Hawthorn Festival be reported back to the Council prior to the Festival.'*

DETAILS:

On 13 January 2014, an advertisement inviting organisations planning major festivals within City of Vincent in 2014/2015 to apply for funding appeared in the *Guardian* and *Voice* newspapers, on the City of Vincent website and Facebook page. The deadline for submissions was 28 February 2013. Twenty one (21) applications were received as detailed below:

1. Revelation International Film Festival – July 2014

The Revelation International Film Festival is to be held at Luna Palace Cinemas in Leederville again in 2014. In an attempt to spread cultural activities to the broader community, the City Officer's have discussed incorporating free pop up film screenings at locations in Mount Hawthorn and Leederville as part of the festival.

The submission to the Festivals advertisement is found in Confidential Attachment 001.

A community consultation meeting will be held on Wednesday 17th April from 6pm til 8pm Defectors Bar (above The Flying Scotsman), Beaufort Street.

This event is an opportunity to provide feedback on The Beaufort Street Festival 2012 to the Festival Directors and Beaufort Street Network Steering Committee and to register your interest if you would like to be involved in the 2013 Festival.

Officer comments

An amount of \$15,000 is recommended to provide activation to Mount Hawthorn or surrounding suburbs by way of pop up screenings.

2. Constellations Fashion Festival – September 2014

Leederville hosted the first fashion festival in the City of Vincent in September 2013. Shop windows became a focal point with live mannequins modelling the boutique's outfits for sale and Oxford Street was a buzz of activity. The fashion parade itself was held in a disused alley way in Leederville. Market stalls of local handmade fashion and crafts as well as food filled the area too. The fashion parade showcased original emerging WA fashion designers, who were all City of Vincent residents.

In 2014, Mount Hawthorn is earmarked as the location to hold Constellations. Costs could be reduced by hosting the fashion parade at local salon Skatt and the boutique windows along Scarborough Beach Road and possibly bridal stores on Oxford Street would come alive in the same format as the previous festival, in a new location.

Officer comments:

An amount of \$30,000 is recommended to coordinate the Constellations Fashion Festival again in the City of Vincent.

3. WA Italian Club - Community Open Day and Fair – October 2014

The WA Italian Club has a rich heritage within the City of Vincent and plays an important part of the City's multicultural diversity and history. Celebrating its eightieth year, the proposed open day and fair is a good opportunity to bring people together to celebrate this integral part of our local community's history and culture.

The group's submission to the Festivals advertisement is found in Confidential Attachment 002.

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A community consultation meeting will be held on Wednesday 17th April from 6pm til 8pm Defectors Bar (above The Flying Scotsman), Beaufort Street.

This event is an opportunity to provide feedback on The Beaufort Street Festival 2012 to the Festival Directors and Beaufort Street Network Steering Committee and to register your interest if you would like to be involved in the 2013 Festival.

Officer Comments

An amount of \$7,500 is recommended as the City's contribution to the event.

4. Multicultural Event – October 2014

The City of Vincent will work with local multicultural groups to put together a large multicultural event in Birdwood Square in October. In 2013 the City worked with Muslim Social and Sports Association to present Vincent Celebrates Eid, a successful event with cultural stalls and entertainment from varying countries.

In 2014 it is proposed that the City will again work with the Muslim Social and Sports Association to help present elements in the Multicultural Event. The Multicultural Event will build on Vincent Celebrates Eid and provide a larger scale event that will welcome all nationalities, religions and cultures to celebrate Vincent's diversity.

A community consultation meeting will be held on Wednesday, 17th April from 6pm til 8pm Defectors Bar (above The Flying Scotsman), Beaufort Street.

This event is an opportunity to provide feedback on The Beaufort Street Festival 2012 to the Festival Directors and Beaufort Street Network Steering Committee and to register your interest if you would like to be involved in the 2013 Festival.

Officer Comments

An amount of \$20,000 is recommended as the City's contribution to the event.

5. Angove Street Festival – 26 October 2014

At the Ordinary Meeting of Council held on 28 May 2013, Council approved sponsorship for Angove Street Festival that was planned to be held on Sunday 6 April 2014.

The North Perth Business and Community Association has requested to instead hold the Festival on Sunday 26 October 2014 to allow additional time to gain monetary sponsors such as Lotterywest who currently have a four (4) month waiting list for their major grants.

It was considered that Sunday 26 October 2014 was deemed the best date for the group; the weather is more reliable, and this date allows North Perth Primary School the opportunity to be more involved in the festival. The delay in date also gives the new group a chance to develop exactly on what they would like their festival to be. Early discussions indicate the festival will likely include strictly local stalls with a focus on handmade arts and craft, healthy lifestyles and families. The City will be represented at the Festival with a stall.

The group's submission to the Festivals advertisement is found in Confidential Attachment 004.

A community consultation meeting will be held on Wednesday 17th April from 6pm til 8pm Defectors Bar (above The Flying Scotsman), Beaufort Street

This event is an opportunity to provide feedback on The Beaufort Street Festival 2012 to the Festival Directors and Beaufort Street Network Steering Committee and to register your interest if you would like to be involved in the 2013 Festival.

Officer Comments

It is recommended that the funding allocation of \$45,000 from 2013/2014 be carried forward to the 2014/2015 Festival Budget, with the Angove Street Festival to take place on 26 October 2014.

6. Open House Perth – November 2014

Open House Perth provides a platform for people to engage with Perth's creative potential in conjunction with celebrating its existing assets. By providing a free annual event Open House Perth is able to promote high quality design projects, unlock the city to the public and provide substantial benefit to local industries including: design practices, construction sector, food and beverage providers, retailers, the arts and hospitality sectors. Open House Perth's guiding principles for the event and organisation are to inform, engage, celebrate and promote.

In the two (2) years since the event's inception Open House Perth has attracted over 75,000 visits to destinations and conducted over 2000 guided tours. 5000 of these visits have been into design practices, giving local business the direct marketing opportunities.

This year there are twenty (20) City of Vincent Open Houses which form part of the program including the Western Power Substation No 6, Kinder Street Shop House, Redemptorist Monastery, Foundation Housing (CODA Studio), Florence Street house (residential) and more.

Open House's submission for funding can be found in Confidential Attachment 005.

A community consultation meeting will be held on Wednesday 17th April from 6pm til 8pm Defectors Bar (above The Flying Scotsman), Beaufort Street

This event is an opportunity to provide feedback on The Beaufort Street Festival 2012 to the Festival Directors and Beaufort Street Network Steering Committee and to register your interest if you would like to be involved in the 2013 Festival.

Officer Comments

An amount of \$10,000 is recommended as the City's contribution to the event.

7. Beaufort Street Festival – 15 November 2014

The fourth Beaufort Street Festival was held on Saturday, 16 November 2013 from 12pm to 9pm. The Beaufort Street Network employed JumpClimb to deliver the festival, with the assistance of a hired Festival Director, volunteers, sponsors and other committees.

2014 will see the fifth Beaufort Street Festival – now undoubtedly Perth's largest street festival attracting over 120,000 people. Scheduled for 15 November 2014, the festival will again focus on the five (5) key areas: music, art, food, families and fashion which overall reflects the unique style and vibrancy of the Beaufort Street Precinct.

The Beaufort Street Festival will take place this year on Saturday 15 November 2014. JumpClimb and the Event Agency will be employed to professionally event manage the festival. A community consultation will be held in April 2014 at local bar Defectors for the local and wider community to express interest in participating in the festival. The City will be represented at the Festival with a stall.

The group's submission to the Festivals advertisement is found in Confidential Attachment 006.

A community consultation meeting will be held on Wednesday 17th April from 6pm til 8pm Defectors Bar (above The Flying Scotsman), Beaufort Street

This event is an opportunity to provide feedback on The Beaufort Street Festival 2012 to the Festival Directors and Beaufort Street Network Steering Committee and to register your interest if you would like to be involved in the 2013 Festival.

Officer Comments

An amount of \$70,000 is recommended as the City's contribution to the project.

8. Light Up Leederville Carnival – 1 December 2014

The second Light Up Leederville Carnival was held on 1 December 2013, organised by Leederville Connect. The business and residents group again enlisted the Funk Factory to coordinate the event and this brought along its own flavour of an eclectic mix of roving street performers, a double-decker bus as a stage and an estimated 40,000 people to Leederville. The second festival was bigger and better, but maintained its own distinct "Leederville" feel.

The Light Up Leederville Carnival is proposed to be held on December 7 from 12pm to 8pm. The site plan proposed extends down Carr Place, but this will require community consultation given some of the road closure complaints received by residents prior to the 2013 festival. The City will be represented at the Festival with a stall.

The group's submission for funding is found in Confidential Attachment 007.

Officer Comments

An amount of \$55,000 is recommended as the City's contribution to the project.

9. Beaufort Street Music Festival – Saturday 17 January 2015

RTRFM are a community radio station in the heart of Mt Lawley. The event wishes to capitalize on the start of the Summer Festival season by hosting a street music festival which will have patrons hop to much loved venues in the area. The contribution to this festival will allow for a free block party venue at the back of RTRFM studios and what was Planet Video. This area would be set up with market stalls and DJs and would be free from 3pm to 7pm.

RTRFM's response to the Festivals advertisement is found in Confidential Attachment 008.

Officer Comments

An amount of \$7,500 is recommended as the City's contribution to the project.

10. City of Vincent Summer Concerts – Saturdays/ Sundays in January to April 2015

In 2014 four (4) Summer Concerts were held in the City's parks and reserves much to the delight of the local community. Feedback received suggested these free, simple and low key events were much appreciated for families and the community to listen to some good local music and relax in our parks. It is recommended the amount of free concerts is boosted from four (4) to six (6) concerts throughout the early months of the year. The City's Officers have discussed with two (2) of festival funding applicants – Studio Zero and Trickster Productions – to work with the City to curate/present one (1) summer concert each.

Officer Comments

An amount of \$45,000 is recommended to present six Summer Concerts in 2015.

11. Hyde Park Caribbean Party – February 2015

A free concert in Hyde Park featuring The Isolites and Grace Barbe. The City's Officers have discussed a collaboration with the event organiser to present this concept at one of the City's Summer Concerts in early 2015 to much enthusiasm.

The proposal for this event can be found in Confidential Attachment 009.

A community consultation meeting will be held on Wednesday 17th April from 6pm til 8pm Defectors Bar (above The Flying Scotsman), Beaufort Street

This event is an opportunity to provide feedback on The Beaufort Street Festival 2012 to the Festival Directors and Beaufort Street Network Steering Committee and to register your interest if you would like to be involved in the 2013 Festival.

Officer Comments

Not recommended for funding, however the event is proposed to be presented as part of the free Summer concerts in the park that the City organises.

12. WAYJO Big Band Festival – February 2015

For the last two (2) years the WA Youth Jazz Orchestra have held big band festivals in Hyde Park in February. Support with planning and financial elements of the event would be requested from the City of Vincent, and all associated promotion and activities for the festival would acknowledge the City of Vincent as the key partner/supporter and presenter.

The proposal for this event can be found in Confidential Attachment 010.

Officer Comments

The big band festival is two (2) hours of entertainment. The City has supported this event for the last two (2) years and would like to keep the entertainment fresh. Not recommended for funding.

13. Pride Festival November 2014 - February 2015

Pride WA are again seeking support for their annual parade due to be held on Saturday 22 November 2014. They will require in kind assistance from the City with Temporary Road Closures and Ranger Services. Sponsorship for the Fairday in the Park on 15 February 2014 is also requested.

In February 2014, PrideWA's Fairday event catered to families within the Pride community that have children. The event was accessible and family focused encouraging LGBTIQ community members to include their extended circle of family and friends. The event was successful and won a Fringe World Award for Best Community Event. The parade starts in the City of Vincent, but the real value for our residents relies on the Fairday. The City of Vincent will be represented in the parade by a float made up of staff members and community.

The proposal for this event can be found in Confidential Attachment 011.

Officer Comments

An amount of \$15,000 is recommended to support Fair Day in Hyde Park and the parade in November.

14. Hyde Park Community Fair – 1 and 2 March 2015

A community favourite for the past twenty-six (26) years, the North Perth Rotary Group is seeking funds to hold their annual fair at Hyde Park. The North Perth Rotary Group are seeking \$30,000 to contribute to the Budget to hold the two (2) day event on 1-2 March 2015. The City of Vincent will be represented at the festival with a stall.

The proposal for this event can be found in Confidential Attachment 012.

Officer Comments

It is recommended that \$25,000 is approved to the North Perth Rotary to again hold the Hyde Park Fair.

15. Fete de la Femme – March 2015

The festival to celebrate International Women's Day. The group applied for funding last year and \$15,000 was approved, however the group withdrew their application due to being unable to obtain additional sponsorship.

The proposal for this event can be found in Confidential Attachment 013.

Officer Comments

It is not recommended to fund this event as the group have not shown evidence of any enquiries or applications to date to secure any outside sponsorship/income to hold the event.

16. St Patrick's Day Parade and Family Fun Day – 15 March 2015

St Patrick's Day WA Inc. are proposing to hold the St Patrick's Day Parade and Family Fun Day in Leederville for a third year in a row. The parade will again be made up of community groups, multicultural floats and a Grand Marshall. The parade and festival held in 2014 was very successful. The City of Vincent will be represented at the festival with a stall. The group is seeking \$25,000 to hold the event for a third time in 2015.

The proposal for this event can be found in Confidential Attachment 014.

Officer Comments

It is recommended that \$25,000 is approved to St Patrick's Day WA Inc to again hold the St Patrick's Day Parade and Family Fun Day.

17. Up Late in Mt Hawthorn – April 2015

The Mt Hawthorn Hub is a newly formed precinct group for the town centre of Mount Hawthorn. In 2013 it held one (1) Up Late event with the remaining funds re-allocated for placemaking projects. Placemaking activities are important to centre a community. The group have been in discussion with a new event organiser who aims to work with the group closely to achieve their event and space activation goals.

The proposal for this event can be found in Confidential Attachment 015; however, it is proposed that the City's Place Manager work closely with the group to deliver two (2) quality events in 2014/2015.

Officer Comments

It is recommended that \$40,000 is approved to the Mt Hawthorn Hub to hold events in 2014/15.

18. Perth International Jazz Festival – May 2015

The City of Vincent supported the Jazz Festival in 2013 where the event was nearly cancelled due to poor weather. It is proposed to hold elements of the Jazz Festival in Hyde Park for a free concert.

The proposal for this event can be found in Confidential Attachment 016.

Officer Comments

Due to unexpected weather conditions in May and the way the handling of this in 2013, it is not recommended for funding. The City is however happy to engage with the local Jazz community by providing a jazz based event for the Summer Concerts in 2015.

19. City of Vincent Stalls and Floats – various

In 2013/14 City Officers manned information stalls at various events and formed a Stalls Working Group to keep the ideas fresh and interactive. City of Vincent initiatives, community feedback and giveaways were provided to stall visitors as well as fun interactive attractions such as a chocolate wheel and photo booth. Events listed for potential stalls are: Beaufort Street Festival, Light Up Leederville Carnival, Hyde Park Fair and the City has the opportunity to have floats as part of the Pride WA Parade and the St Patrick's Day Parade.

Officer Comments

It is recommended that \$10,000 is budgeted towards the stalls, floats for the City of Vincent at the above events.

CONSULTATION/ADVERTISING:

Consultation and advertising of all festivals, which include advertising in community newspapers, street banners, letter drop to City of Vincent residents, flyers/posters will be the event management's responsibility. The use of the City's logo will be approved and the cross promotion of the events will be advertised on the City's website and social media avenues.

LEGAL/POLICY:

Policy No. 3.1.5 'Donations, Sponsorship and Waiving of Fees and Charges';
Policy No. 3.10.8 'Festivals'; and
Policy No. 3.8.3 'Concerts and Events'.

STRATEGIC IMPLICATIONS:

This is in keeping with the following Objective of the City's '*Strategic Plan – Plan for the Future 2013-2017*':

'3.1.1 Celebrate, acknowledge and promote the City's cultural and social diversity.'

'3.1.5 Promote and provide a range of community events to bring people together and to foster a community way of life.'

SUSTAINABILITY IMPLICATIONS:

The purpose of the Festivals is to provide community events in the City and is an excellent opportunity to promote environmental/sustainability initiatives provided by the City. Recycling was compulsory at all events in 2013 and this will continue for events held in 2014/15.

RISK MANAGEMENT IMPLICATIONS:

Moderate: Previous festivals have been extremely popular and successful; however, factors such as weather on the day can be a contributing factor to attendance levels.

FINANCIAL/BUDGET IMPLICATIONS:

The amount of \$412,500 is listed on the Draft Annual Budget 2014/2015 for the Festival Programme. This figure includes \$45,000 carried forward from the 2013/2014 Budget for the Angove Street Festival.

COMMENTS:

Vincent is now known as 'The Festival City' and our residents and visitors alike rely on our brilliant programme of free entertainment and cultural activities that are offered with our festivals.

The festivals that were staged in the City of Vincent last year were all very successful, with large attendances and excellent positive feedback from both the community and businesses.

The City's Officers recognise the excellent contribution the festivals make to the community and support the proposed festivals as recommended.

9.4.3 Urban Campout

Ward:	North Ward	Date:	28 March 2014
Precinct:	Leederville (3)	File Ref:	CMS0084
Attachments:	001 Urban Campout Proposal (Confidential Council Members Only)		
Tabled Items:	Nil		
Reporting Officer:	A Birch, A/Manager Community Development		
Responsible Officer:	J Anthony, A/Director Community Services		

OFFICER RECOMMENDATION:

That the Council;

1. **APPROVES** the proposed Urban Campout to be held in April 2015; and
2. **LISTS** for consideration an amount of \$25,000 on the Draft Budget 2014/2015 towards the project.

COUNCIL DECISION ITEM 9.4.3

Moved Cr Cole, Seconded Cr Buckels

That the recommendation be adopted.

Debate ensued.

PROCEDURAL MOTION

Moved Cr Cole, Seconded Cr Buckels

That the item be DEFERRED for further consideration.

PROCEDURAL MOTION PUT AND CARRIED UNANIMOUSLY (6-0)

(Cr Pintabona was on approved leave of absence.)

(Cr Wilcox was an apology for the Meeting.)

(Cr Harley had departed the Meeting.)

PURPOSE OF REPORT:

To seek the Council's approval for the proposed Urban Campout proposed to be held in early 2015.

BACKGROUND:

On 13 January 2014, an advertisement inviting organisations planning major festivals within City of Vincent in 2014/2015 to apply for funding appeared in the *Guardian* and *Voice* newspapers, on the City of Vincent website and Facebook page. The deadline for submissions was 28 February 2013. Twenty one (21) applications were received, one (1) of them from The Event Agency for the proposed Urban Campout. This application is detailed below.

On Wednesday 13 February 2013, the City's Officers met with Nikki Graski from The Event Agency to discuss her proposal for an Urban Campout at Britannia Road Reserve.

DETAILS:

The Event Agency has coordinated a number of events within the City of Vincent and has a good working relationship with the City.

The proposed Urban Campout, as outlined in Confidential Attachment 001, aims to transform an open urban area into a free camping adventure, bringing the City of Vincent community together for one weekend to escape into their own city.

Earmarking Britannia Road Reserve as the location for Urban Campout, The Event Agency plan to take advantage of Perth's balmy weather and the City's green, open spaces to facilitate an active outdoor experience focussed on connectedness within families, between neighbours and with the environment.

The Urban Campout plans to run over two (2) days and one (1) night and entertainment will be in the form of music, storytelling and street theatre as well as sports, games and wildlife walks.

The Event Agency has applied for cash sponsorship of \$25,000 from the City to contribute specifically to the costs of:

- Infrastructure including marquees, staging, fencing, signage, toilet hire and staging;
- Artistic costs across two (2) days; and
- Publicity and promotion.

In addition to financial sponsorship, The Event Agency has applied for in-kind support from the City in the form of venue hire and waste management services.

The Urban Campout is planned to be a free event for families to enjoy.

CONSULTATION/ADVERTISING:

The Event Agency will consult and advertise in the community newspapers, with flyers and posters and a letter drop to City of Vincent residents within a 500 metre radius.

The use of the City's logo will be required and the promotion of the events will also be placed on the City's website and through social media avenues.

LEGAL/POLICY:

Policy No. 1.1.5 '*Donations, Sponsorship and Waiving of Fees and Charges*';
Policy No. 1.1.8 '*Festivals*'; and
Policy No. 3.8.3 '*Concerts and Events*'.

RISK MANAGEMENT IMPLICATIONS:

Low: Upon careful assessment of the risk management matrix and consideration of this event, it has been determined that this programme is low risk.

STRATEGIC IMPLICATIONS:

In keeping with the City's *Strategic Plan 2013-2017*, Objective 3 states:

'Community Development and Wellbeing

3.1.1 *Celebrate, acknowledge and promote the City's cultural and social diversity.*

3.1.5 *Promote and provide a range of community events to bring people together and to foster a community way of life."*

SUSTAINABILITY IMPLICATIONS:

As an inaugural event, sustainability is difficult to determine however with careful planning by The Event Agency and support from the City of Vincent the proposed Urban Campout could easily be held as an annual event.

FINANCIAL/BUDGET IMPLICATIONS:

At a total estimated cost of \$51,940, the Event Agency has requested funding of \$25,000 to hold the Urban Campout. The requested \$25,000 is budgeted to be spent as follows:

- Infrastructure \$14,000
- Artistic costs \$ 5,000
- Publicity and promotion \$ 6,000

The amount of \$25,000 is recommended to be listed for consideration on the Draft Budget 2014/2015.

COMMENTS:

Vincent is known as “The Festival City” and our programme of free entertainment and cultural activities are enjoyed by residents and visitors alike.

Introducing a new, recreation style event in the form of Urban Campout will add an additional dimension to our already diverse programme of events and will encourage families to return to nature and spend quality time together. A free event, the Urban Campout will be equal and accessible for all.

9.4.4 Birdwood Square Mural

Ward:	South	Date:	28 March 2014
Precinct:	Forrest (14)	File Ref:	CMS0135
Attachments:	001 – Artist’s previous work		
Tabled Items:	Nil		
Reporting Officer:	Y Coyne, Coordinator Arts & Creativity A Birch, Acting Manager Community Development		
Responsible Officer:	J Anthony, Acting Director Community Services		

OFFICER RECOMMENDATION:

That the Council **APPROVES BY AN ABSOLUTE MAJORITY;**

1. To allocate funds of \$15,000, as detailed in the body of report, towards a large mural on the ablution block at Birdwood Square; and
2. Delegates authority to the Acting Chief Executive Officer for any further required approvals to complete the project.

Moved Cr Topelberg, Seconded Cr McDonald

That the recommendation be adopted.

Debate ensued.

AMENDMENT

Moved Cr Cole, Seconded Cr McDonald

“That Clause 1 be amended to read as follows:

1. To allocate funds of \$15,000, as detailed in the body of report, towards a large mural on the ~~ablution block at Birdwood Square~~ south facing wall of Luna Cinema subject to approval from the owner; and

Debate ensued.

AMENDMENT PUT AND LOST (2-4)

For: Cr Cole and Cr McDonald

Against: Presiding Member Mayor Carey, Cr Buckels, Cr Peart and Cr Topelberg

(Cr Pintabona was on approved leave of absence.)

(Cr Wilcox was an apology for the Meeting.)

(Cr Harley had departed the Meeting.)

MOTION PUT AND LOST (0-6)

(Cr Pintabona was on approved leave of absence.)

(Cr Wilcox was an apology for the Meeting.)

(Cr Harley had departed the Meeting.)

REASONS FOR REFUSAL OF OFFICER RECOMMENDATION:

The Council did not want an international artist and believe it is the wrong location.

COUNCIL DECISION ITEM 9.4.4

SUBSEQUENT MOTION:

Moved Cr Topelberg, Seconded Cr McDonald

That the Council REQUESTS the officers to approach the owners of the Luna Cinema in relation to potentially funding a mural art project on their southern wall.

SUBSEQUENT MOTION PUT AND CARRIED UNANIMOUSLY (6-0)

**(Cr Pintabona was on approved leave of absence.)
(Cr Wilcox was an apology for the Meeting.)
(Cr Harley had departed the Meeting.)**

PURPOSE OF REPORT:

The purpose of the report is to approve the allocation of \$15,000 towards a mural on the ablution block at Birdwood Square.

BACKGROUND:

The Mural Art Policy was adopted in September 2011 with the purpose "to encourage public art and beautification on blank walls on both private and public properties within the City of Vincent". Since then, the City's Officers have worked with artists and property owners to revitalise areas by filling blank walls with colour and life. The response from the general public has been overall very positive.

The City of Vincent is fast becoming known for its large mural collection and a recent call for blank walls by the City's Officers has seen an overwhelming response from residents and business owners who would like to see more mural art in the City.

DETAILS:

Local arts organisation FORM plan to hold "Public", an arts festival in early to mid April 2014. The Festival has many internationally acclaimed mural artists visiting Perth, and the City's Officers wish to make the most of this opportunity by contracting one (1) artist to paint a mural on the ablution block at Birdwood Square.

The ablution block was upgraded in 2013 on Birdwood Square and currently is grey painted concrete. The City would like to approach visiting Belgium artist, Roa to paint a large scale mural across the building in his distinct style. If Roa is unavailable, the City's Officers will revert the designs of another touring artist to the Arts Advisory Group for consideration and the final approval will be signed off by with the City's Acting Chief Executive Officer under delegated authority.

CONSULTATION/ADVERTISING:

Nil.

LEGAL/POLICY:

- Policy No. 3.10.9: Public Murals

RISK MANAGEMENT IMPLICATIONS:

Low:

STRATEGIC IMPLICATIONS:

This is in keeping with the following Objective of the City's '*Strategic Plan – Plan for the Future 2013-2017*':

'1.1.6 Enhance and maintain the City's parks, landscaping and the natural environment'

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

SUSTAINABILITY IMPLICATIONS:

Not applicable.

FINANCIAL/BUDGET IMPLICATIONS:

The \$15,000 is proposed to be expended from two (2) accounts, as follows:

Mural/Wall Art Expenditure - \$13,295

Budget Amount:	\$ 16,000
Spent to Date:	\$ 2,705
Balance:	\$ 13,295

Public Community Artworks - \$1,705

Budget Amount:	\$ 25,000
Spent to Date:	\$ 12,376
Balance:	\$ 12,624

COMMENTS:

The City wishes to capitalise on visiting renowned artists to further enhance the City's blank walls and to add to the growing collection of vibrant artistic murals already within the City of Vincent.

Currently, the abluton block at Birdwood Square is a grey concrete mass. Birdwood Square would benefit from some artistic elements and a mural could be introduced to provide aesthetic interest in the area.

Having an acclaimed international artist's piece of work on the building will bring further cultural enhancement to our City.

10. MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

Nil.

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 7.55pm **Moved Cr McDonald, Seconded Cr Peart**

That the Council proceed “behind closed doors” to consider confidential item 14.1, as this matter contains information concerning legal advice obtained; and

Confidential Item 14.2, as this matter contains information concerning legal advice obtained.

PROCEDURAL MOTION PUT AND CARRIED UNANIMOUSLY (6-0)

(Cr Pintabona was on approved leave of absence.)

(Cr Wilcox was an apology for the Meeting.)

(Cr Harley had departed the Meeting.)

There were no members of the public present.

Media departed the meeting.

Executive Assistant (Minutes Secretary) – Jerilee Highfield departed the meeting.

PRESENT:

Mayor John Carey	Presiding Member
Cr Matt Buckels	North Ward
Cr Emma Cole	North Ward
Cr Laine McDonald	South Ward
Cr James Peart	South Ward
Cr Joshua Topelberg	South Ward
Mike Rootsey	Acting Chief Executive Officer
Rick Lotznicker	Director Technical Services
Petar Mrdja	Acting Director Planning Services
Jacinta Anthony	Acting Director Community Services

14. CONFIDENTIAL ITEMS/MATTERS FOR WHICH THE MEETING MAY BE CLOSED (“BEHIND CLOSED DOORS”)

14.1 CONFIDENTIAL ITEM: No. 116 (Lot 401) Wright Street, Corner of Turner Street, Highgate – Proposed Three-Storey Residential Development Comprising Three (3) Multiple Dwellings and Associated Car Parking – Review (Appeal) Under Section 31 of the State Administrative Tribunal (SAT) Act

Ward:	South	Date:	28 March 2014
Precinct:	Forrest, P14	File Ref:	PRO3536; 5.2013.35.1
Attachments:	Confidential: Property Information Report and Amended Development Application Plans Confidential: Applicant Submission		
Tabled Items:	Nil		
Reporting Officer:	Steve Allering– Allering and Associates (Engaged Planning Consultant)		
Responsible Officer:	Petar Mrdja, Acting Director of Planning Services		

OFFICER RECOMMENDATION:

That the Council;

1. Pursuant to Section 5.23(2) of the Local Government Act 1995 and clause 2.14 of the City of Vincent Local Law Relating to Standing Orders, proceeds “behind closed doors” at the conclusion of the items, to consider the confidential report, circulated separately to Council Members, relating to Proposed Three - Storey Residential Development Comprising Three (3) Multiple Dwellings and Associated Car Parking - Review State Administrative Tribunal (SAT) DR 461 of 2013 at No. 116 (Lot 401 D/P: 1879) Wright Street, Corner of Turner Street, Highgate, and as shown on amended plans stamp-dated 14 March 2014, as this matter relates to 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; and
2. **AUTHORISES** the Acting Chief Executive Officer to make public the Confidential Report, or any part of it, at the appropriate time.

COUNCIL DECISION ITEM 14.1

Moved Cr Topelberg, Seconded Cr Buckels

That the recommendation be adopted.

MOTION PUT AND CARRIED ON THE CASTING VOTE OF THE PRESIDING MEMBER (3-4)

For: Cr Buckels, Cr Topelberg and Cr Peart
Against: Presiding Member, Mayor John Carey (two votes – deliberative and casting vote), Cr Cole and Cr McDonald

(Cr Pintabona was on approved leave of absence.)
(Cr Wilcox was an apology for the Meeting.)
(Cr Harley had departed the Meeting.)

DETAILS:

The Acting 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 Acting 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.

14.2 CONFIDENTIAL ITEM: No. 17 (Lot: 104 D/P: 1106) Chatsworth Road, Highgate – Review (Appeal) State Administrative Tribunal (SAT) DR 475 of 2013 – Proposed Demolition of Existing Single House and Construction of Two-Storey Single House

Ward:	South	Date:	28 March 2014
Precinct:	Hyde Park, P12	File Ref:	PRO6001; 5.2013.110.1
Attachments:	Confidential: Property Information Report and Development Application Plans Confidential: Applicant Submission Confidential: Peer Review of Heritage Assessment		
Tabled Items:	Nil		
Responsible Officer:	Steve Allerding – Planning Consultant (Allerding & Associates)		
Responsible Officer:	Petar Mrdja, Acting Director of Planning Services		

OFFICER RECOMMENDATION:

That the Council;

1. Pursuant to Section 5.23(2) of the Local Government Act 1995 and clause 2.14 of the City of Vincent Local Law Relating to Standing Orders, proceeds “behind closed doors” at the conclusion of the items, to consider the confidential report, circulated separately to Council Members, relating to Proposed Demolition of Existing Single House and Construction of Two-Storey Single House at No. 17 (Lot: 104 D/P: 1106) Chatsworth Road, Highgate - State Administrative Tribunal Review (Appeal) DR 475 of 2013, and as shown on plans stamp-dated 13 March 2014 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; and
2. **AUTHORISES** the Acting Chief Executive Officer to make public the Confidential Report, or any part of it, at the appropriate time.

COUNCIL DECISION ITEM 14.2

Moved Cr Topelberg, Seconded Cr Buckels

That the recommendation be adopted.

MOTION PUT AND CARRIED UNANIMOUSLY (6-0)

(Cr Pintabona was on approved leave of absence.)

(Cr Wilcox was an apology for the Meeting.)

(Cr Harley had departed the Meeting.)

DETAILS:

The Acting 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

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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.

PROCEDURAL MOTION

At 8.20pm **Moved** Cr Topelberg, **Seconded** Cr Buckels

That the Council resume an “open meeting”.

PROCEDURAL MOTION PUT AND CARRIED UNANIMOUSLY (6-0)

(Cr Pintabona was on approved leave of absence.)
(Cr Wilcox was an apology for the Meeting.)
(Cr Harley had departed the Meeting.)

15. CLOSURE

There being no further business, the Presiding Member, Mayor John Carey, declared the meeting closed at 8.20pm with the following persons present:

- | | |
|--|------------------------------------|
| Mayor John Carey | Presiding Member |
| Cr Roslyn Harley (<i>Deputy Mayor</i>) | North Ward |
| Cr Matt Buckels | North Ward |
| Cr Emma Cole | North Ward |
| Cr Laine McDonald | South Ward |
| Cr James Peart | South Ward |
| Cr Joshua Topelberg | South Ward |
| Mike Rootsey | Acting Chief Executive Officer |
| Rick Lotznicker | Director Technical Services |
| Petar Mrdja | Acting Director Planning Services |
| Jacinta Anthony | Acting Director Community Services |

No members of the 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 8 April 2014.

Signed:Presiding Member John Carey.

Dated this day of 2014.