



# NOTES

December Council Agenda Briefing  
**Held in the Council Chamber**  
**Tuesday 13 December 2005**  
**Commencing at 5.30pm**

Present:

Mayor, J Collins, JP (Chairman)

Councillors:

G W Gleeson	Civic Ward
B W Hearne	Como Beach Ward
L M Macpherson	Como Beach Ward (arrived 6.08pm)
L J Jamieson	Manning Ward
C A Cala	McDougall Ward
R Wells, JP	McDougall Ward
R B Maddaford	Mill Point Ward
D S Smith	Mill Point Ward
S Doherty	Moresby Ward
K R Trent, RFD	Moresby Ward

Officers:

Mr C Frewing	Chief Executive Officer
Mr R Burrows	Director Corporate & Community Services
Mr S Cope	Director Strategic and Regulatory Services
Mr L Croxford	Acting Director Infrastructure Services
Ms D Gray	Acting Director Financial and Information Services
Mr R Bercov	Manager Development Services
Mr N Kegie	Manager Culture and Recreation Coordinator (until 6.10pm)
Mr M Taylor	Manager City Environment (from 5.40pm )
Ms A Spaziani	Manager Human Resources (from 6.45pm)
Mr C Buttle	Team Leader, Planning Services
Mrs K Russell	Minute Secretary

Consultant

David Johnston	Industrial Advocate Workplace Relations & Management Consultants (from 6.45pm)
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Apologies:

Cr M B McDougall	Civic Ward
Cr L P Ozsdolay	Manning Ward

Gallery

Two members of the public were present

OPENING

The Mayor opened the Agenda Briefing at 5.30pm and welcomed everyone in attendance. He then advised the public present that they were not permitted to ask questions or interject in the proceedings and he reminded Members that Agenda Briefings were not part of the decision-making process but an opportunity for them to raise questions on the Agenda Items presented.

**1. ITEMS THE SUBJECT OF THE AGENDA BRIEFING**

The Chief Executive Officer commenced the presentation with a brief summary of the following reports on the December 2005 Council Agenda. Questions and points of clarification were raised by Members and responded to by the officers.

**9.1.1 Annual Electors Meeting held 29 November 2005**

This report is required to consider any Motions passed at the Annual Electors Meeting. There were no Motions passed that required a Council determination.

DECLARATION OF INTEREST : CR DOHERTY

Cr Doherty declared an interest in Agenda Item 9.2.1 as an employee of the Wesley Perth Mission involved in the "Rainbow Project" who are an applicant in the Funding Assistance Program.

**Note:** Cr Doherty left the Chamber at 5.38pm

**Note:** Manager City Environment arrived at 5.40pm

**9.2.1 Funding Assistance Program**

This report considers applications in the Community Development category of the Funding Assistance Program - Round 2.

**Note:** Cr Doherty returned to the Chamber at 5.43pm

**9.3.1 Proposed Low Energy Radio Antenna**

This report deals with an application for a proposed radio antenna at the Canning Bridge this is one of 14 antenna associated with the New MetroRail project proposed to be erected.

**9.3.2 Request for Approval of Existing Office 76 Mill Point Rd**

This report deals with an application relating to a 'change of use' which occurred without Council approval. Council is now being asked to exercise discretion to retrospectively approve the change from approved Multiple Dwelling to Office.

**9.3.3 Proposed Single House - Lot 312 Koolunda Court, Karawara**

This report is seeking:

1. Council's discretion to approve a rear setback variation below that prescribed in the TPS6; and
2. In light of this application whether to initiate a Scheme Amendment to modify the setback requirements.

**Note:** Cr Macpherson arrived at 6.08pm

**9.3.4 Proposed Addns/Alts 10 Wooltana Street, Como**

In October 2005 an application for additions/alterations to an existing outbuilding was refused under delegated authority due to a conflict with the minimum open space requirements. The applicant has now requested this determination be reconsidered by Council.

**9.3.5 Tenders for Pruning, Removal and Stump Grinding of Street, Amenity and Park Trees**

This report considers tenders received for the pruning, removal and stump grinding of street, amenity and park trees within the City.

**9.3.6 Future of Ficus Street Trees**

This report provides an update and identifies proposed action required on the condition of the Ficus Street Trees following inspection by an Arborist.

**9.3.7 draft Sustainability Strategy - Report on Submissions**

This report details submissions received following the strategy being out for public comment and presents the modified Strategy for adoption.

**9.3.8 George Burnett Park Artworks**

Part of the George Burnett Park Master Plan included an artworks component. This report details the proposed artworks for the park. The matter was also the subject of a recent Briefing session.

DECLARATION OF INTEREST - CR CALA

Cr Cala declared an interest in Item 9.4.1 as he lives in one of the streets the subject of the report.

**Note** Cr Cala left the Chamber at 6.25pm

**9.4.1 Public Access Ways**

Three public access ways from surrounding streets to the Karawara Greenways were listed for paving. Initial opposition from residents resulted in a petition to Council. This report considers the contents of the petition and the options available.

**Note** Cr Cala returned to the Chamber at 6.26pm

**9.4.2 Traffic Management Warrants**

A Traffic Management Warrants Policy has been adapted from models currently in use by other local governments where traffic management requests are assessed and then listed on the Forward Works Program if the weighted score is 30 or more.

**9.5.1 Inquiry into Local Government Structural and Electoral Reform in WA**

The purpose of this report is to consider a submission to the Local Government Advisory Board in response to an announcement by the Minister for Local Government that he has authorised an inquiry to be conducted into Local Government Structural and Electoral Reform in WA. This matter was also the subject of a recent Briefing Session.

**9.5.2 Submission on Local Government Accountability**

The Public Accounts Committee (PAC), a committee established by the Parliament of Western Australia, has been appointed to conduct an Inquiry into Local Government Accountability and has invited submissions from interested local governments and individuals. This reports presents a submission drafted by City officers for consideration by Council.

**9.6.1 Monthly Financial Management Accounts for November**

This reports presents the monthly financial management accounts for the month of November 2005.

**9.6.2 Monthly Statement of Funds, Investments and Debtors as at 30 November 2005-12-13**

This report presents to Council a statement summarising the effectiveness of treasury management for the month.

**9.6.3 Warrant of Payments Listing**

This reports list accounts paid by the CEO under delegated authority for November 2005.

**AGENDA BRIEFING CLOSED TO THE PUBLIC**

The Agenda Briefing was closed to the public at 6.45pm while *Confidential* items 13.1.1 and 13.1.2 were discussed.

The two members of the public left the Chamber at 6.45pm. The Chamber doors were then closed.

**Note:** Ms A Spaziani, Manager Human Resources and David Johnston, Industrial Advocate, Workplace Relations and Management Consultants joined the meeting at 6.45pm.

**13.1.1 City of South Perth Australia Day Citizen of the Year and Premier's Australia Day Active Citizenship Awards *CONFIDENTIAL REPORT.***

This report is designated *Confidential* under Section 5.23(h) of the *Local Government Act* as it relates to the selection of a community member(s) as the recipient of an Award to be announced and presented at the Australia Day 2006 Ceremony.

**13.1.2 City of South Perth EBA Proposal**

This report is designated *Confidential* under the *Local Government Act Sections 5.23(a) (c) and (d)* as it relates to:

- a matter affecting employees;
- a contract entered into by the local government which relates to a matter to be discussed at the meeting; and
- legal advice obtained by the local government which relates to the matter to be discussed.

**14. CLOSURE**

The Mayor closed the Briefing at 7.00pm and thanked everyone for their attendance.



# NOTES

## CONCEPT FORUM

- **Carcione Site, 54 Manning Rd**
  - **Old Mill Redevelopment proposal**
  - **Collier Park Village Rates Update**
- Held at the Collier Park Village Community Centre  
7 February 2006 commencing at 5.30pm**

Present:

Mayor J Collins, JP (Chairman)

Councillors:

G W Gleeson	Civic Ward
M B McDougall	Civic Ward
L M Macpherson	Como Beach Ward
L J Jamieson	Manning Ward
C A Cala	McDougall Ward
R Wells, JP	McDougall Ward
R B Maddaford	Mill Point Ward
D S Smith	Mill Point Ward
S Doherty	Moresby Ward
K R Trent, RFD	Moresby Ward

Officers:

Mr C Frewing	Chief Executive Officer
Mr R Burrows	Director Corporate and Community Services
Mr M J Kent	Director Financial & Information Services (from 6.15pm)
Mr S Cope	Director Strategic & Regulatory Services
Mr R Bercov	Manager Development Services (until 6.55pm)
Ms D Gray	Manager Financial Services (from 6.15pm)
Mr S McLaughlin	Legal and Governance Officer (until 6.55pm)
Mrs G Fraser	Senior Planning Officer (until 6.55pm)

Presenters/Guests

Mr Craig Clarke	McLeods Solicitor (until 6.15 pm)
Mr Garry Lawrence	Garry Lawrence Associates (6.15pm - 7.00 pm)
Ms Lynden Prince	Creating Communities (6.15pm - 7.00 pm)
Mr Tom Perrigo	National Trust (6.30pm - 7.00 pm)

Apologies:

Cr B W Hearne	Como Beach Ward - leave of absence
Cr L P Ozsdolay	Manning Ward - leave of absence

OPENING

The Mayor opened the Concept Forum at 5:30pm and welcomed everyone in attendance.

## ITEMS THE SUBJECT OF CONCEPT FORUM

### **1. Carcione Site - Lot 2 (No. 54) Manning Road NE cnr Ley Street, Manning**

#### *Town Planning Scheme Amendment 4*

The Mayor and the Chief Executive Officer gave a short introduction on the Amendment proposed for No. 54 Manning Road. The Director Strategic and Regulatory Services introduced Craig Slarke from McLeods Solicitors and requested he address Members.

Mr Slarke outlined the present zoning of the land, the status of Amendment No.4 and the related appeal to the SAT. He then explained the Minister's involvement in the Scheme Amendment proposal.

Questions were raised by Members and responded to. The Director advised that a report on this subject would be included in the February Council meeting Agenda.

The Mayor thanked Mr Slarke for his attendance. Mr Slarke left the Concept Forum at 6.15 pm.

This part of the Briefing concluded at 6.15pm

### **2. Old Mill Redevelopment Proposal**

The Chief Executive Officer provided a brief overview in relation to the Old Mill Redevelopment proposal and then invited Garry Lawrence to address the Members.

Mr Lawrence provided an update to the concept forum presentation to Council in July 2005 and advised that following this meeting, at the request of Councillors had performed work associated with the following topics:

- Traffic management study
- Community consultation
- Consultation with indigenous community
- Conservation plan

Ms Prince from Creating Communities provided further explanation of the community consultation process undertaken by the proponents. This included:

- Printing and circulation of newsletter of proposal to all properties north of south Terrace and west of Canning Highway;
- Display at Civic Library;
- Community Briefing;
- Radio interviews; and
- Individual contact with interested residents

Mr Tom Perrigo of the National Trust outlined the proposed role of the National Trust and spoke briefly about partnership agreements that were in place elsewhere.

The Mayor thanked presenters Messrs Lawrence and Perrigo and Ms Prince. The presenters left the meeting at 6.55pm.

This part of the Briefing concluded at 6.55pm.

**3. Collier Park Village Rates Update** (commenced at 7.03pm)

The Chief Executive Officer provided an introduction to the briefing noting the area as being complex, and referred to the situation that the City now faces after having lobbied State Government for the previous three years on the matter of pension entitlements for retirement village residents. He then handed over to the Director Financial & Information Services.

The Director Financial & Information Services gave a confidential presentation on the topic Rates & Pensioner Concessions as they apply to the residents of the CPV the outline which was as follows:

- Introduction
- Issues impacting on eligibility of CPV residents to concessions
- Ownership Structure and its impact on the matter
- Lease Documents currently in use
- Leases & Rating
- Office of State Revenue & Eligibility
- Options to resolve the matter for 2005/2006
- The need for Council to consider its position for 2006/2007 and future years
- Conclusion.

A *Confidential* discussion was held and questions and points of clarification were asked and responded to.

**Closure**

The Mayor closed this Concept Forum at 7.45pm.



# NOTES

## CONCEPT FORUM

- **Underground Power**
  - **Local Government Conduct Bill**
  - **Strategic Financial Plan Budget Process**
- Held the Collier Park Village Community Centre  
14 February 2006 commencing at 5.30pm**

Present:

Mayor J Collins, JP (Chairman)

Councillors:

L M Macpherson	Como Beach Ward (arrived at 6:00pm)
L J Jamieson	Manning Ward
L P Ozsdolay	Manning Ward
C A Cala	McDougall Ward
R B Maddaford	Mill Point Ward
D S Smith	Mill Point Ward
S Doherty	Moresby Ward
K R Trent, RFD	Moresby Ward (arrived at 5:40pm)

Officers:

Mr C Frewing	Chief Executive Officer
Mr G Flood	Director Infrastructure Services (until 6.15pm)
Mr M Kent	Director Financial & Information Services
Mr L H Croxford	Manager Engineering Infrastructure (until 6.15pm)
Ms D Gray	Manager Financial Services

Apologies:

Cr G W Gleeson	Civic Ward
Cr M B McDougall	Civic Ward
Cr B W Hearne	Como Beach Ward - leave of absence
Cr R Wells, JP	McDougall Ward

OPENING

The Mayor opened the Concept Forum at 5:30pm and welcomed everyone in attendance.

ITEMS THE SUBJECT OF CONCEPT FORUM

**1. State Underground Power Project, Round 3 - Como East**

The Manager Engineering Infrastructure presented an update on the City's successful Round 3 State Underground Power Project - Como East. The presentation covered:

- The City areas submitted as part of the Round 3 submission process;
- Details of the successful Como East bid;
- Likely costings and some discussion on likely escalation of cost from previous stages;
- Current status costs of other the Round 3 projects across the metro area;



- Funding model and options with regard to accommodating enhancements to street light infrastructure and mitigating some of the cost to residents;
- Payment structure for works;
- Likely Transformer and Switching Cabinet locations; and
- Project timeframe.

A number of questions from Councillors followed the presentation seeking clarification on the following topics:

- Aesthetics of Switchboxes and Transformers;
- Background info on reasons why project costs have significantly increased;
- Costings for Multiple Dwellings;
- Concern with regard to flow-on effects of providing any subsidies;
- Mechanisms in place to control cost escalations during project construction phase;
- Cost of upgrading to Metal Halide lighting not dependant on being carried out as part of UGP project;
- Minor reduction in scope will not become a deferred cost obligation in years to come;
- Methodology of applying service charge and a query on the administration fee;
- Specifics on consumer connection infrastructure;
- Process for obtaining consensus;
- Legitimacy of service charge and ratepayers obligations to pay; and
- If residents choose to not accept the offer, the project is not transferable to another area within the City. However, this will not compromise the City's submissions of other areas in future rounds of the State Underground Power Program.

The presentation and associated question time concluded at 6:15pm.

## 2. **Local Government (Official Conduct) Amendment Bill 2005**

The Chief Executive Officer presented an overview of the Bill as follows:

The development of the Local Government (Official Conduct) Amendment Bill 2005 is a new initiative for both local government and the general Western Australian community. He advised that the purpose of the Bill is to amend the *Local Government Act 1995* to provide a disciplinary framework to deal with individual misconduct by local government council members. At present, apart from prosecution, the only avenue for action in response to inappropriate behaviour is against the whole council.

The key principles in this Bill have general support from local government. The Bill provides a mechanism to take action against individual council members where they do not comply with a code of conduct (rules) or they contravene particular laws applying to them in Acts and Regulations.

The key matters in the Bill are:

- the establishment of a statewide standards panel to deal with complaints about minor breaches which are to be contraventions of a new code (rules) of conduct with penalties including public censure, public apology or an order to undertake training; and
- for complaints about serious breaches to be made to the Department of Local Government and Regional Development for possible referral to the State Administrative Tribunal (SAT) for determination including similar penalties as above and stronger penalties of up to six months suspension or up to five years disqualification.

The Bill contains detailed provisions enabling regulations to be made prescribing the uniform rules of conduct for council members. The rules are to cover the following key areas:

- Standards of general behaviour;
- Use of information;
- Securing unauthorised advantages or disadvantages;
- Disclosing certain interest (not financial); and
- Restriction on receiving and disclosure of certain gifts.

The Bill provides that contraventions of the rules are a minor breach and complaints are to be referred to the local government standards panel. Additional panels may be appointed should that be needed.

The presentation and associated question time concluded at 6:45pm.

**3. Strategic Financial Plan - Budget Process (commenced at 6.45pm)**

The Director Financial and Information Services commenced the briefing with an introduction to his presentation on the City's Strategic Financial Plan and Budget Process. Mr Kent explained that this evening's presentation was the first in a series which would take place leading up to the adoption of the City's Strategic Financial Plan in May and the Annual Budget for 2006/2007 in July. Further, Mr Kent noted that there would not be discussion on specific projects at this presentation but rather this presentation was focussed on the overall process for the review of the City's Strategic Financial Plan for 2006/2007 - 2010/2011 and the adoption of the Annual Budget for 2006/2007. He also advised that he would be providing a snapshot on the current economic environment, various trends of the last five years and key dates in these processes.

The Director Financial and Information Services then commenced his presentation, the outline of which was as follows:

- Why does the City produce a Strategic Financial Plan (SFP) and Annual Budget?
- Inputs to the Strategic Financial Plan
- The Strategic Financial Plan and Budget Process
- Overview of the Strategic Financial Plan and Budget Process
- Details in the Strategic Financial plan for each year
- Resource Decisions
- Economic Environment
- Strategic Financial Plan / Budget Theme
- Financial Trends - Operating Revenue
- Financial Trends - Operating Expense
- Financial Trends - Staff Costs
- Financial Trends - Capital Program
- Financial Trends - Reserves
- Where to From Here
- Key Dates in the Strategic Financial Plan / Budget Process.

A copy of the powerpoint presentation was provided to Members. Questions and points of clarification were asked and answered.

**Closure**

The Mayor closed the Concept Forum at 7.23pm.

## **City of South Perth**

### ***Ward Boundary & Representation Review***

#### **DISCUSSION PAPER**

##### ***Introduction***

Each local government is required under the *Local Government Act* to conduct a review of its ward boundaries and representation every eight years. The City of South Perth last conducted a review in 1998 and so must conduct and complete its review during the course of 2006 in order to implement any necessary changes in readiness for the 2007 elections.

The 1998 review resulted in the City moving from a structure of five wards with three councillors in each ward to the present structure of six wards with two councillors in each ward.

The purpose of the current review is to evaluate the present ward arrangements and to consider a range of options in order to find a system of representation that best reflects the characteristics of the district and its people.

This Discussion Paper outlines the process of review, describes the factors which are to be considered and canvasses the various options which Council may recommend as proposed changes to the Local Government Advisory Board.

Copies of the Discussion Paper are available at the Civic Centre Reception.

A copy of the Discussion Paper is also posted on the City's website at **[www.southperth.wa.gov.au](http://www.southperth.wa.gov.au)** - see under tab - *Out for Comment*.

Submissions about the options outlined in the Discussion Paper are encouraged and should be addressed to the Chief Executive Officer, Civic Centre, Cnr. South Terrace & Sandgate Street, South Perth 6151.

The submission period will close at 5 p.m. on Friday 21 April 2006.

CLIFF FREWING  
CHIEF EXECUTIVE OFFICER

### *A Summary of the Review Process*

- Evaluate current ward boundaries & representation
- Consider options for change against statutory criteria
- Public consultation on options
- Council to consider proposed changes in light of submissions
- Prepare review report
- Submit report to LGA Board
- Board reviews report and recommends changes to Minister

### *Time table for Review*

1	Council resolves to undertake review	28 June 2005
2	Discussion Paper published & Submission Period opens	7 March 2006
3	Submission Period closes	21 April 2006
4	Council considers submissions and makes decision on changes	23 May 2006
5	Preparation of Report on Review	June 2006
6	Report delivered to Local Government Advisory Board	30 June 2006
7	The review process is concluded upon the Board making a recommendation to the Minister who then recommends to the Governor the making of the appropriate orders	

### *Current Situation*

The first aspect of the review is to evaluate the current arrangements with respect to ward boundaries in order to determine whether representation (number of electors in relation to number of councillors) across the wards is generally even. The City is divided into six wards with two councillors elected in each ward.

The mean ratio of councillors to electors is calculated by dividing the number of electors for the City by the number of councillors. This figure is then compared with the actual ratio for each ward and the percentage deviation from the mean can then be calculated. The permissible deviation determined by the Minister is + or - 10%.

The percentage deviations for each ward are set out in Table 1 below.

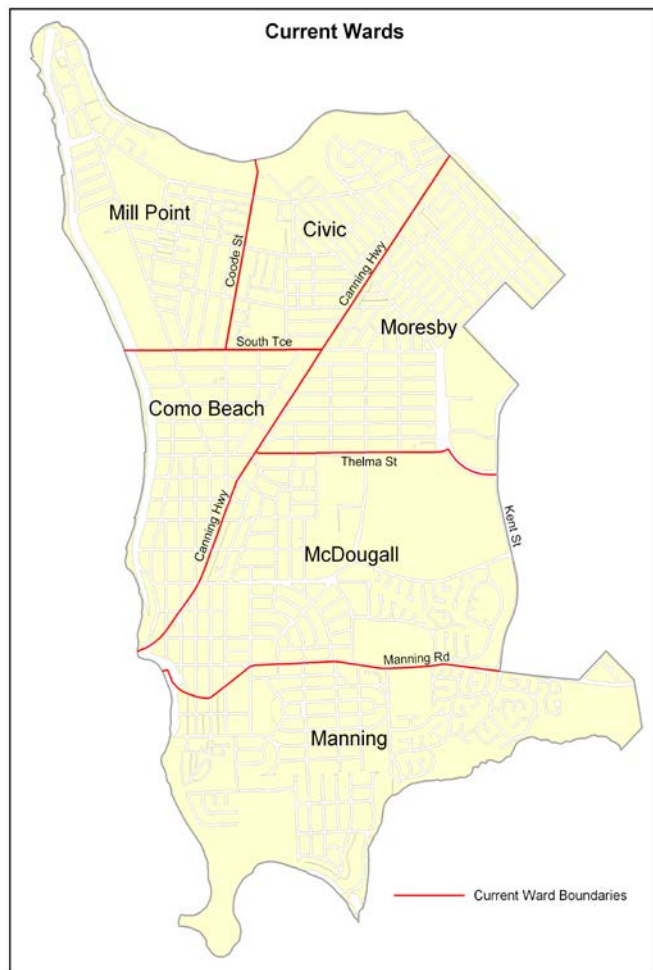
As can be seen from the Table, two wards are outside the permissible deviation and one is very close to being so; thus there is currently an imbalance in representation across the City with Mill Point ward in the north being over represented and Manning ward in the south being under represented.

### Current ward councillor-to-elector ratio and deviations

WARD	Electors	Councillors	Ratio	% Deviation
Civic	3762	2	1:1881	+ 9.57
Como	4089	2	1:2044	+ 1.73
Manning	4895	2	1:2447	- 17.64
McDougal	4327	2	1:2163	- 3.99
Mill Point	3452	2	1:1726	+ 17.02
Moresby	4438	2	1:2219	- 6.68
Total (Median)	24,963 (4160)	12	1:2080	

**TABLE 1: RATIO OF COUNCILLORS TO ELECTORS**

*Note: The Table has been prepared on the basis of data supplied by the West Australian Electoral Commission current as at March 2005 and used in the May 2005 local government elections.*



**Map 1: Shows the current ward boundaries.**

## Consideration of Options - possible changes

This part of the review involves consideration of a number of alternative options to the current arrangements in order to find a system of representation that best reflects the characteristics of the City and its people.

In its consideration of these options a local government is to have regard to the following matters set out in the *Local Government Act 1995* (the LGA):

- Community of interests;
- Physical and topographical features;
- Demographic trends;
- Economic factors; and,
- The ratio of councillors to electors in the various wards.

The Local Government Advisory Board (“the Board”) in offering a commentary on these factors suggests that the last factor, the ratio of councillors to electors, is always significant in the consideration of proposed changes and advises that it is expected that each local government will have similar ratios across its wards. The Minister for Local Government has advised that he will not consider changes to ward boundaries and representation that result in ratios that are greater than plus or minus 10% of the average councillor/elector ratio for that local government.

The Board suggests that in relation to the other four factors some may have less relevance than others to the particular situation of the local government so it is for each local government to assess the relevance and weight of the other four factors in its consideration of the options.

The Board’s explanatory comments with respect to the other four factors are set out below in italics. This explanatory text is followed by a discussion of matters pertinent to the City of South Perth.

### 1. Community of Interest

*The term community of interests has a number of elements. These include a sense of community identity and belonging, similarities in the characteristics of the residents of a community and similarities in the economic activities. It can also include dependence on the shared facilities in an area as reflected in catchment areas of local schools and sporting teams, or the circulation areas of local newspapers.*

The City of South Perth is a reasonably small community with a relatively stable population comprising 36,108 people (as counted on Census night 7 August 2001).

The City which occupies an area of approximately 20 square kilometres is essentially a dormitory suburb with no industrial areas, limited commercial activities and a small number of retail precincts located across the district.

The City accommodates a number of primary schools and secondary schools together with associated sports grounds which are also distributed throughout the district. A number of shopping centres are located throughout the district though predominantly in the north, and the main commercial and office activity is concentrated around Mends Street and the Mill Point area.

## 2. Physical and topographic features

*These may be natural or man made features that will vary from area to area. Water features such as rivers and catchment boundaries may be relevant considerations. Coastal plain and foothill regions, parks and reserves may be relevant as may other man made features such as railway lines and freeways.*

Obviously the most significant natural features consist of the Swan estuary and Canning river which form the boundary on three sides of the City.

The eastern boundary of the City does not follow any recognisable physical feature.

The most significant man-made feature is the Kwinana Freeway currently being up-graded to accommodate the Perth to Mandurah railway.

## 3. Demographic trends

*Several measurements of the characteristics of human populations, such as population size, and its distribution by age, sex, occupation and location provide important demographic information. Current and projected population characteristics will be relevant as well as similarities and differences between areas within the local government.*

A snapshot of South Perth, captured on Census night 7 August 2001, discloses that the population rose to 36,108 - an increase of 2.1% since the previous census taken in 1996. Indigenous people accounted for only 0.9% of the population, whilst people born overseas accounted for 31.9%.

The median age of people was 35 which is up slightly from 1996's median of 34.

There were 3032 couple families with children (which comprised 35.5% of all families in occupied private dwellings), 3683 couple families without children (comprising 43.2%), 1355 one parent families (15.9%) and 464 other households (5.4%).

There were 7816 separate houses (48.2%), 4679 semi-detached or terrace houses and townhouses (28.8%) and 3648 flats, units or apartments (22.5%). These figures reflect relatively little change since either the 1996 or 1991 census.

Of all occupied private dwellings, 8732 (53.8%) were owned or being purchased, while 6165 (38.0%) were being rented. For the 2001 census, serviced apartments were included as private dwellings.

Projected population increase for the district would be expected to be consistent with the relatively modest increase of 2.1% since the 1996 census.

## 4. Economic factors

*Economic factors can be broadly interpreted to include any factor that reflects the character of economic activities and resources in the area. This may include the industries that occur in a local government area (or the release of land for these) and the distribution of community assets and infrastructure such as road networks.*

As noted above South Perth is primarily a dormitory suburb with no industry and limited commercial activity which is concentrated around Mends Street. The distribution of other retailing activity is slightly weighted to the northern end of the district. Of a total retail spend of \$343 million in 2000, 11% was contributed by the workforce and only 3.4% by tourists or visitors. The residents contributed the rest.

[Figures taken from Consultants Report into the City's draft Local Commercial Strategy.]

## Options for consideration

Option A	Retain six wards - two councillors per ward - revise ward boundaries	12 councillors
Option B	Reduce number of wards to four - retain number of councillors at two per ward	8 councillors
Option C	Reduce number of wards to four - increase number of councillors at three per ward	12 councillors
Option D	Reduce number of wards to three - retain number of councillors at two per ward	6 councillors
Option E	Reduce number of wards to three - increase number of councillors to three per ward	9 councillors
Option F	Abolish the ward system - retain the number of councillors at twelve	12 councillors
Option G	Abolish the ward system - reduce the number of councillors to ten	10 councillors
Option H	Abolish the ward system - reduce the number of councillors to eight	8 councillors

### Notes

1. Section 2.17 of the LGA provides that where the method of filling the office of mayor is election by electors (as it is for the City) the council is to consist of not less than 5 nor more than 14 councillors.
2. Options A to D have been prepared so as to ensure that the wards remain within the permissible percentage deviation.
3. All options need to be considered against the criteria set out in the LGA.
4. Section 2.3 of the LGA also enables a local government to consider changing the names of its wards pursuant to the review process if it considers it appropriate.

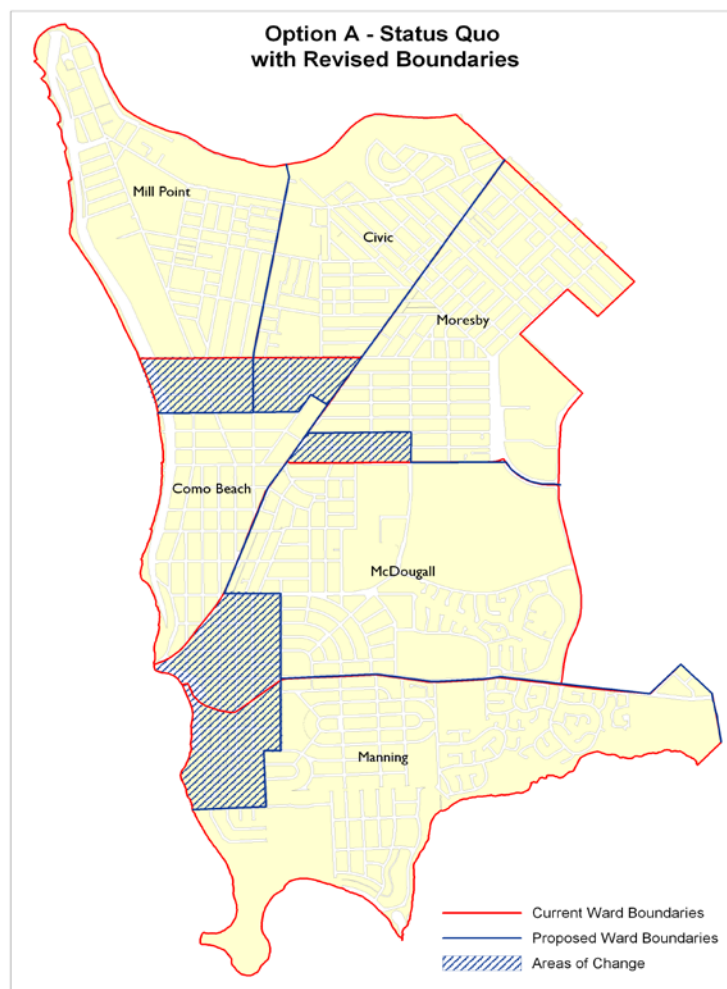


## OPTION A - Status Quo with revised boundaries

**Option A** represents the current situation but with the ward boundaries redrawn to achieve a councillor-to-elector ratio with a percentage deviation between wards within the desired range of + or - 10%.

Ward	Electors	Councillors	Ratio	% Deviation
Civic	4382	2	1:2191	- 5.33
Mill Point	4336	2	1:2168	- 4.2
Como	3949	2	1:1974	+ 5.0
Manning	4199	2	1:2099	- 0.91
McDougal	3926	2	1:1963	+ 5.65
Moresby	4171	2	1:2085	+ 0.24
Total (Median)	24,963 (4,160)	12	1:2080	

**TABLE 2: RATIO OF COUNCILLORS TO ELECTORS**



**Map 2: Shows revised ward boundaries for Option A.**

## OPTION B - 4 Wards & 8 Councillors

**Option B** consists of four wards and eight councillors with revised boundaries drawn to ensure that the councillor-to-electors ratio remains within the permissible range.

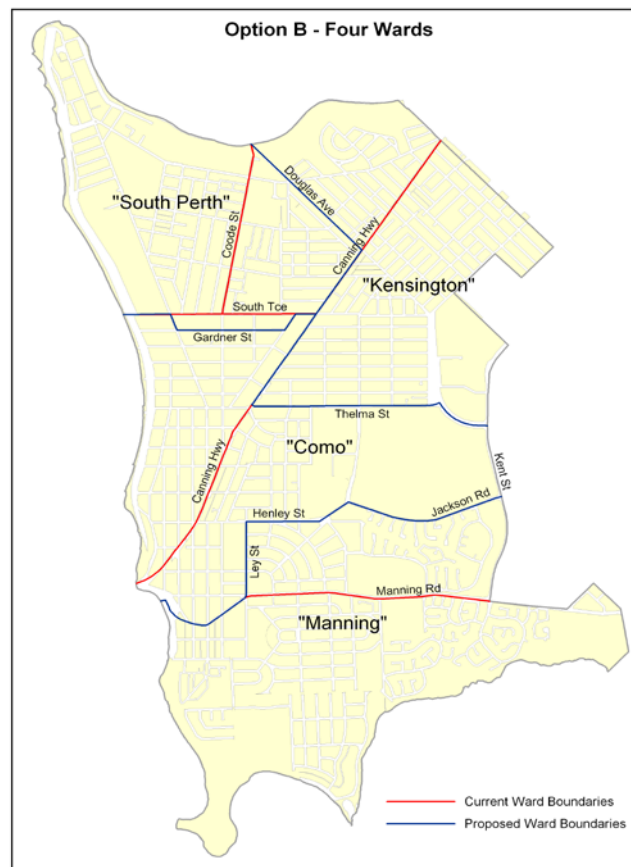
WARD	Electors	Councillors	Ratio	% Deviation
"South Perth"	5896	2	1:2948	+ 5.5
"Como"	6246	2	1:3123	- 0.09
"Manning"	6575	2	1:3287	- 5.35
"Kensington"	6206	2	1:3103	+ 0.54
Total (Median)	24,963 (6240)	8	1:3120	

**TABLE 3: RATIO OF COUNCILLORS TO ELECTORS**

- Notes:
1. Character and amenity of original six wards largely retained;
  2. Revised ward boundaries reflect suburb/locality identity;
  3. Reduced number of councillors changes the councillor/elector ratio.

## OPTION C - 4 Wards & 12 Councillors

**Option C** has the same number of wards as Option B but has an increased number of councillors. The percentage deviation between wards will not change but the ratio of councillors to electors will change from 1:3120 to 1:2080.



**Map 3: Shows revised ward boundaries for Options B & C.**

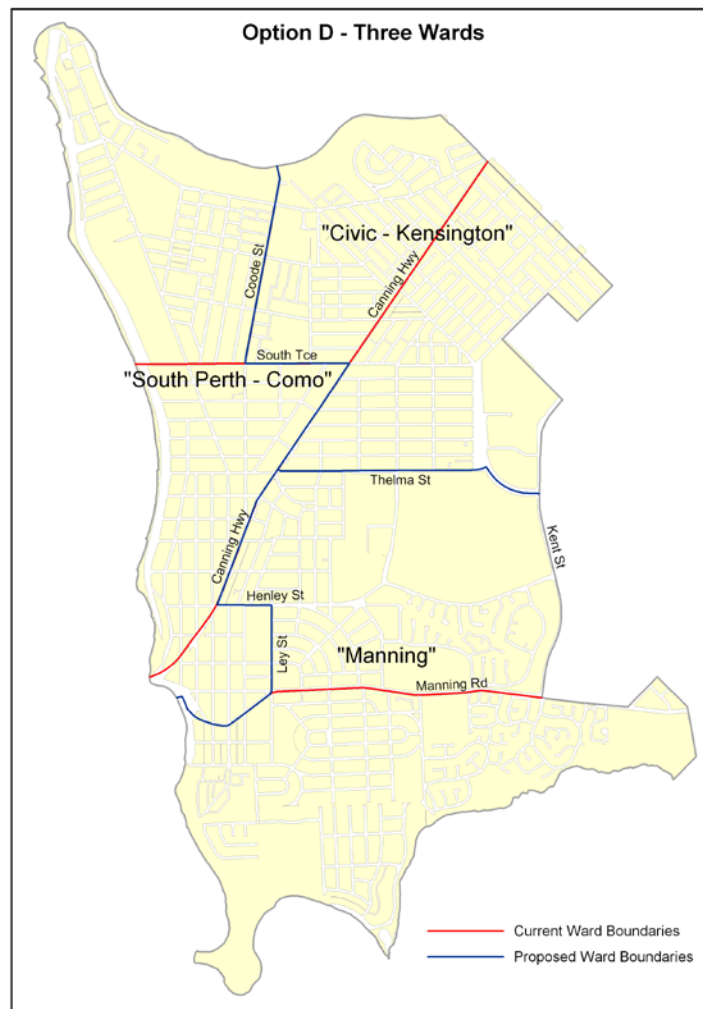
## OPTION D - 3 Wards & 6 Councillors

**Option D** consists of three wards and six councillors with revised boundaries drawn to ensure that the councillor-to-electors ratio remains within the permissible range.

WARD	Electors	Councillors	Ratio	% Deviation
"South Perth-Como"	8209	2	1:4104	+ 1.35
"Manning"	8554	2	1:4277	- 2.8
"Civic-Kensington"	8200	2	1:4100	+ 1.44
Total (Median)	24,963 (8321)	6	1:4160	

**TABLE 4: RATIO OF COUNCILLORS TO ELECTORS**

*Note: The division of the district into three wards allows for retention of the character and history of the City with the established suburbs in the north distinguished from the more recently developed localities in the south.*



**Map 4: Shows revised ward boundaries for Options D & E**

## OPTION E - 3 Wards & 9 Councillors

**Option E** has the same ward boundaries as Option D but with three councillors per ward instead of two.

WARD	Electors	Councillors	Ratio	% Deviation
“South Perth-Como”	8209	3	1:2736	+ 1.35
“Manning”	8554	3	1:2851	- 2.8
“Civic-Kensington”	8200	3	1:2733	+ 1.5
Total (Median Ward)	24,963(8321)	9	1:2774	

**TABLE 5: RATIO OF COUNCILLORS TO ELECTORS**

## OPTIONS F, G & H - No wards with 12, 10 or 8 councillors

The final three options dispense with the ward system and propose varying numbers of councillors. Because there are no wards there is no longer a problem with unequal representation between wards. However the differing number of councillors affects the councillor/elector ratio.

	Electors	Councillors	Ratio
<b>Option F</b>	24,963	12	1:2080
<b>Option G</b>	24,963	10	1:2496
<b>Option H</b>	24,963	8	1:3120

**TABLE 6: RATIO OF COUNCILLORS TO ELECTORS**

*Notes: There are 45 local governments in WA without wards.*

## Comparison with neighbouring local governments

**Table 7** shows comparable councillor-to-elector ratios for neighbouring local governments

COUNCIL	ELECTORS	COUNCILLORS	RATIO
BELMONT	19,917	10	1:1991
VICTORIA PARK	17,994	8	1:2249
CANNING	49,325	10	1:4932
GOSNELLS	55,506	11	1:5046
MELVILLE	66,085	12	1:5507
SOUTH PERTH	24,963	12	1:2080

*Notes: 1. Data drawn from the WALGA Directory 2005-2006;  
2. The City currently has one of the lowest ratios.*

## Discussion - Options A, B, C, D & E

- Each option ensures that councillor/elector ratios for each ward stay within the permissible deviation range of + or - 10%.
- The ratio of councillors to electors which varies from Option A with 1:2080 (the current ratio) to Option B with 1:3120, to Option D with 1:4160, is close to or lower than the ratio for neighbouring local governments.
- The redrawn ward boundaries for each option seek to retain the character, amenity and history of the current six ward system based as they are on existing suburb/locality identity - that is to say, the community of interest remains largely unaffected.
- Options D and E make best use of the major road system while the other options use some residential streets for the boundary - using major roads makes it easier for electors to identify their ward.
- No option is significantly affected by the other factors relating to physical and topographic features, demographic trends or economic activity.
- Although councillors are elected from a particular ward, the statutory role of a councillor is to represent the interests of electors, ratepayers and residents from across the district.

## Discussion - Options F, G & H

Each option gives balanced representation across the City as there is no longer any issue with addressing the imbalance between differently sized wards leading to large deviations.

Almost a third of local government authorities in the State have moved to a system without wards - 45 out of 144.

### The advantages of a no-ward system may include:

- Councillors are elected by the whole community not just one section of it - councillors are required under the LGA to represent all electors and residents across the district, not just those living in their wards.
- Members of the community who want to approach a councillor can feel free to speak to any councillor not just those elected from their ward.
- The election process is much simpler for the community to understand and for the City to administer.
- Social networks and communities of interest are often spread across the district and councillors can then have an overview of these.
- There is balanced representation with each councillor representing the whole community.

- It avoids councillors being too focussed on the affairs of their ward and less focussed on the affairs of the district generally.
- An unhealthy competition between wards for resources to provide services and facilities can be avoided.
- There is less likelihood of electors tending to regard local government in terms of wards rather than in terms of the wider community.

The **disadvantages** of a no-ward system may include:

- Electors may feel that they are not adequately represented if they don't have a local affinity with any of the councillors.
- Councillors living in a particular locality may have greater affinity and knowledge of specific issues concerning that area.
- There is potential for a particular interest group to dominate council.
- Councillors may feel overwhelmed by having to represent all electors and may not have the time or opportunity to understand and represent all the issues for the district.

## **Discussion - All Options**

There may be some **advantages** in reducing the number of councillors. For example:

- Reduction in the number of councillors would create financial savings for the City.
- The decision-making process may become more efficient if the number of councillors is reduced - it may be more timely to ascertain the views of a smaller number of people and decision-making may become easier.
- Consultation with the community can be achieved through a variety of other means (viz. internet - out of comment, inserts in local paper, local surveys) in addition to contact through the elected member.
- A reduction in the number of councillors may result in an increased commitment from those elected which may be demonstrated by greater interest and participation in Council's affairs.
- A reduction in the number of councillors may help to address the current trend of declining interest in people putting themselves forward for election and thereby inject an increase in the level of healthy competition between candidates.
- Fewer elected members would be more readily identifiable in the community.
- There is a state-wide trend for the reduction of elected members - DLG&RD figures record a small drop from 1380 in 2001 to approximately 1300 in 2005.

There may also be some **disadvantages** in reducing the number of councillors. For example:

- A smaller number of councillors may result in an increased workload which may increase the disincentive to become a councillor.
- A smaller number has the potential for dominance by a particular interest group.
- A reduction in the number may limit the diversity of interests within the council.
- Opportunities for community participation in council's affairs may be reduced if there are fewer councillors to contact.
- An increase in the ratio of councillors to electors has the potential to increase the demands upon individual councillors.

## **Conclusion**

The LGA requires that each local government in making decisions about its system of representation considers the factors outlined in this Discussion Paper.

In addition, as part of the LGA requirement to consult with the community each local government must also consider any public submissions which it receives concerning the review.

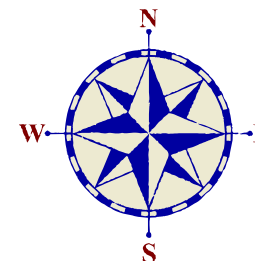
Once the local government has properly considered the relevant factors and taken into account submissions received from the local community then it may proceed to make decisions concerning changes to its system of representation.

# Right-of-Way No. 88

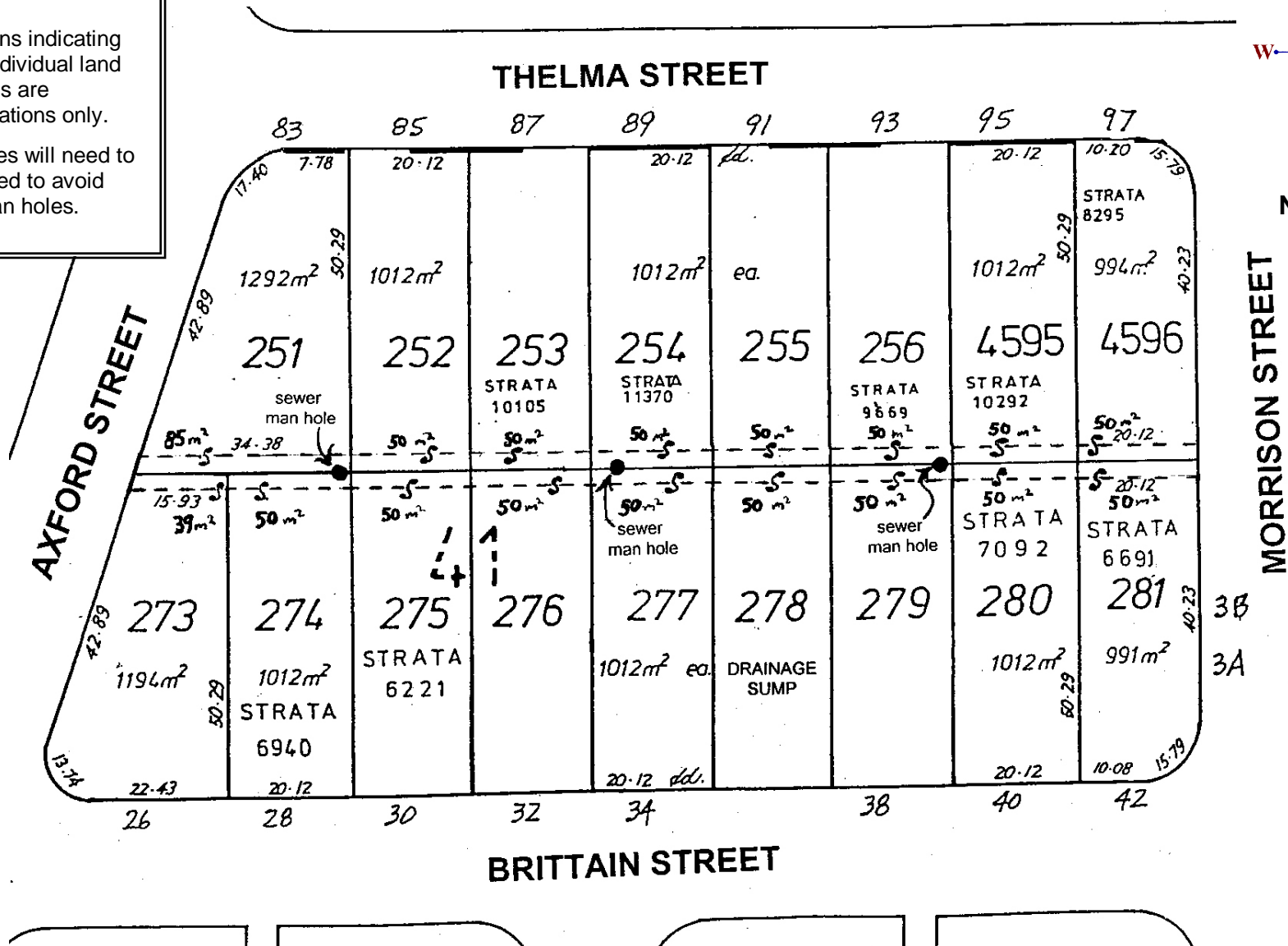
## Proposed Closure Plan. May 2005

### Notes:

- Dimensions indicating area of individual land allocations are approximations only.
- Boundaries will need to be adjusted to avoid sewer man holes.



Not to Scale



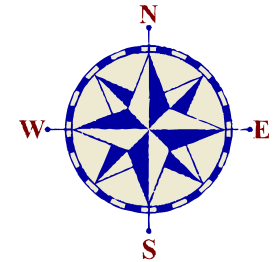


# Right-of-Way No. 88

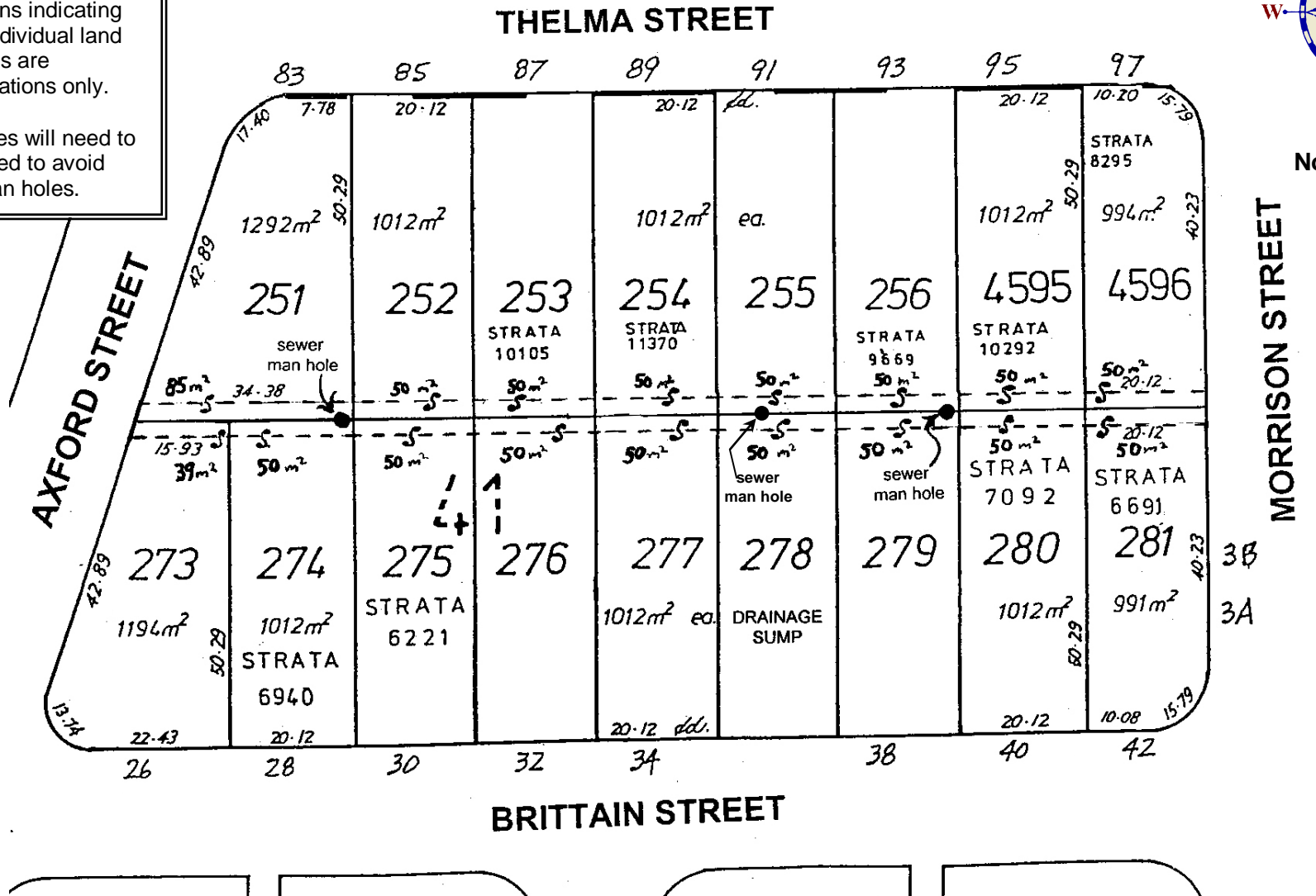
## Proposed Closure Plan. August 2005

**Notes:**

- Dimensions indicating area of individual land allocations are approximations only.
- Boundaries will need to be adjusted to avoid sewer man holes.



Not to Scale

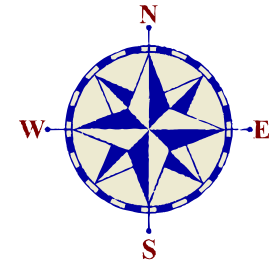


# Right-of-Way No. 88

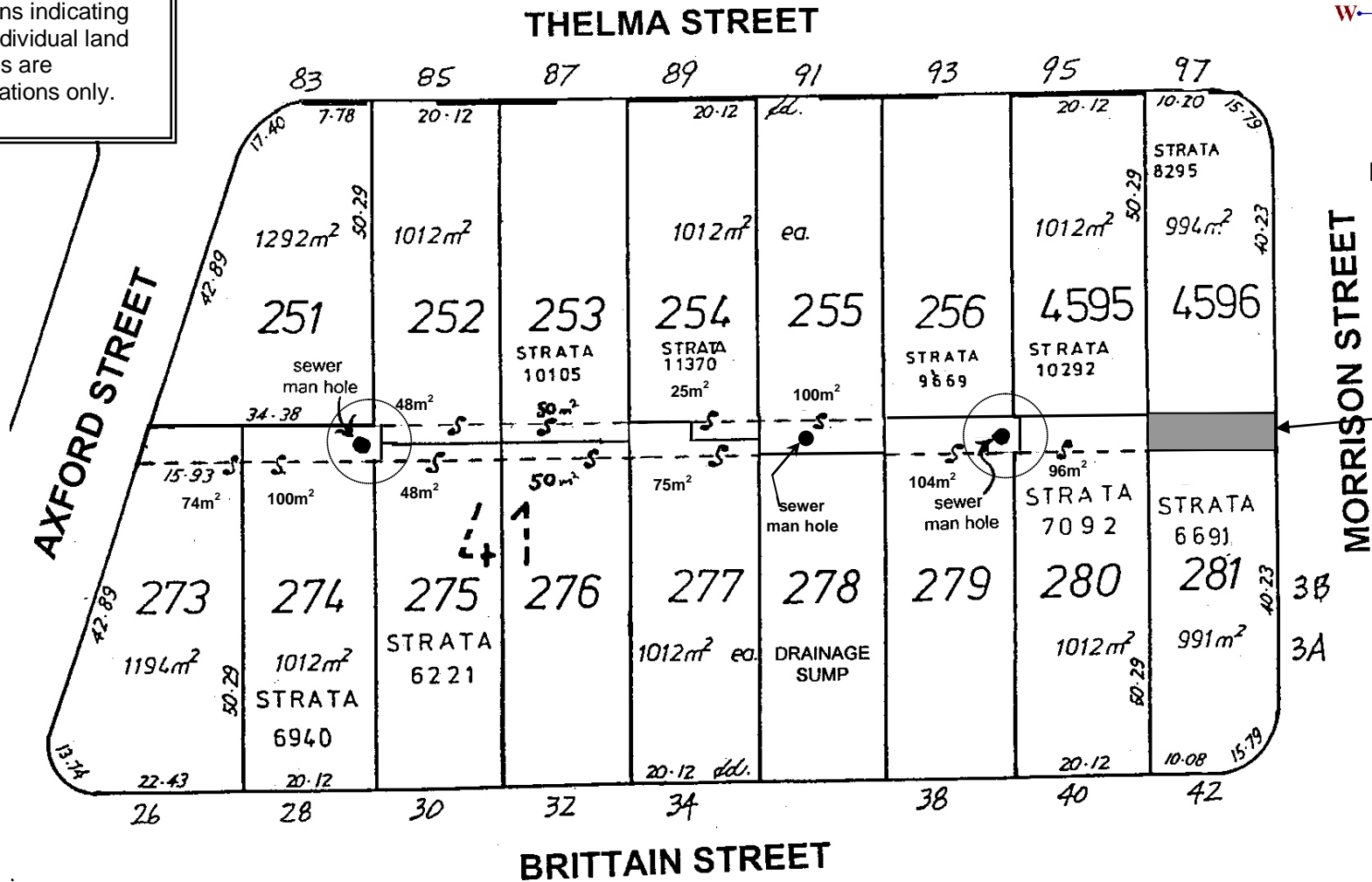
## Proposed Closure Plan. February 2006

### Notes:

- Dimensions indicating area of individual land allocations are approximations only.



Not to Scale



Shaded portion to remain open.

**REPORT TO COUNCIL - PROGRESS AGAINST PERFORMANCE INDICATORS  
FEBRUARY 2006**

**Goal 1 - Customer Focus**

**To be a customer focused organisation that promotes effective communication and encourages community participation**

**Strategy 1.1 Create a customer focused culture through the implementation and monitoring of the Customer Service Delivery Model**

**Actions:**

- o Responses to correspondence measured in accordance with guidelines contained in Customer Service Charter.
- o Call Centre has been operational for 18 months. Continuous improvement review was conducted in October 2005. Enhancements based on feedback were introduced in December 2005. Performance is now being regularly monitored and reported.
- o New after hours process is to be introduced in March 2006.
- o Internal Service Information Database of over 200 topics is in use by customer focus team to ensure delivery of accurate, consistent information.
- o External information sheets scheduled to go live via website in April 2006.
- o The new service model using a dedicated Cashier position has been operating very successfully for 18 months.
- o Procedures and Practices have been regularly reviewed to ensure alignment with Customer Service Charter guidelines. Receipting accuracy and timeliness has greatly improved - cashiers are now providing additional support to Building and Planning areas

**Strategy 1.2 Implement the Customer Action Request System and measure the responsiveness against the commitments of the Customer Service Charter.**

**Actions:**

- o Customer request categories and workflows have been developed. The new software is to be tested in Qtr 3 and Qtr 4 with scheduled go live date of September 2006.

**Strategy 1.3 Undertake research in order to assess performance and gauge opinions and priorities for future service delivery.**

**Actions:**

- o Major community surveys conducted in 2003 and 2004. A further major community survey scheduled for 2006.

**Strategy 1.4 Implement the Communication and Consultation Policy to ensure consistent and high quality communication processes with our residents, ratepayers and other stakeholders.**

**Actions:**

- o Communication and Consultation Policy reviewed in March 2005 and features different levels of communication and consultation for informing, consulting, involving and collaborating.
  - The City allocates significant resources to 'Informing' through the website, *The Peninsula*, City Update, Press Releases and weekly Bulletin.
  - Major effort is also directed to 'Consulting' in relation to a wide range of City activities, ie significant Town Planning developments, Infrastructure works and governance matters, ie review of Local Laws etc.
  - Involving the Community is an important part of City operations and this occurs on a regular basis in many ways, ie development of major policies such as the Neighbourhood Consultation Policy which was adopted in July 2005, the Residential Design Guidelines which will shortly be ready for community input. Community workshops have been held in relation to Strategic Planning for TravelSmart/Roadwise, the National Crime Prevention Funding Submission and a seminar on Greenhouses.
  - Collaboration relates to involvement with Community Advisory Groups. The City regularly interacts with a number of these groups in the development of strategies, plans and development proposals.

**Strategy 1.5 Develop and implement internal and external customer satisfaction surveys to improve the effectiveness of organisational processes.**

**Actions:**

- o Numerous surveys conducted since the commencement of the current Strategic Plan. Next survey involves residents at Collier Park Village which is scheduled to be conducted in March 2006.

**Strategy 1.6 Continue to explore new and innovative ways of service delivery to make it easier for customers to access information and conduct business with the City.**

**Actions:**

- o Next release of City's website commissioned. Website is continually enhanced with inclusion of Tenders on-line and access to Intramaps for residents via the web. Topical items such as Skyshow and Fiesta are added when in season. All information is regularly validated and updated.
- o Intermaps commissioned on the City's Internet site and available to members of the public.
- o Benchmarking of customer service delivery has commenced for the 2005/06 year and performance is being reported to Managers quarterly. Information is also being used to determine staffing requirements and rosters.
- o Database of community directory has been created and hard copy produced. GIS Officer is developing the GIS layer and web interface.
- o Facility to conduct Web based surveys has been completed and is available for use.

- Continuing to uptake technology driven payment methods including BPay, Aust Post Billpay and internet via City website. Direct debit and online payment is proving popular with Collier Park Village and Hostel residents - relieving families of responsibility for remembering monthly accounts.

**Strategy 1.7 Establish consultative community mechanisms in order to involve the community in the planning and development of local area precincts.**

**Actions:**

- Neighbourhood Consultation Policy adopted in July 2005.
- Residential design Guidelines currently being reviewed for release to the public for comment.

**REPORT TO COUNCIL - PROGRESS AGAINST PERFORMANCE INDICATORS  
FEBRUARY 2006**

**Goal 2 - Community Enrichment  
To foster a strong sense of community and prosperous business environment**

**Strategy 2.1** Develop and implement a 'Connected Community Plan' to: Address the specific needs of aged families, youth, unemployed; and Encourage opportunities for community development and vitality.

**Actions:**

- o Connected Community Plan endorsed and implementation underway. Actions currently be taken include;
  - Implementing an annual range of Community Arts and Events
  - Managing the City's Funding Program
  - Funding received from the Office of Crime Prevention to implement 'Neighbourhood Celebrations'
  - Community Safety & Crime Prevention Plan endorsed by council and ratified by the State Government with related funding received from the Office of Crime Prevention.
  - The City's disability services plan is currently under review in line with new state government requirements
  - Needs studies currently underway into Families with Young Children and Seniors and Older Citizens
  - Assisting Community Groups through the Community Information Directory, Village Voice, Club Development Seminars
  - Needs Study underway to ascertain the optimum usage of the City's Sports Facilities

**Strategy 2.2** Develop community partnerships that will be mutually beneficial with stakeholder groups including educational institutions, service clubs, the business community and other organisations.

**Actions:**

- o Partnerships developed over a wide range of projects with Perth Zoo, South Perth Church of Christ, Southcare Incorporated, Rotary Clubs of Como. Mill Point and South Perth, Como Secondary College, Local Chambers and WA Police. In addition 23 community groups have received funding through the City's Community Funding program to December 2005.

**Strategy 2.3** Enhance the Safer City Program to support, develop and deliver residential and business initiatives that reduce crime and promote safety.

**Actions:**

- o Partnership with WA Police sees the City's Safer City Officer collocated with Rangers and Community Policing Officers in the City's Community Safety Resource Centre (previously the South Perth Police Station)
- o The City's Community Safety & Crime Prevention Plan endorsed by council in November 2005, ratified by State Government in December 2005 with relevant funding received by the City in February 2006.

**Strategy 2.4** Review the current use and suitability of our community buildings and develop a strategy to ensure that the buildings meet current and future requirements, are environmentally sound and their use is maximised.

**Actions:**

- Needs Study currently underway to determine optimum usage of City facilities used by sporting clubs.

**Strategy 2.5** Develop and implement the masterplan for the Civic Centre Precinct to ensure these major facilities meet future community needs and the operational requirements of the City.

**Actions:**

- Development of specifications for Feasibility Study into suggested usage of the redeveloped Civic Hub is progressing.

**Strategy 2.6** Implement the outcomes of the Triple Bottom Line study of the Civic Triangle, which will provide options for the future of the site to address the key social, environmental and economic factors.

**Actions:**

- Council resolved in February 2005 to defer progress on the Civic Triangle Study pending the outcome of the South Perth Railway Station and Peninsula Area Strategy funded under the Network City Communities Program.

**Strategy 2.7** Develop strategic directions for events, arts including public art, leisure, recreation and heritage that encourages a vibrant and participative community. This includes initiatives relating the George Burnett Leisure Centre, libraries, parks, river, Fiesta and other community programs.

**Actions:**

- Fiesta 2006 program on track with events and activities planned at locations throughout the City, many in collaboration with community groups.
- Two Public Artworks installed in Windsor Park; The Magic Tree which relates to Perth Zoo and May Gibbs - Inspiration, recognising the Gibbs relationship with the area.
- Public Artwork Concept for George Burnett Park endorsed by council.
- A number of community events: Art in the Park, Kiddie Capers and a Seniors concert at the Cygnet Cinema held in Qtr1 and Qtr2
- City of South Perth Arts Awards held in Q3

**Strategy 2.8 Explore financial incentives or funding options for the maintenance and restoration of heritage places to capitalise on the City's history and heritage.**

**Actions:**

- Applied unsuccessfully in July 2004 for two grants from Lotterywest to publish a comprehensive record of the visual material in the Old Mill Exhibition for the City of South Perth Art Exhibition 2005 - "The Old Mill : Shenton to Forrest". The exhibition and publication was to support the opening to the public of the implementation of the interpretation at the Old Mill during the City of South Perth Fiesta 2005.
- There was also an application seeking a grant to complete the publication of a History of the Old Mill Theatre by Cec Florey. The Old Mill Theatre provided some of the money. Unfortunately that application was also unsuccessful.
- Further applications for grants funding for future projects at the Old Mill and at Heritage House eg Oral History Project are continually being pursued.



**REPORT TO COUNCIL - PROGRESS AGAINST PERFORMANCE INDICATORS  
FEBRUARY 2006**

**Goal 3 - Environmental Management**

**To sustainably manage, enhance and maintain the City's unique, natural and built environment.**

**Strategy 3.1 Implement the Cities for Climate Protection program which encourages communities to measure, monitor and reduce greenhouse emissions, which will contribute positively to a sustainable community.**

**Actions:**

- o The draft Residential Design Policy Manual now incorporates energy efficient building design and site planning guidelines
- o Milestones Four and Five in the Cities for Climate Protection Campaign have been achieved
- o Milestone One of the Water Campaign has been achieved
- o Green House Gas Abatement (Green Houses and Living Smart) Program has been completed, and incorporated community education in reducing energy consumption and green house gas emissions

**Strategy 3.2 Develop and implement a Sustainability Strategy and Management System to coordinate initiatives contained in associated Management Plans and to ensure City's environment is managed in a sustainable way.**

**Actions:**

- o The Sustainability Strategy was adopted by Council in December 2005
- o New position of City Sustainability Coordinator has been created and filled
- o Ongoing implementation of Environmental Management Plan for Collier Park Village complex

**Strategy 3.3 Ensure future development and current maintenance of the river foreshore, wetlands, lakes, bushlands and parks is properly planned and sustainable and that interaction with the built environment is harmonious and of benefit to the community.**

**Actions:**

- o The Sir James Mitchell Park Esplanade Landscape and Foreshore Renovation plans, as adopted by Council, were approved by the Minister for the Environment. Now awaiting indigenous approvals
- o Implementation of works identified in McDougall Park Landscape Master Plan has commenced
- o Council adoption of the Como Beach foreshore landscape plan and subsequent approval by the Minister for the Environment. Now awaiting indigenous approvals.
- o Completion of landscape works in George Burnett Park, as approved by Council

**Strategy 3.4** Develop and implement an Integrated Transport Plan taking into account the planned Southern Suburbs Railway and the review of Canning Highway. The plan will also incorporate the TravelSmart Local Action Plan and include an examination of a community bus service.

**Actions:**

- o Integrated Transport Plan prepared incorporating the TravelSmart Local Action Plan; all activities for quarter achieved

**Strategy 3.5** Ensure the Town Planning Scheme and supporting Policies facilitate the orderly development of the City and provides lifestyle options for residents, opportunities for business and an attractive environment for all.

**Actions:**

- o Policy P104 Neighbour and Community Consultation in Town Planning Processes adopted by Council
- o The draft Residential Design Policy is currently being revised following advertising for presentation to Council
- o Amendment 6 to Town Planning Scheme 6 dealing with building height provisions was gazetted during 2005
- o Draft Scheme Amendments are in preparation to introduce new provisions for mixed Development and building height limits
- o Following consultation with affected landowners, the draft revised Municipal Heritage Inventory is to be presented to Council's Feb 2006 meeting

**Strategy 3.6** Develop Precinct Planning Strategies for the Mill Point and Canning Bridge areas to guide future development taking into account the Southern Suburbs Railway and the stations planned for these locations.

**Actions:**

- o Consultants have been appointed to undertake first stage of the Mill Point and Canning Bridge railway station precinct studies

**Strategy 3.7** Continue to actively support and encourage waste reduction, recycling and reuse. Seek opportunities to implement sustainable secondary waste treatment processes to significantly reduce the amount of waste going to land fill sites.

**Actions:**

- o The South East Metropolitan Regional Council (SEMRC) has commenced a feasibility study into a resource recovery facility and encouraged waste reduction recycling and reuse through education programs

**Strategy 3.8** Develop and implement an Integrated Stormwater Drainage Catchment Management Plan to improve the quality of stormwater reaching the rivers, lakes and wetlands by analysing all of the stormwater catchments and prescribing appropriate treatments.

**Actions:**

- Council adopted the Integrated Catchment Management Plan in April 2005 with an ongoing 5 year implementation plan
- Implementation has commenced with a water quality assessment of the City's priority catchments as identified in the plan.
- Asset data collection of the priority storm water systems has commenced.

## **Goal 4 – Infrastructure**

**To sustainably manage, enhance and maintain the City's infrastructure assets.**

### **Strategy 4.1 Develop plans, strategies and management systems to ensure Public Infrastructure Assets (roads, drains, footpaths, river wall, community buildings etc) are maintained to a responsible level.**

#### **Actions:**

- In first six months of year the Infrastructure Team have made some significant progress on improving Asset Management Systems. This includes the collection of new asset condition data, inputting data to computer based systems, linking systems to GIS etc. In particular the focus has been on Footpaths, Drainage, Parklands, Reticulation, Playgrounds and Building Infrastructure Assets.
- The newly named City Environment Team (Formerly Parks & Environment) have completely revamped their Mowing Programs to provide a more effective service and enabling more efficient use of available plant.
- A major part of capital programs relates to the replacement and/or enhancement of infrastructure assets. Therefore the progress on the Capital Program has an impact on this strategy. This year the completion of the program began well in accordance with schedules but a tightening of related industry supply's/contract services has impacted on progress leading up to Xmas. Early in 2006 the industry situation has improved and the Infrastructure Team is confident of getting back on track in second half.
- Across the Infrastructure Team there have been some improvements implemented in terms of program scheduling and specific project management practices which are yielding some good results. However, staff turnover in key coordination roles has impeded progress in this regard. Early in 2006 the team will have a full compliment of staff in the critical coordination roles.
- The City Environment Team have initiated a 'Waterwise Strategy' to ensure efficiency of the City's water use by joining the International Council of Local Environmental Initiatives (ICLEI) Water Campaign. This is to be further progressed in the second half of the year.
- The proposed plans for Sir James Mitchell Park are now getting closer to being implemented following the approval of the works by the Swan River Trust and the Minister for the Environment at the end of January 2006. Currently the City is undertaking an extensive Indigenous Heritage consultative process to ensure that proposed management of the City's entire foreshore areas, including SJMP, are in keeping with the various Aboriginal Groups heritage considerations.
- A number of studies have been undertaken to formulate how the City can repair and maintain the existing river wall infrastructure and these have resulted in repairs being implemented to the sections along SJMP and also to the West of the Narrows Bridge. The SJMP Foreshore Redevelopment Plan also incorporates works on improving and removing sections of the river wall. With regard to river walls on the Western Foreshore, there are more investigative works to be undertaken in this area in the second half of the year.
- The City Environment team also completed, and had adopted by Council, the City's first Integrated Catchment Management Strategy which establishes priorities for the improvement of the City's stormwater Drainage systems and outfalls to the Swan & Canning Rivers, City Lakes and Stormwater Drainage Basins.

**Strategy 4.2 Review and prioritise Forward Capital Works Program taking into account the outcomes of the Community Needs Survey to ensure works are aligned with community needs.**

**Actions:**

- The Infrastructure Team regularly maintains a five year rolling schedule of Capital Projects for consideration and has updated this schedule in readiness for the development of the draft 2006/07 Capital Works Program. The listed projects originate through asset management system recommendations, community feedback from the various consultative mechanisms, Councillor feedback, and Officer investigations
- At the Collier Park Golf Course a comprehensive maintenance plan has been implemented to maintain and improve on the already high standard of that facility. The maintenance plan includes regular monthly audits of the facilities.
- The Community Development team in conjunction with the City Environment Team have undertaken a Community Facility Needs Study for the development of a City Building Strategy and City Projects Management Practice.
- The Collier Park Village team have undertaken works to ensure that they maintain the visual appearance and amenity of their facilities. Some of the works include the scheduled painting of the Village units both internally and externally. The first stage Units 1- 20 are scheduled to be painted early in 2006.

**Strategy 4.3 Continue to support the staged implementation of the Underground Power and Fibre Optic Cabling throughout the City undertaken by the Office of Energy and Western Power.**

**Actions:**

- The City was successful in securing another stage in Round 3 (Como East) of the State Underground Power Program. Preliminary investigative works have been undertaken by the Infrastructure Team to determine costing implications. In addition, the team has been working closely with Western Power as they finalise their detail designs to determine locations of above ground infrastructure such as Transformers and Switchboxes. At this stage, assuming the affected residents accept the final cost of the proposal, it is not envisaged that any physical works will be undertaken until late 2006. A Council Briefing on the likely funding model and program roll out will be undertaken in February 2006.

**Strategy 4.4 Integrate Local Area Traffic Management plans with broader precinct plans to ensure that all infrastructure needs are considered at the same time as planning traffic management works.**

**Actions:**

- In recent years the City's Infrastructure Team have undertaken many Local Area Traffic Precinct Studies. The latter studies took the extra step of also incorporating other infrastructure needs which were conveyed to staff through the various public consultation exercises and implemented subject to funding availability.
- Over the past six months a Traffic Warrant Model was developed and adopted to ensure that the appropriate priority is given to Traffic Management projects and requests.

**Strategy 4.5 Develop and implement Urban Design Standards to link with the Street Tree Management Plan and to encourage consistency of streetscape treatments within defined precincts.**

**Actions:**

- The Infrastructure Directorate's, City Environment Team made some early progress on these standards but with the loss of the incumbent in the Horticulture Project Officer role, progress has been delayed. A competent temporary officer has recently been employed in the role and the matter will be progressed in the second half of the year.

**Strategy 4.6 Implement the approved Sir James Mitchell Park Foreshore Renovation and Landscape Masterplan.**

**Actions:**

- Master Plan has been recently approved by the Swan River Trust and signed of by the Minister for the Environment in January 2006.
- Detailed Landscaping Design for early stages of works to be undertaken early in 2006.
- Indigenous Heritage Consultation currently underway.
- The Engineering Infrastructure team have developed designs for proposed changes to the car parks and shared paths in the area of the park immediately east of the Narrows Bridge.
- The Engineering Infrastructure Team also project managed the removal of the old Freeway Access Road adjacent to The Old Mill.
- Construction of early stages to be commenced towards the end of the financial year.

**Strategy 4.7 Implement the approved George Burnett Park Masterplan and develop detailed proposals for the expansion of the community facilities at the park.**

**Actions:**

- Master plan park works as programmed has been predominantly completed. Outstanding works to be completed in the second half of the year includes an additional playground installation, playground shade shelters, BBQ's and Landscaping to the Manning Road entry.

**Strategy 4.8 Develop and implement a Commercial Centres Infrastructure Plan to ensure the public infrastructure in the village centre precincts is managed and maintained.**

**Actions:**

- A funding allocation was made for the replacement of street litter bins with more aesthetically pleasing bin surrounds to enhance streetscape amenity of these important commercial precincts. These new bin surrounds are progressively being installed in these precincts.
- The Engineering Infrastructure Team also implemented some streetscape enhancement works at the Barker Ave and Birdwood Ave Local Commercial Centres.
- The development of the Commercial Centres Infrastructure Plan is programmed to commence in the second half of the year.

**Goal 5 - Organisational Effectiveness**  
**To be a professional, effective and efficient organisation.**

**Strategy 5.1 Continue to implement the Business Excellence Framework as the means of improving the quality of services, products and processes.**

**Actions:**

- o The City is currently actioning some of the issues identified in the Organisational Self Assessment (OSA). A report on the findings of the OSA was presented to Council via the Audit & Governance Committee in October 2005.
- o Primary emphasis during the year has been on the Business Excellence categories of Customer and People (staff) - with the significant allocation of resources to the Customer Focus and EBA projects.
- o Greater emphasis is being placed on the category of Data, Information & Knowledge for the remainder of 2005/2006 through changes to the Quarterly Departmental Reporting Process to increase accountability and encourage use of more 'hard statistical data' to support management decision making. This includes increased use of Key Performance Indicators and benchmarking.
- o The Records Co-ordinator is undertaking the progressive centralising of all Corporate Records in accordance with the Record Keeping Plan. All staff are being trained in their record keeping responsibilities. Modifications to the lower level of the administration building as part of the refurbishment project are playing an important role in supporting this initiative.
- o Ongoing reviews of management practices and documenting of internal processes including financial processes, human resources processes, development services processes and rangers processes are consistent with this objective.

**Strategy 5.2 Develop and implement the Triple Bottom Line method as an approach to organisational decision making and reporting. This approach takes account of Social, Environmental and Economic factors.**

**Actions:**

- o There were no specific actions for the 2005/2006 year applying to this objective other than the overall guiding principle that environmental, social and financial factors should all be considered in decision making.
- o Civic Triangle feasibility study was the last major external project to be evaluated using this framework. The refurbishment of the Civic Centre building has also involved the evaluation of Triple Bottom Line considerations in its planning phase.
- o Sustainability Officer has now been appointed to promote Triple Bottom Line considerations in decision making.

**Strategy 5.3 Develop partnerships with organisations which provide mutually beneficial opportunities for resource sharing and the exchange of ideas.**

**Actions:**

- Resource sharing initiatives are in place with the Town of Victoria Park for street sweeping and bushland maintenance.
- The City makes use of shared an Environmental Officer position through the East Metropolitan Regional Council.
- Collective approach to waste management through the South East Metropolitan Regional Council is yielding cost savings on rubbish disposal.
- Effective partnership arrangements are in place with Perth Zoo to maximise mutual event promotion and tourism opportunities.
- Partnerships established with both local and external business and semi government entities are providing sponsorship for City events (Fiesta, Art Awards etc) and prizes for initiatives such as the Rates Early Payment Incentive Scheme.
- Partnership with WA Police is proving effective with the Safety & Crime Partnership and through the operation of the Community Policing Resource Centre.
- City officers are building quality relationships with suppliers and with other technical officers in local government disciplines such as health, human resources, engineering and finance - which is facilitating sharing of information and ideas.

**Strategy 5.4 Develop and implement strategic Human Resource projects including the second Enterprise Bargaining Agreement to ensure advantage is taken of contemporary Human Resources practices and the mutual responsibilities of the City and staff are recognised.**

**Actions:**

- EBA has now been finalised for inside staff and the EBA for outside staff is pending registration with the IRC. Council endorsed the EBA proposals as negotiated between management and staff in December 2005.
- Industrial Relations Consultancy framework is being implemented – supplemented by Management Toolbox sessions on staff issues including performance management.
- Whole of organisation training program has been developed – roll out of training is unfortunately behind the timetable and budget allocation at this point.
- Annual performance review process (PDRP) is substantially progressed but yet to be completed at this time.
- New and reviewed management practices have been developed and endorsed. Roll out of new practices is supported by training sessions.
- Implementation of Human Resources Information System to collate KPI data is progressing with the definition and development of relevant KPI being almost finished at this time.



**Strategy 5.5 Implement an organisational development program to strengthen the culture of the organisation to align with the Corporate Values.**

**Actions:**

- Development of proposed workforce planning and retention strategies have been re-scheduled to later in the year due to the resource intensive nature of EBA negotiations.
- No further development / expansion of the Growth Development Leaders (GDL) Program has occurred due to staff movements and competing priorities.

**Strategy 5.6 Develop and implement initiatives to improve knowledge management, internal communication, information sharing and customer service between departments.**

**Actions:**

- The appointment of the Customer Focus Co-ordinator has played an important coordinating role in raising the profile of customer service and in encouraging timely information sharing between technical departments and customer support staff.
- An on-line Service Information Database of over 200 local government topics has been created and is in use to ensure consistent and timely responses to our customers.
- The Call Management Software in use in the City's call centre is providing valuable data on the call volume, call nature and response times of all customer contacts by telephone. This information (in conjunction with our family friendly part time rostering arrangements) is being used to better manage available resources to provide effective customer coverage.
- Increased availability of information via the internet, intranet and records system is supporting more effective information sharing across the organisation.
- Linking of relevant corporate information to the Geographic Information System is providing an alternative and more user friendly forum for accessing information.

**Strategy 5.7 Continue to strive towards excellence in Occupational Safety & Health practices to ensure a safe and healthy work environment for all staff. This can be demonstrated by striving to upgrade the City's current Worksafe "Silver Award" status to a "Gold Award" standing.**

**Actions:**

- Regular safety meetings are held and action taken on identified safety issues.
- Local Govt Insurance Services Gold Award was presented to City in 2005 – the first local government to achieve this milestone. Aiming for Work Safe Gold Award in 2006.
- Introduction of Fitness for Work management practice in late 2005.
- Safety enjoys an appropriate focus in the induction program for all new staff.

**Strategy 5.8** Develop and implement a marketing strategy which promotes the attractive features, strengths and opportunities of lifestyle and business in the City. The strategy will also provide a clear 'brand' for the City and identify opportunities for the communication of Council initiatives.

**Actions:**

- o No specific actions planned for 2005/2006 – however, the reinforcement of consistent messages about the City and its plans and actions is a fundamental part of all City communications.
- o Effective use is being made by all departments of the City website and the Peninsula newsletter (including the Village Voice) to share information and promote City events and activities.
- o Regular, proactive communication through press releases enables the City to put a predominantly positive slant on its communications and media profile.

**Strategy 5.9** Develop and implement an information technology strategy which identifies and exploits technology opportunities to improve the City's business, data, communication and security systems.

**Actions:**

- o The documentation of this initiative is scheduled for completion by September 2006. Considerable preparatory work has already been undertaken with the consolidation of data and drafting of the final document in conjunction with the DFIS to occur over the next six months.
- o The Community Policing Resource Centre and the Recreation Centre are now connected to the Civic Centre PABX resulting in increased network reliability and cost savings.
- o Fibre-optic cable has been installed to link Community Policing Resource Centre, CPV, Operations Centre and Civic Centre together. Final configuration of the back-end systems to support the fibre links will occur in Quarter 3 of the 2005/2006 year.
- o Design work to support security systems in the building refurbishment has been undertaken. A costing has been obtained to centralise the City's security systems. A Security Strategy is to be documented over next six months - then progressively rolled out to various outstations. It will ultimately include programmable 'key card' access to all City buildings
- o Centralisation of the City's voice communication network (phone system) has been completed.
- o Technology opportunities to enable effective communication are continuously being identified - and implemented when investigation shows that they will result in operational efficiencies. The introduction of the new high speed integrated networked photocopier/printer/fax machine is evidence of the type of new initiatives being explored.

**Strategy 5.10 Plan for, monitor and report the City's statutory, financial and governance obligations in a manner which effectively and transparently discharges our accountability to the community.**

**Actions:**

- Annual Budget was adopted on 11 July 2005.
- Annual Financial Statements completed by mid August in preparation for Annual Audit.
- Year End Audit signed off by mid September as per KPI.
- All financial reports and variance reports are presented to Council in a timely and professional manner which exceeds our statutory obligations.
- Compliance with the requirement to have an Audit Committee in place.
- Review of the Standing Orders is nearing completion.
- Timetable in place for quarterly reporting to Audit & Governance Committee of progress in reviewing all City policies annually. Progressive targets have been met to date.
- Review of the City's Code of Conduct is to be commenced after the finalisation of Standing Orders.

## **Goal 6 - Financial Viability**

**To provide responsible and sustainable management of the City's financial resources.**

### **Strategy 6.1 Ensure appropriate sources of funding can be accessed when required to fund identified priorities included in the Strategic Financial Plan and Annual Budget.**

#### **Actions:**

- Strategic Financial Plan provides a fully funded and sustainable plan incorporating an appropriate blend of funding options to finance all proposed projects and services for 2005/2006-2009/2010.
- Relationships are maintained with relevant funding bodies for grants or borrowing purposes.

### **Strategy 6.2 Maximise community benefit and value for money from City expenditures and use of our assets.**

#### **Actions:**

- Expenditures are continuously monitored and adjusted where appropriate through quarterly budget reviews that provide dynamic and effective cash-flow management.
- Timely and accurate financial information is provided within 3 working days of month end to assist informed decision making and responsible resource use by management.
- Effective budget process critically evaluates competing priorities in the light of limited financial resources.
- Identifying and seeking grant funding opportunities wherever possible to supplement City funds.
- Use of benchmarking against other local governments where practical – limited by availability of comparable data in many areas.

### **Strategy 6.3 Identify opportunities to introduce a 'user pays' fee charging model and develop strategies to implement this philosophy where appropriate, whilst continuing to recognise community service obligations.**

#### **Actions:**

- Fees and Charges schedule is reviewed annually with input from Council.
- New fees for service in the Rangers and Health areas have generated additional revenue.
- Ongoing monitoring of costs of service provision against revenues generated.

**Strategy 6.4** Continue to monitor our level of 'rate competitiveness' relative to our local government peers and examine options to expand the City's financial base and maximise the funding of initiatives from external sources.

**Actions:**

- Monitoring of relevant financial ratios measuring our dependence on rates as a source of funding – and the trends in this ratio over the last 5 years, ensures that funding autonomy is effectively managed.
- Annual benchmarking of 'Rate in the \$' and percentage rates increases against all metropolitan local governments.
- Effective accumulation and use of City reserves to ensure sustainable funding options in future years.
- Effective treasury management ensures that surplus funds are generating interest revenue to supplement other funding sources until required for projects or services.
- Identifying and seeking grant funding opportunities wherever possible to supplement City funds.
- Effective modeling of rates using GRV and known revenue growth opportunities enhances accuracy in predicting revenue and cash-flows.

**Strategy 6.5** Develop sustainable financial policies and strategic financial plans to ensure the City's long term financial viability including consideration of external funding sources, investment opportunities, borrowings, partnerships and resource sharing.

**Actions:**

- Fully funded 5 year Strategic Financial Plan is continuously monitored and updated to accommodate approved City projects and new opportunities.
- Responsible accumulation of cash backed reserves for future projects.
- Effective cash management yielding interest revenue in excess of budget targets
- Rates collections set the benchmark for all WA local governments.
- Ongoing positive rates arrears collections.
- Payment of all suppliers is made in accordance with approved credit terms.
- Timely and accountable reporting of treasury performance.

**Strategy 6.6 Continue to actively monitor and report on business risks through the application of the City's Risk Management Strategy.**

**Actions:**

- Cross organisational team contributes specialist knowledge to the accumulation of data to support an effective risk management strategy.
- Risk Management Plan is conducted in accordance with the Australian Standard on risk management.
- Regular [half yearly] reviews are made of the risk treatments.
- A report on the strategy and the progress of priority risk treatments was submitted to the October 2005 Audit and Governance Committee.
- Responsible ongoing safety and training strategies support the Risk Management Strategies.
- Effective and relevant insurance cover is maintained at all times.
- Regular and timely monitoring and reporting of actual or potential insurance incidents occurs throughout the year.
- KPI and trends on insurance reports allow timely identification of potential risks and the introduction of appropriate treatments (including training).
- Reduction in both workers compensation and general insurance premiums in a number of areas in 2005/2006 as a consequence of insurers recognising the quality of the City's Risk Management Strategy.
- Promotion of the City's Record Keeping Plan and training of staff in relation to record keeping responsibilities is ongoing.
- In October 2005 the City provided an update on the next stage of its responsibilities in relation to its Record Keeping Plan to the State Records Office. No adverse comment has been received in relation to our progress.
- Identification of aged records and disposal of old corporate records is conducted in strict accordance with relevant Retention and Disposal Schedules - that are fully compliant with State Record Office guidelines.

### 9.3.2 Municipal Heritage Inventory - Review 2005-06 - Summary of Submissions and Response to Submissions

#### 1. Submissions objecting to the revised MHI

	Summary of Submitter's Comments	Consultant's Response	City Response
1.1	<b>Heritage Council of Western Australia</b>		
	<p>a) We commend the City for reviewing its MHI and adding 20 places, but note the lack of residential buildings - 11 out of 100. Many significant houses of Kensington, Como and South Perth are excluded. The State Solicitor's Office advises that exclusion other than on heritage grounds is contrary to the Act.</p> <p>b) It is noted that the City has not yet adopted a Heritage List, as provided in TPS6.</p>	<p>a) The lack of residential buildings in the City's MHI has been a concern raised by Heritage TODAY in both the 2000 and 2005 review process. Heritage TODAY raised this issue at the public meeting held during the 2005 MHI review project. We have recommended that the City undertake a comprehensive residential survey to address this shortcoming as part of the next review period. A broad approach to this subject will enable the City to be consistent in the nomination of heritage places of a residential nature.</p> <p>b) The establishment of the City of South Perth Heritage List is part of the next stage in attaching the places of heritage value to TPS6. The time frame for that will be determined by the adoption of the MHI Review from which the Heritage List is raised.</p>	<p>a) The City does not have a deliberate exclusion policy in relation to residential buildings, but at the recommendation of the City's heritage consultants, will be taking a more structured approach to the MHI in future. The current review has concentrated mainly on church sites, schools and small or corner shops. A future review could involve residential buildings, but only after a comprehensive survey to prevent an ad hoc listing.</p> <p>b) Once the MHI review is complete, the City will examine the best means of creating a Heritage List under TPS6.</p> <p>The comments are <b>NOTED</b> and an appropriate response will be forwarded to the Heritage Council.</p>
1.2	<b>Perth Zoo</b>		
	<p>In October 2004, the Perth Zoo undertook a heritage survey of its site, and identified several worthy items of heritage significance. Details of this study have been provided to the City for interest.</p>	<p>The individual places that the Perth Zoo has noted as having heritage significance will be listed on the Perth Zoo MHI Place Record Form as part of the 2005 review. Heritage TODAY applauds the Zoo for recognising the importance of the former animal cages/buildings as these reflect the development of the <i>Perth Zoo</i> since its foundation in 1898.</p>	<p>Agreed. <b>IT IS RECOMMENDED</b> that the MHI entry for the <i>Perth Zoo</i> be updated to include some additional details taken from the Perth Zoo's survey.</p>

	Summary of Submitter's Comments	Consultant's Response	City Response
1.3	<i>Aquinas College</i>		
	<p>a) Aquinas College, through solicitors, objects to the upgrading of the Management Category from B to A in the City of South Perth MHI. Aquinas College does not object to Category B listing. Listing by the Heritage Council could have adverse consequences for the school because the City will be required to refer all applications to the Heritage Council before determining the application, thereby increasing time taken, and increasing restrictions or constraints to development, or adding to the cost. Nothing new has been added to the assessment.</p> <p>b) Aquinas College maintain that only the main building and Chapel should be listed in the MHI at Category B; and that Category E should apply to the rest of the site. The blanket category of B across the whole site would mean, under clause 6.11 of TPS6, that no building may be demolished.</p>	<p>a) Heritage TODAY acknowledges that Aquinas College has maintained their heritage buildings and has continued to develop a good working relationship with the City of South Perth. The main concern raised by the college is that they are worried about reaching State Heritage registration which they think will adversely affect their long term planning and development. This concern however, does not change the heritage significance of the building. Heritage TODAY has 13 years experience in the heritage field and has travelled widely and assessed many buildings throughout Western Australia. Broader knowledge of the State's assets since the first review in 2000 has resulted in the firm belief that the main building and the chapel at Aquinas College MAY have state heritage significance. Therefore despite the concerns of the College, Heritage TODAY cannot recommend that the Category revert from A back to B.</p> <p>b) Heritage TODAY does recognise that the main school building and the Chapel are the places of heritage significance on the school site and would recommend that the rest of the buildings on site be listed as having a lower management category (though not Management Category E which is that of an historic site described as Historic site without built features.)</p>	<p>a) The City supports Heritage TODAY in its reassessment of the main building and Chapel or <i>Aquinas College</i> as Category A. Category B means that the place has a high level of local heritage significance, while Category A means that it is recommended by the Council for State listing. The City is of the view that Category A is an appropriate assessment for the main building and the Chapel. State registration recognises the important place that the City believes the College has in the State heritage perspective. While no new data has been provided for this upgrade, it will ultimately be up to the Heritage Council to assess the place according to its normal parameters, and decide whether or not the place has State significance. The City's listing is merely a recommendation and does not imply an automatic listing by the Heritage Council. <b>IT IS RECOMMENDED</b> that Category A be applied to the main building and the Chapel of <i>Aquinas College</i>.</p> <p>b) The City agrees that not all parts of the campus have a high heritage value, and that some parts could be classified as Category D: Significant but not essential and may be demolished after photographic records are taken. With respect to the bushland on the Mt Henry feature, it is noted that this is protected through other legislation. <b>IT IS RECOMMENDED</b> that those parts of <i>Aquinas College</i> campus other than the main building and Chapel be reclassified as Category D.</p>



	Summary of Submitter's Comments	Consultant's Response	City Response
1.4	<b><i>Aquinas College and Clontarf Campus</i></b>		
	The Christian Brothers make numerous recommendations for change to the wording of MHI Place Record Forms for both Aquinas and Clontarf Campus.	Heritage TODAY recommend that the City of South Perth accept all the changes recommended by the Christian Brothers particularly in light of the jurisdiction changes that will occur on the foreshore management at Clontarf.	The City thanks the Christian Brothers for their many suggested improvements to the entries for the two places. <b>IT IS RECOMMENDED</b> that the changes suggested by the Christian Brothers be made to the MHI for <i>Aquinas College</i> and the <i>Clontarf Campus</i> .
1.5	<b><i>Residence: 2 Parker Street, South Perth</i></b>		
	<p>Owners strongly object to their house being listed in the City's MHI. The cost of repairing and maintaining the deteriorating fabric of the house is beyond their means. The 1999 assessment as Category B is now outdated, and the house has changed and deteriorated, with continuous termite activity. The City offers no incentive or compensation. The quoted significance as part of a group/precinct is no longer valid because of neighbouring approved developments of different styles. The prohibition to demolition and redevelopment is unfair given the high land value.</p> <p>The owners provide a professional heritage assessment by Mr Ronald Bodycoat, Architect, who concludes that the house should be removed from the MHI due to its deteriorated condition and changed context. Listing of this isolated house in unjust and unacceptable.</p>	<p>The concerns raised by Ron Bodycoat in his assessment of this residence are common concerns for people who wish to down-grade the heritage value of their property - those of condition and land value. The deteriorating condition of an old house will always be an issue but condition is not the overriding factor in the assessment of the heritage significance of a place.</p> <p>In the case of the land value, Heritage TODAY agrees that the significant of the place is compromised by the surrounding development which places the land value squarely in the argument of trying to retain a single residential place.</p> <p>This is going to be a consistent problem for the fast developing South Perth. As has happened in other parts of the City of South Perth, namely South Perth Esplanade, as land values climb in the face of high rise development potential, the single residence owner is going to feel pressured by the need to retain a house on highly valuable land.</p> <p>Though Heritage TODAY would like to see this house retained in the MHI it is up to the Council to make a decision about how to handle</p>	<p>The City has been faced with similar objections in relation to other houses in the past and has acceded to the wishes of the owners in most cases. In the current case, while the owners have objected from time to time since the house was listed in 1994, this is the first formal request accompanied by a heritage assessment report which has been lodged since 1994.</p> <p>The site is coded R60 with a building height limit of 9.75 metres. This leads to expectations of future development potential of up to 5 Multiple Dwellings, for the 916 sq.m site.</p> <p>The City is aware that true 'heritage significance' should not be sacrificed for the sake of redevelopment options. If the City wishes to retain sites such as this, it could consider a range of incentives. The City is also conscious of the Heritage Council's concerns that the City of South Perth MHI does not contain a high proportion of residential places.</p> <p>In future reviews, the City should follow a structured approach to its MHI, and could undertake a more thorough survey of all of its housing to determine the most appropriate individual</p>

	Summary of Submitter's Comments	Consultant's Response	City Response
		<p>each of these individual cases. In this one the land value without the heritage house versus the land value with a heritage house will probably be the determining factor.</p>	<p>examples for listing. In this way, owners will not feel that they are being 'victimised' when so many other equally worthy places are not listed.</p> <p>Having regard to the comments contained in the accompanying Bodycoat report, <b>IT IS RECOMMENDED</b> that the <i>Residence: 2 Parker Street, South Perth</i> be removed from the MHI.</p>
1.6	<b><i>Shops: 273 Mill Point Road, South Perth - new entry</i></b>		
	<p>Owners of the Shops oppose heritage listing fearing that the property will lose value and that they will not be able to carry out work without asking Council's permission. The heritage significance is questioned due to the renovated form of the building.</p>	<p>The owners of this property are challenging why the property has been assessed as having any heritage significance. Heritage TODAY can appreciate why owners have concerns about new Local Government findings but in this case nothing in the submission has presented an argument for why their property should not be on the MHI - which at this stage is a survey of those things that contributed to the development of the City of South Perth. The shop is a prominent corner shop which is opposite the Bookcaffe which is on the MHI with the same Management Category of B.</p> <p>However, the City of South Perth may have difficulty with making the owners retain this on the MHI owing to a precedence set in the Review process of 2000. At this time the Council supported the owners' objection to the butcher shop on the opposite corner to 273 Mill Point Road and the place was removed from the MHI.</p>	<p>The <i>Shops: 273 Mill Point Road, South Perth</i> are a new addition to the MHI in the current review. The owners originally opposed listing in the MHI. However, the City's consultants, City officers and the Council resolved in September 2005 to retain the place on the MHI for public advertising purposes.</p> <p>The owners still object, without specifically listing or justifying their concerns. Heritage TODAY originally recommended the place for possible inclusion in the MHI because it forms part of a historic node of corner shops at the intersection of Mill Point Road and Douglas Avenue and helps complete this 'heritage corner'.. (While the two northern corners are currently listed, one of those is also requesting removal from the MHI.) No professional assessment has been provided by the owners. The shops in question are adjoining another commercial property which it is not intended to consider for heritage listing. While it is acknowledged that successive owners have modified the subject shops over many years internally, they still have the external appearance of the original shops, and contribute</p>

	Summary of Submitter's Comments	Consultant's Response	City Response
			<p>to the 'corner shop' image of that intersection.</p> <p><b>IT IS RECOMMENDED</b> that the <i>Shops: 273 Mill Point Road, South Perth</i> be retained on the MHI.</p>
1.7	<b>Shop, 252 Mill Point Road, South Perth</b>		
	<p>The owners of the shop (now operating as an Office) object to being heritage listed. Due to extensive renovations and additions, the building no longer resembles the original building. All timber floors have been replaced with concrete and only the front two rooms are original.</p>	<p>This shop is one of a set of significant corner shops well known in South Perth. Heritage TODAY believes strongly in the heritage significance of this shop to the community. Even though there have been changes to the rear of the building the shop still provides an interesting and intact street elevation façade.</p> <p>However, the City of South Perth may have difficulty with making the owners retain this on the MHI owing to a precedence set in the Review process of 2000. At this time the Council supported the owners objection to the butcher shop on the opposite corner to 252 Mill Point Road and the place was removed from the MHI.</p>	<p>The City agrees with the Consultant. The loss of integrity of the shop is not as great as the owners believe, with the front elevation and rooms of the building retaining its original 'old' appearance.</p> <p>The precedence quoted by the Consultant in the case of the butcher on the opposite corner occurred prior to formal listing of that place in the early examination process by the City at that time. On the other hand, the subject shop has been listed with a high level of local significance, and with the owner's agreement, since December 1996. This shop is one of the key elements of this intersection, and <b>IT IS RECOMMENDED</b> that the <i>Shop, 252 Mill Point Road, South Perth</i> be retained on the MHI.</p>
1.8	<b>Shop, 27 First Avenue, Kensington - new entry</b>		
	<p>The owner of this proposed new listed building has reiterated his former objections to listing. his main grounds are in relation to the low-grade adjoining house, and the extent of renovation and upgrading to a former 'heritage' style.</p> <p>In September 2005, when first consulted by the City, the owner made the following objection:</p> <p><i>The heritage assessment contains the following description: "The walls are plastered and painted, with some exposed brick on either</i></p>	<p>No comments submitted.</p>	<p>In response to the submitter's first objection (considered by the Council in September 2005), the Council modified its original draft entry by deleting all reference to the adjoining house as having heritage significance. In response to the submitter's objections, the heritage entry now only relates to the shop, with a Category C listing. This recognises the place of the shop in the community, without precluding any further modification, upgrading or even demolition if justified at the time. While the City would</p>

Summary of Submitter's Comments	Consultant's Response	City Response
<p><i>side of the doorway... The windows contain decorative leadlight... Behind and attached to the former shop there is a residence, now part of the overall residence." All of these features were provided via recent renovations by the current owner. The render preserves old decayed bricks which could not be restored, however the render is all new. The leadlighting is also new, replacing former louvres which were damaged and aesthetically unappealing. These are also only months old. The residence itself is actually constructed of asbestos which the current owner recently scaled by cladding with a weatherboard material, in keeping with the streetscape.</i></p> <p><i>The assessment refers to a "former commercial building." However, the building is still a commercial premises, and rated as such by the City.</i></p> <p><i>While appreciating that heritage listing is commendable, in this instance much of the perceived heritage appeal has only recently been added by the current owner.</i></p> <p><i>A local Real Estate Agent also advises that should the property be listed in the MHI, its 'true value' will decrease as buyers to not want to get involved with heritage listed properties and associated restrictions relating to usage and modifications to the building. The property has special problems, being of asbestos construction and health and safety issues could arise. The shop front is too small for current viable commercial use. Selling the property will be difficult if demolition is prohibited.</i></p>		<p>be reluctant to see the shop and another old corner shop building lost, it also recognises that the place has been graded at a fairly low level which could permit demolition at a later time. The isolated location of the shop in a residential area contributes to its rarity value, but also means that it does not form part of a precinct. Having regard to the extent of modifications which have been undertaken to the shop both internally and externally, and the lack of significance of the adjoining house which could one day be demolished, thereby destroying the integrity of the shop, <b>IT IS RECOMMENDED</b> that the <i>Shop, 27 First Avenue, Kensington</i>, not be retained on the MHI.</p>

	Summary of Submitter's Comments	Consultant's Response	City Response
1.9	<b><i>St Peter's Anglican Church - new entry</i></b>		
	The Perth Diocesan Trustees of the Anglican Church request that this church not be listed because the Trustees have resolved to sell the church. It has been deconsecrated and adjoining land owned by the church has already been subdivided and sold for housing.	Not referred for comment.	The City agrees that there is no point in listing the church as being significant in view of the fact that it is no longer a church and could soon be demolished. The recommended listing of this new entry is Category C, not a high level of significance. It is also noted that TPS6 was adopted with residential zoning for this land, in anticipation of it being sold and redeveloped. <b>IT IS RECOMMENDED</b> that the <i>Church of St Peter</i> not be retained on the MHI.
1.10	<b><i>Shops: 84-90 Angelo Street, South Perth</i></b>		
	Do not wish to have their property listed on the MH any longer. They do not believe that the property has heritage significance.	All owners of these properties were informed of the process in 1994, 2000 and then again in 2005 as part of the review process. Heritage TODAY cannot support the removal of this property from the MHI on the grounds the owners didn't know as it does not change the heritage significance of the place. The shops have high streetscape value and have been part of the community shopping precinct of Angelo Street for decades.	The City agrees with Heritage TODAY that the place should be retained on the MHI. It was first listed in December 1994. The building has been classified as Category B, with a high level of local significance. They form an attractive and landmark corner feature of the Angelo Street centre which has developed over many years as a 'main street' centre. As no new information has been provided as to why the shops should not be listed, <b>IT IS RECOMMENDED</b> that the <i>Shops: 84-90 Angelo Street</i> be retained on the MHI.
1.11	<b><i>Solar Energy Advisory Centre (Former)</i></b>		
	The owners of this place at 95 Canning Highway, South Perth object to heritage listing. They advise that the original owners no longer exist. The building no longer houses a community service. Over the years, a modern air conditioning system has replaced the original energy-design features. The building has been renamed, and no longer has any outstanding heritage features.	Heritage TODAY inherited this nomination from the original inventory of 1994 – we were unaware of any changes to the function of the building. It may be necessary for a revisit of this building with a community member equipped with experience of the MHI process and a heritage architect to see if any of the values of the building under which it was first nominated and assessed have changed.	The building has been listed in the City's MHI since 1994 in recognition of its original function and energy-efficient design features. The original owner and architect of the building agreed with the building's heritage listing with a Category B rating in 1994. Many buildings change in function and design over the years. The original features of the building which contributed to it being a 'living example' of energy-efficient architecture in its day, appear to have been

	Summary of Submitter's Comments	Consultant's Response	City Response
			<p>modified by subsequent owners to the extent that they no longer appreciate its original function. However, some features are still in evidence. The owners have not provided a professional heritage assessment of the place to refute the current assessment. The City agrees with the Consultant that a new assessment should be made before a decision is made with respect to this place.</p> <p><b>IT IS RECOMMENDED</b> that the <i>Solar Energy Advisory Centre (Former)</i> be retained on the MHI until such time as the owners provide the City with evidence regarding the extent and type of any alleged loss of integrity of the place as a heritage building, at which time the matter will be reconsidered.</p>
1.12	<b><i>Perth Surgicentre</i></b>		
	The owners of the <i>Perth Surgicentre</i> , now known as 'Southbank Central' disagree with heritage listing. No reasons are given.	Not referred for comment.	<p>The City has advised the owners that it would assist the Council in its deliberations of their request if they were to provide more specific comments or a professional heritage assessment indicating why they believe the place no longer has heritage significance. The <i>Perth Surgicentre</i> was listed at a Category C rating when it was first listed in 1994.</p> <p><b>IT IS RECOMMENDED</b> that the <i>Perth Surgicentre</i> be retained on the MHI until such time as the owners provide the City with evidence regarding the extent and type of any alleged loss of integrity of the place as a heritage building, at which time the matter will be reconsidered.</p>
1.13	<b><i>i.d.entity.wa - Catholic Care Administration Centre (Former) - new entry</i></b>		
	Through consultants, the	No further comment made	The owner originally objected to

	Summary of Submitter's Comments	Consultant's Response	City Response
	<p>owner of this property originally objected to listing in the MHI. The place is currently not yet listed. Although no new submission has been made, the owners has indicated their intention to pursue their objection.</p> <p>In September 2005, when they first objected, their concerns were listed as follows:</p> <p><b>Significance</b>  <i>In response to the Statement of Significance from the draft document, clearly the significance does not relate to the structure of the building, but the former use of the site.</i></p> <p><b>Community's Need to Evolve and Grow</b>  <i>I agree with the place record form's assertion that 'It is a building which represents the need to adapt and grow according to changing community needs.' and that it was once 'an important centre of pastoral care, in various forms, for the South Perth community, and the broader community.'</i></p> <p><i>The current reality is that the Catholic community has evolved and grown beyond the spiritual connection to this building. For that reason, the local need for the building as a church centre is no longer apparent and the site now needs to have an opportunity in the future to further evolve to meet new needs within the broader community of South Perth. It is impossible to predict at this stage what that demand will be, but it is unlikely to revert to church uses. The fact is that neither the Church of Christ nor the Catholic Church have been able to find support for it as a spiritual or religious centre.</i></p>	<p>because no further submission was lodged by the owner. In response to the original objection, the City's Consultant recommended that the place be retained on the MHI.</p>	<p>listing on various grounds which are repeated here for convenience. In September 2005, the Council considered this objection, and the officer's and City's heritage consultant's recommendations to retain it on the MHI, and resolved to retain it for the purposes of public advertising. At that time, the officer's comments were as follows:</p> <p><i>"The i.d.entity.wa Headquarters at 46 David Street, Kensington, is classified as Category 'C' in the draft assessment by Heritage Today. This is defined as: "Retain and conserve if possible: endeavour to conserve the significance of the place through the provisions of the Town Planning Scheme. A more detailed Heritage Assessment/ Impact Statement* may be required before approval given for any major redevelopment or demolition. Photographically record the place prior to demolition."</i></p> <p><i>The owner's architect provides a number of reasons why, in his opinion, the property does not have heritage significance to the City. A response is provided as follows:</i></p> <p><b>Significance</b>  <i>Both the current and former uses of the site are important in determining the importance of a place within the community's history and growth, and have contributed to the decision to recognise the place in the MHI. The architect does not dispute this as a reason for listing the place.</i></p> <p><b>Community's Need to Evolve and Grow</b>  <i>Local heritage recognition, particularly at Category 'C' does not preclude changes of use of a building, nor modifications to</i></p>

	Summary of Submitter's Comments	Consultant's Response	City Response
	<p><i>It is also important to note that the current uses do not support the local community. The reality is that I.D.Entity draws its client and support base from the wider metropolitan community - the function could be anywhere, and arguably not in the middle of a well-developed existing residential dormitory.</i></p> <p><b>Compatible Use</b>  <i>The building can no longer accommodate the original use of Catholic community gathering space as there has been extensive refurbishment of the interior spaces. In fact its original use was as a church for the Church of Christ - not the Catholic Church who purchased the building.</i></p> <p><i>As outlined in the draft place record form's historical notes: 'The large spaces were turned into offices, although the former baptistery still remains inaccessible beneath the floor. The raked floor in the chapel was removed, and additional toilets and facilities were added. The interior of the buildings have since been modified, mainly into offices, retaining some larger spaces for group work and training. A kitchenette and toilets have been added. A series of ramps provides easy access for wheelchairs.'</i></p> <p><b>Lack of Representativeness and Aesthetic Value</b>  <i>It also must be noted that the building is neither a significant nor clear representative of the buildings of the post war era - many more intact and original examples exist in other parts of the metropolitan area. Extensive alterations and accretions have changed the original structure, which has deteriorated. A new building</i></p>		<p><i>that building to enable it to better meet the needs of the current use. Listing of the place in the MHI is not incompatible with these needs. The building does not need to be used as a church in order to have significance to the community. Whether this means the local community or a wider community is not critical.</i></p> <p><b>Compatible Use</b>  <i>The fact that the owners of the site and the purpose of the building have changed from time to time, does not lessen the heritage significance of a place, provided that the earlier uses of the place are noted within the historical notes, as is the case with the relevant assessment.</i></p> <p><b>Lack of Representativeness and Aesthetic Value</b>  <i>Heritage significance does not rely merely on a building being old, or in its original form, in order for it to be valued for its place within the community. The relatively low classification for the place reflects the more common form of architecture of the building.</i></p> <p><b>Building Status</b>  <i>The architect advises that the condition of the original 1953 building is poor. Photographs have been provided to show serious fretting of brickwork and rusting lintels. It is not known whether these problems can be corrected. However, poor maintenance of a building does not necessarily detract from its heritage significance.</i></p> <p><i>If the Council supports retention of the place on the draft revised MHI for public advertising purposes, the owner will have a further opportunity for making a more details submission to the Council at that stage, as</i></p>

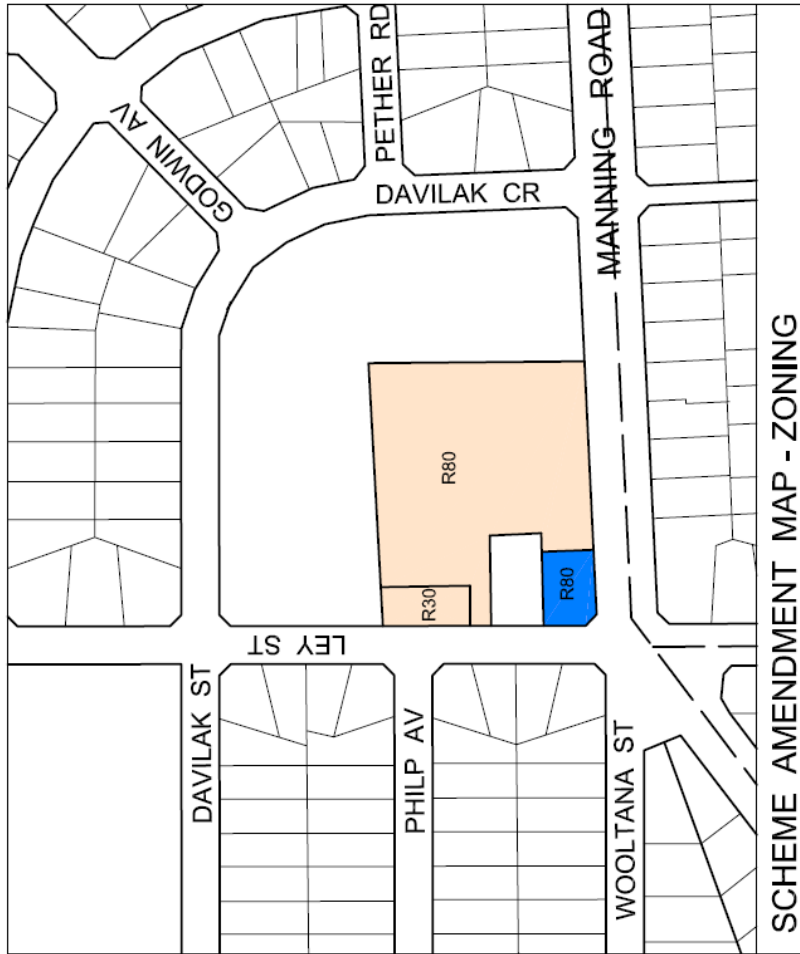


	Summary of Submitter's Comments	Consultant's Response	City Response
	<p><i>was added to the site in 1961. Most recent renovations are as recent as the mid 90's.</i></p> <p><i>Furthermore it is a relatively recent building, dating back to 1953, of no clear significance in style and construction.</i></p> <p><b>Building Status</b>  <i>Attached are photos taken of the original part of the building - arguably the only element worthy of conservation. They show serious deterioration in the brick joints, and rusting of lintels.</i></p> <p><i>Should Council still wish to include this complex on the MHI, we would appreciate the opportunity to make a more comprehensive representation.</i></p>		<p><i>requested.</i></p> <p><i>The photographs supplied by the submitter are available for examination along with the other submissions in the MHI folder located in the Council Members' Lounge.</i></p> <p><i>Heritage Today recommend that the listing in the draft revised MHI be retained at this stage.</i></p> <p><i>(It was recommended at that time) that the i.d.entity.wa Headquarters, at 46 David Street, Kensington, be retained in the draft revised MHI as a Category 'C' place for the purposes of public advertising of the MHI."</i></p> <p>During the advertising period, no new information has been submitted by the owner. The City's position remains the same. <b>IT IS RECOMMENDED</b> that the <i>i.d.entity.wa Headquarters, at 46 David Street, Kensington</i>, be retained in the draft revised MHI as a Category 'C' place.</p>
1.14	<b>General comments on history and place names of City of South Perth</b>		
	<p>The submitter does not object to the MHI <i>per se</i>, but provides some additional information regarding the historic development of the City and its street and place names.</p> <p>The submission contains many interesting facts regarding several Como street names and history of ownership details.</p>	<p>No comment provided, as there is no objection relating to specific buildings.</p>	<p>The submitter is highly commended for his interest in the MHI and the City's heritage. The City is always greatly appreciative of any new information regarding its history and place names. The appendix of place names is an on-going project which has never been professionally researched. Information is added from time to time, from various sources. <b>IT IS RECOMMENDED</b> that the submitter be thanked for sharing this interesting and valuable information with the City, and the MHI be modified to include this new information.</p>

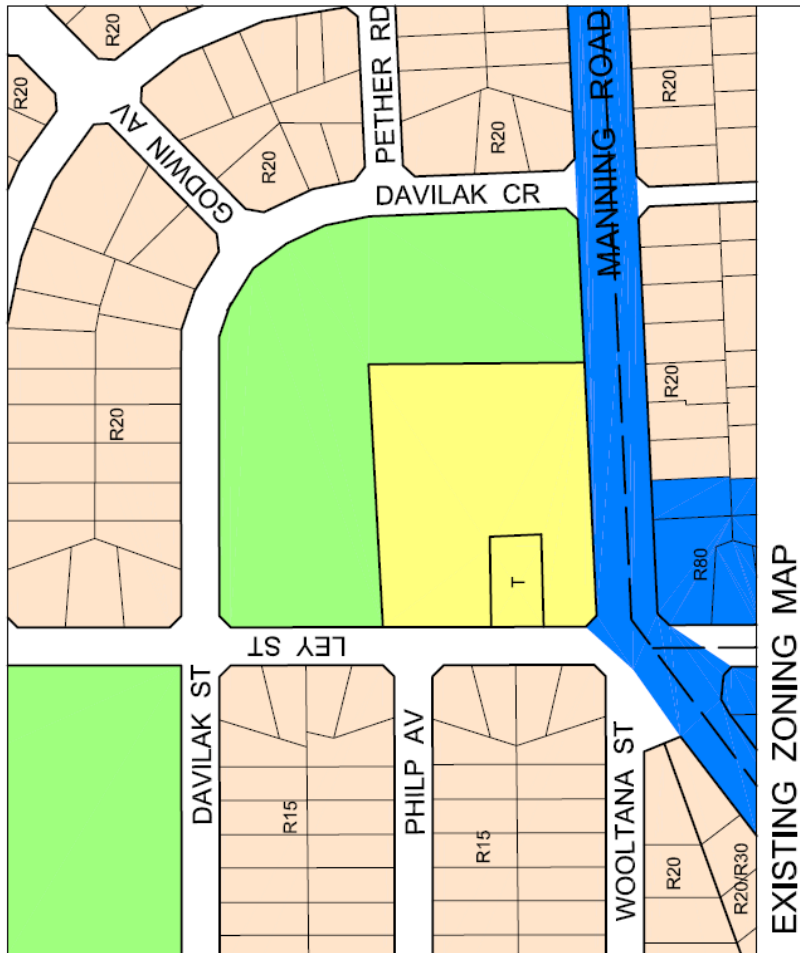
	Summary of Submitter's Comments	Consultant's Response	City Response
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## 2. Submissions supporting the revised MHI

2.1	<i>Residence: 181 Coode Street, Como</i>		
	<p>The owner of this property is more than happy to have this house listed. Suggests incentives to other owners who are concerned about cost of maintenance of listed buildings. There are many beautiful homes in South Perth, enhancing its character but such homes are often expensive to maintain.</p>	<p>Heritage TODAY was thankful for this submission. This owner supported the idea that the City of South Perth should consider an incentive program of some type to encourage people to maintain their heritage properties. Heritage TODAY also strongly supports these programs and puts forth the one at the City of South Perth as a good example of incentives for heritage property owners.</p>	<p>The submitter is highly commended for her interest in the MHI and the City's heritage. The City currently has no financial incentives to owners, but TPS6 contains provisions to assist in the retention of heritage buildings on development sites. This owner has consistently supported the City in the maintenance and review of the MHI, and originally nominated her own property for listing. The submission is <b>NOTED</b>.</p>
2.2	<i>Residence: 55 Dyson Street, Kensington - new nomination</i>		
	<p>The owner of this house has nominated her house for heritage listing. The matter is being considered by the Consultants, in consultation with the owner. The house is said to have been built in 1926 and to have been the home of Morris Mundy. The current owner is the second owner of the house.</p>	<p>The Consultant is of the view that the house should not be listed in isolation from other parts of Kensington, and that a firm decision should be deferred pending the outcome of a full study of the area in the City's more widespread residential heritage survey. While the house has some merit, it might have greater value if seen in context of a wider precinct.</p>	<p>The submitter is highly commended for her nomination and her interest in the preservation of the City's heritage. However, the City agrees with the Consultant. If the City wishes to take a more organised approach to heritage listing, particularly in regard to residential properties; a city-wide survey should be undertaken - or at least, a precinct-wide survey of the more worthy precincts. The owner's appreciation of the property's heritage value and the nomination for the MHI are greatly appreciated, and will be recorded for inclusion in a future study. At this stage, <b>IT IS RECOMMENDED</b> that the house <b>not</b> be entered on the MHI.</p>



SCHEME AMENDMENT MAP - ZONING



EXISTING ZONING MAP

LEGEND:

Metropolitan Region Scheme Reserves.  
 Other Regional Roads

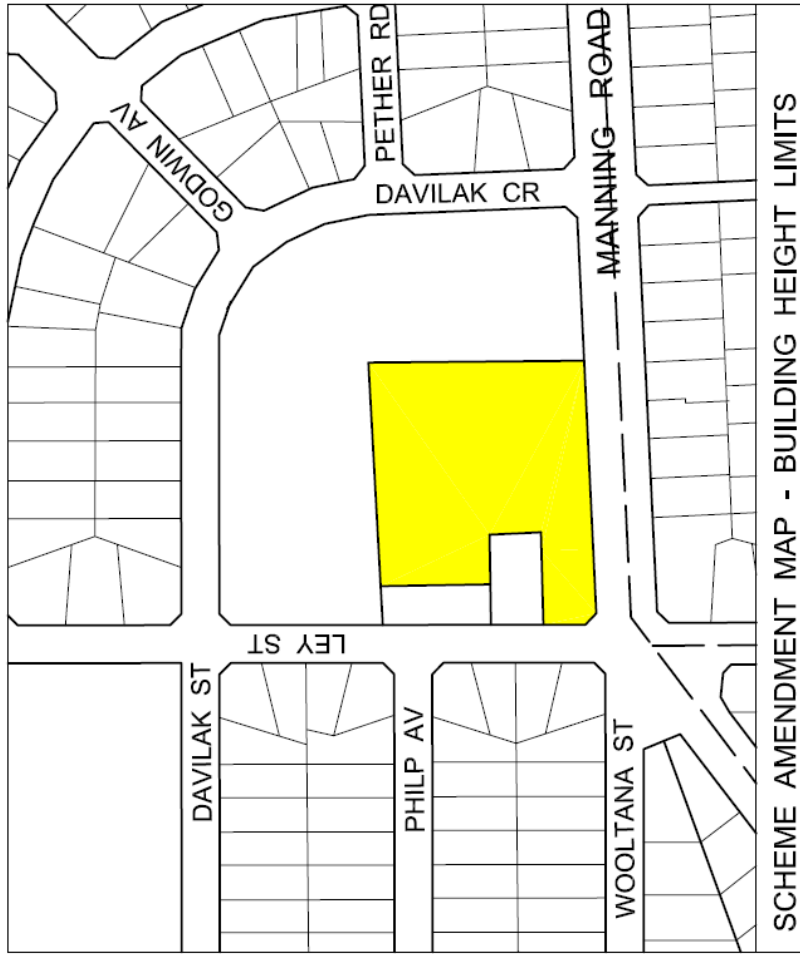
Local Scheme Reserves.  
 Local Roads  
 Parks and Recreation  
 Public Purposes  
 Denoted as follows:  
 T Telstra

Local Scheme Zones  
 Residential  
 Highway Commercial

Other  
 R-Code density boundary  
 Precinct Boundary



# Draft Amendment Zoning Map



SCHEME AMENDMENT MAP - BUILDING HEIGHT LIMITS



EXISTING SCHEME MAP - BUILDING HEIGHT LIMITS

LEGEND:

- Building Height Limits
  - 7.0 metres
  - 14.0 metres
  - Other
- Precinct Boundary



# *Draft Amendment Building Height Limits Map*

**Draft Amendment Text**

*It is intended that the proposed Scheme Amendment would be worded generally along the following lines:*

- (a) Transferring Part Lot 2 (No. 54) Manning Road, corner Ley Street, Manning from the “Public Purposes (Telstra)” reserve to the “Residential” and “Highway Commercial” zones as depicted on the Scheme Amendment Map and including the land within the R30 and R80 R-Code densities also as depicted on the Scheme Amendment Map – Zoning.
- (b) Including portion of the Amendment Area within the 14.0 metres Building Height Limit as depicted on the Scheme Amendment Map – Building Height Limits.
- (c) Amending the Scheme Text to include a new sub-clause (7) in clause 5.4 –
  - “(7) (a) In this sub-clause, “Site G” means Lot Pt 2 (No. 54) Manning Road, corner Ley Street, Manning.
  - (b) Notwithstanding anything contained in this Scheme or in the Codes, with respect to Site G the Council may grant planning approval permitting a Mixed Development to a maximum plot ratio of 1.0, provided that –
    - (i) the residential portion of the development shall not comprise more than 100 dwellings and such dwellings shall be confined to the portion of Site G zoned Residential, with not more than 3 dwellings on the portion of Site G coded R30 and not more than 97 dwellings on the portion coded R80;
    - (ii) the non-residential portion of the development shall be confined to the Highway Commercial zone;
    - (iii) any Shops within the non-residential portion of the development shall not exceed a plot ratio area of 300 square metres;
    - (iv) Civic Art to the satisfaction of the Council shall be provided in a prominent location visible from the street;
    - (v) communal recreational facilities shall be provided in a central court for use by residents of the site. The facilities shall include gazebo, barbeque area, and such other facilities as the Council may approve;
    - (vi) outstanding landscaping complying with the provisions of clause 6.14(1) shall be provided in all communal open space areas on Site G in addition to the portion of that Site to which paragraph (d) of clause 6.14(1) applies; and
    - (vii) occupiers’ car parking bays for dwellings on the land zoned Residential shall be screened from any public street or reserve to the satisfaction of the Council.
  - (c) Car parking associated with a development on the portion of Site G zoned Highway Commercial may be located, in whole or in part, on the portion of the site zoned Residential.
  - (d) On Site G, any fencing along the common boundary with Reserve 24328 shall be of a decorative design to the satisfaction of the Council. Fibre cement sheet or metal sheet fencing is not permitted.”

## **Explanatory Notes prepared by Mr Peter Goff, MGA Town Planners**

### **Notes for consideration in Scheme Amendment Report**

1. The Amendment site is known as Part Lot 2 on diagram 14095 contained in certificate of title volume 2077 folio 498. It is situated at the corner of Manning Road and Ley Street, Manning having an area of 1.4149ha.
2. The land is zoned “Urban” in the Metropolitan Region Scheme (MRS). Manning Road, which runs along the southern side of Lot 2, is reserved as an “Other Regional Road”.
3. The City of South Perth Town Planning Scheme number 6 (TPS 6) reserves the land for “Public Purposes (Telstra)”. This reservation reflects the historic use of the site which was for a Telstra training facility. This use is now discontinued and previous improvements on the site have been removed.
4. Land to the north and east of the amendment site is shown to be reserved for “Parks and Recreation”, covering the Davilak Reserve. On the opposite side of Ley Street to the west, the zoning is “Residential” coded R15. To the south, on the opposite side of Manning Road, land on the corner of Ley Street is zoned “Highway Commercial” and is coded R80 while further to the east, the zoning changes to “Residential” with an R20 coding.
5. As discussed, the amendment site is currently vacant, having formerly been used as a Telstra training facility. A Telstra exchange remains on a separate site, mid way along the Ley Street frontage. On the opposite side of Ley Street, land use is predominately single residential with medical consulting rooms situated at the corner of Manning Road. South of Manning Road, commercial users occupy the Ley Street corner, including a service station and further east along Manning Road, use is predominantly single residential.
6. The Amendment site is within an inner suburban locality, serviced by a regional road artery. To the west, it is approximately 600 metres from the Kwinana Freeway providing a high speed regional link northwards to the Perth CBD and beyond as well as southwards. The site is also within approximately 800 metres of the existing bus transfer station and proposed railway station at Canning Bridge. To the east, it is a little over 2 kilometres to the Curtin University campus and is located within an area serviced by a range of recreational opportunities including George Burnett Park and the Collier Park Golf Course. Also to the east is a district shopping centre, The Village Green Shopping Centre. The amendment site is well suited to a mixed use development comprising residential units together with commercial components. Proximity to transport, recreation, commercial and community facilities suggest the suitability of the development concept.
7. The Scheme Amendment Maps show approximately 1024m<sup>2</sup> of the site at the Ley Street / Manning Road corner being zoned “Highway Commercial R80”. This reflects the general zoning and use patterns established at this traffic light controlled intersection with a district distributor road. Further along Ley

Street, to the north of the Telstra exchange, the proposed zoning is “Residential” with an R30 coding over approximately 1000m<sup>2</sup> of land allowing the development of three residential units at a relatively low density, reflecting land uses opposite. This portion of the site is opposite land zoned “Residential” and coded R15. The 1000m<sup>2</sup> parcel of land proposed to be coded R30 has a frontage of approximately 47 metres to Ley Street and even at R15, could be expected to accommodate 3 dwellings since the minimum frontage per lot is 12 metres.

A “leg” of R80 coding is shown to extend through to Ley Street, providing access to higher density residential units behind. The R80 coding is shown to cover the balance of the site proposed to be zoned “Residential” as well as the “Highway Commercial” portion.

8. Proposed Height Limits reflect the proposed coding. The Ley Street frontage, north of the Telstra exchange is shown at a limit of 7.0 metres. This limitation also applies to the “leg” of R80 coded land accommodating access to Ley Street. Consequently, there is no change to the height limits imposed by the Scheme along this section of frontage.

In general, the balance of the site which is to be coded R80, is to be subject to a 14.0 metre height limit as shown on the Amendment Maps.

9. Concept Plans have been prepared for the site, illustrating the form of development proposed. These plans will need to be refined for the purposes of a Development Application once the coding and development requirements are established by this Amendment.

The development concept envisages commercial uses at the Ley Street / Manning Road corner comprising Café / Restaurants and / or a local store, fish and chip outlet at ground level supported by alfresco areas on a broadened pedestrian apron with offices / Consulting Rooms over. Further along Ley street to the north of the Telstra exchange, three two storey residential units are proposed, each served by individual crossovers to Ley Street, reflecting the style of development opposite. Between these units and the Telstra exchange, provision is made for access to proposed units to the rear. Some 97 units are shown on the R80 area, to 4 storeys or 14 metres in height. In total therefore, 100 residential units are proposed with 450m<sup>2</sup> of restaurants / take-away food type uses and 450m<sup>2</sup> of offices / consulting rooms.

10. As discussed, 3 double storey residential units are proposed to face Ley Street. Along the northern and eastern boundaries of the site 4 storey residential units are proposed to over look the Davilak Reserve, enhancing passive surveillance of this open space. To the south, 4 storey units face onto Manning Road, again passively surveying the public realm and in the centre of the site a small group of 3 storey units overlook the Telstra exchange towards Ley Street. Elevational sketches illustrate the style of development proposed.

Architecture is domestic using pitched roofs and incorporating open balconies to interact with public spaces.

11. The majority of parking is proposed at basement level. It is proposed that basement parking be only partially sunk into the ground with basement protruding approximately one metre above ground level, allowing for natural ventilation and the minimization of artificial ventilation. In this regard, it is understood that acid sulphate soils have previously been encountered in the area, particularly at Karawarra. Self assessment in accordance with WA Planning Commission Bulletin No. 64 reveals low to no risk of affected soils, compared with the Karawarra locality which is shown to be potentially subject to a moderate risk.
12. The basement parking is divided into modules associated with respective blocks of units for convenience and security. 124 bays are served by the access from Ley Street and 73 bays are accessed from a crossover to Manning Road near the site's eastern boundary. There is also basement parking associated with the commercial component of the development, accessed via a separate crossover to Manning Road. Visitor parking is provided at ground level and is independent of resident parking.
13. Uloth & Associates provided traffic advice in respect of this site in June 2004, recognising the following.
  - a). Existing weekday traffic volumes are:
    - Manning Road east of Ley Street – 27 300 VPD.
    - Ley Street north of Manning Road – 6 500 VPD.
  - b). Current capacities are:
    - Manning Road is a 4 lane divided District Distributor with a capacity in the order of 32 000 to 35 000 VPD.
    - Ley Street is a 2 lane Neighbourhood Connector with a capacity up to 7 000 VPD.
14. Single houses generate up to 10 vehicle trips per household per day. The Director General of Transport, South Australia, Land Use Traffic Generation Guidelines, March 1997 advises that for unit developments, a generation rate of 6 trips per unit is common. Overall, the residential units can therefore be expected to generate around 600 vehicle trips per day. The trips generated by 64 of the units directly access Ley Street amounting to 394 additional trips, raising the total number of trips on Ley Street to around 6 884 VPD.
15. The vehicle trips generated by the remaining 36 units access Manning Road. These trips total 216, raising the total of trips on Manning Road east of Ley Street to around 27,520 VPD, well inside the 35,000 VPD capacity.
16. In addition there are the trips generated by the commercial component of the development. The commercial area of 450m<sup>2</sup> can be expected to generate



traffic at a rate of around 170 trips per 100m<sup>2</sup> or a total of 850 trips per day. The offices above the retail are likely to generate traffic at 20 trips per 100m<sup>2</sup> or a total of 100 trips per day. The commercial component therefore generates a total of around 950 trips per day. Car parking is accessed from Manning Road which has the capacity to carry these additional volumes.

17. Analysis of nearby intersections shows that there will be no change to the level of service at the nearby intersections. The Manning Road / Ley Street intersection will continue to operate at Level of Service C, indicating satisfactory operating conditions with average delays. Philp Avenue / Ley Street intersections will continue to operate at Level of Service B, indicating good operating conditions with short traffic delays.
18. The plans show over 1,600m<sup>2</sup> of communal open space, exceeding the minimum requirement of 1,552m<sup>2</sup>. This space is shown to comprise garden areas as well as paved space accommodating gazebos and barbeque facilities. Other landscaping features include the setting back of development from Manning Road and Davilak Reserve providing a garden interface between the development and public spaces. The commercial building is also shown to be set back from the street frontage, providing space for pedestrians, browsers and alfresco dining. A sculpture position is indicated at the Ley Street / Manning Road corner in line with the “outstanding” landscaping principles of Council’s Scheme.
19. Three bin areas are suggested on the concept plan, associated with the 3 parking areas. Distribution balances the convenience of residents with the convenience of collection vehicles. In addition, a service yard is shown to the rear of the commercial premises, hidden from public spaces and residents alike.
20. Provisions is made for minimum 4m<sup>2</sup> storage facilities for each unit within the basement car parking areas. Store items will therefore be close to parked cars for convenient transfer (eg transferring golf clubs / fishing tackle from the unit to the vehicle).
21. The text of the Amendment limits the range of uses permissible within the “Highway Commercial” zoned portion of the site to uses which are compatible with the locality and the development concept proposed for the site. In addition, it prescribes the maximum number of residential units proposed on each part of the site and allows some of the car parking associated with the commercial component to be portioned on land zoned “Residential”.



MIXED USE DEVELOPMENT  
MANNING ROAD, MANNING

CARCIONE  
GROUP OF COMPANIES





GROUND FLOOR PLAN  
 MIXED USE DEVELOPMENT - MANNING ROAD

SCALE 1:500

MANNING ROAD



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KEN PATERSON ARCHITECTS

10.00

08.04.03

JAN 2004

SK 01

SHEET





UPPER FLOOR PLAN  
MIXED USE DEVELOPMENT - MANNING ROAD

SCALE 1:500

MANNING ROAD



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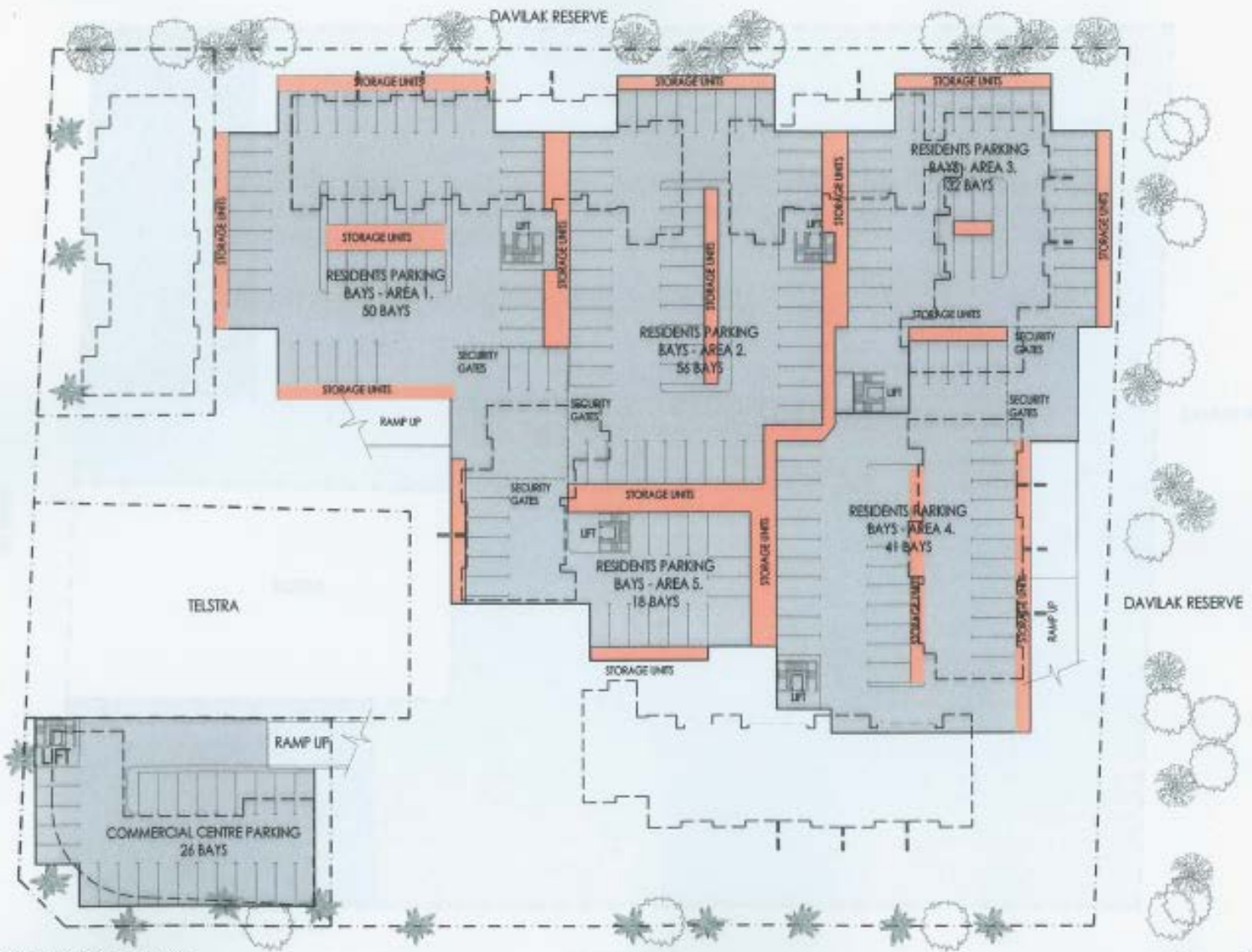
JAN 2004

08-043

SK 02



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BASEMENT FLOOR PLAN  
MIXED USE DEVELOPMENT - MANNING ROAD  
SCALE 1:500



WEST ELEVATION - LEY STREET



NORTH ELEVATION - FACING DAVILAK RESERVE



SOUTH ELEVATION - FACING MANNING ROAD

ELEVATIONS

SCALE 1:500

MIXED USE DEVELOPMENT - MANNING ROAD

SK 05

JAN 2008

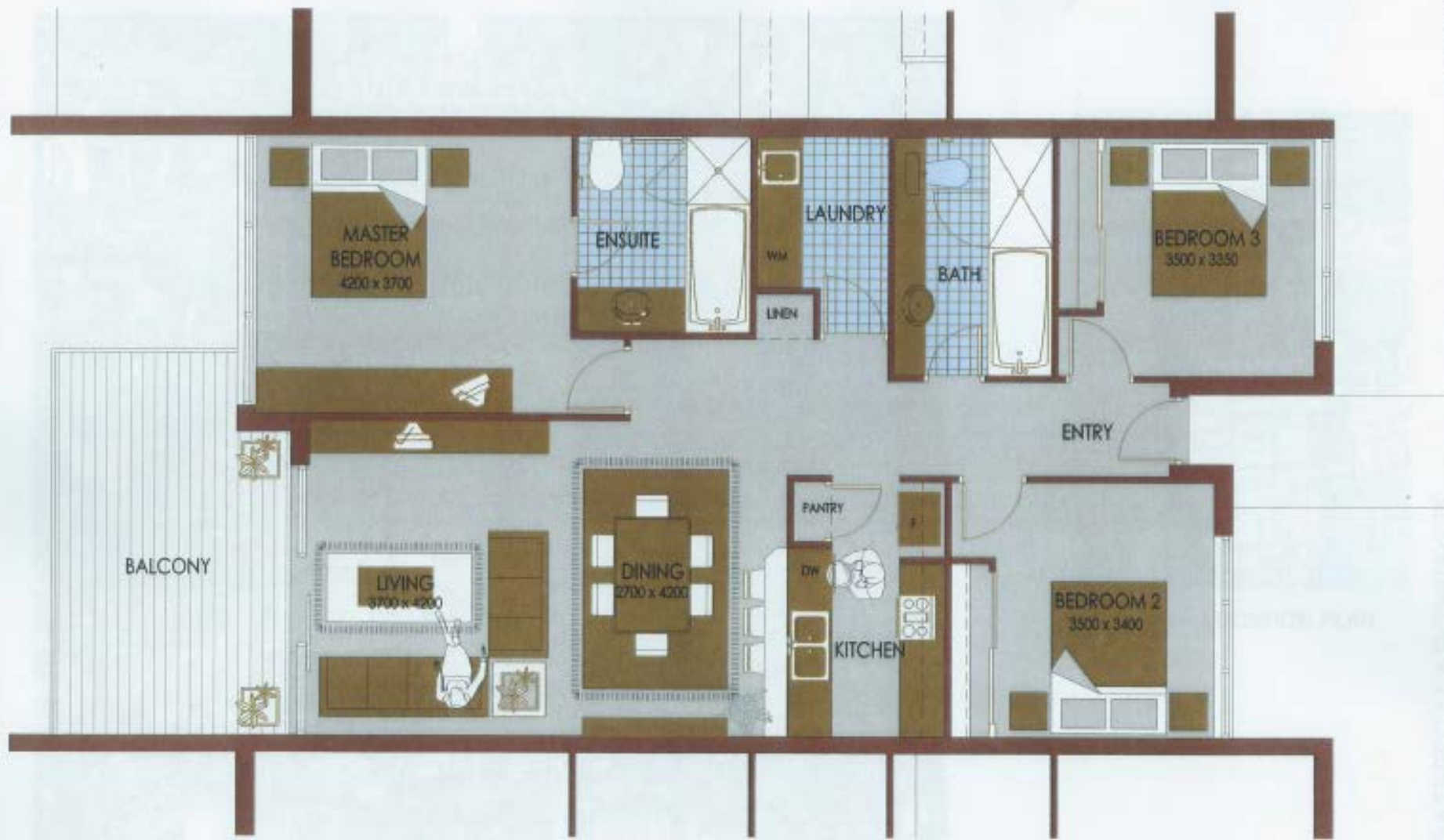
DR-GAS

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PLAN OF TYPICAL UNIT 1:50  
 MIXED USE DEVELOPMENT - MANING ROAD



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 admin@kenpatersonarch.com



KEN PATERSON ARCHITECTS o/a/b

SK 06

DE CAD 1 JAN 2004



AERIAL PHOTOGRAPH  
 NOT TO SCALE  
 MIXED USE DEVELOPMENT - MANNING ROAD



LOCATION PLAN

SHEET

PLAN

DATE

DATE

KEN PATERSON ARCHITECTS



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**COMMENTS FROM THE DESIGN ADVISORY CONSULTANTS**

**Proposed Two Storey Single House - Strata Lot 2/123 (No. 24) Leonora Street, Como**

***Advisory Architects' Comments from Meeting held on 17 October 2005***

*The Advisory Architects expressed concern about the design of the proposed dwelling. Although a design incorporating skillion roofs could be compatible with the existing streetscape character, the Advisory Architects were critical of the manner in which the design has been executed. They identified a number of disparate and poorly integrated components. Some of the components which were found to be unsatisfactory were:*

- *the uppermost skillion roof over the balcony, Activity Room and Bedroom 4;*
- *the elevated section of 'random limestone brickwork' supported on the cantilevered balcony;*
- *the detailing of the front infill panels to the two uppermost skillions;*
- *the exposed front door without weather protection; and*
- *the detailing of the infill panel incorporating windows within the roof over the alfresco area.*

*The Advisory Architects considered that the application should not be approved until revised drawings have been submitted which appropriately address the concerns identified above, noting that the listed items are not necessarily the only unsatisfactory elements.*

*It was also observed that, in relation to the proposed brick fence on the street boundary, no details have been provided. Details need to be submitted demonstrating compliance with the requirements of Clause 3.2.5 A5 and A6 of the R-Codes.*

*With regard to the boundary wall, a query was raised in relation to the acceptability or otherwise of the large brick pier at the front, which projects forward of the 6 metre setback line.*

***Advisory Architects' Comments from meeting held on 12 December 2005***

*The Advisory Architects noted that the first issue relating to the uppermost skillion roof over the balcony, Activity Room and Bedroom 4, had not been resolved. A support post / column needs to be provided to eliminate a "hanging roof" projection approximately 2.5 metres deep. The current design does not offer any sense of enclosure in this location.*

*The second, third and fourth points have been satisfactorily addressed.*

*The Advisory Architects commented that the brickwork above the front opening to the alfresco area should be deleted. Further, the previous roof height in this area needs to be maintained.*

*The plans still show a solid brick fence on the front boundary of the site. This needs to be altered to fully comply with clauses 3.2.5 and 3.2.6 of the R-Codes. The fence must be truncated accordingly, to provide adequate sight lines for vehicles entering and exiting the right-of-way.*

## Attachment 9.3.7(b)

*It was also noted that there is an approximate 600 mm level difference between the path to the dwelling and the pool level. This discrepancy needs to be resolved.*

*The dwelling is not compatible with the existing streetscape. Further to this, the design does not satisfactorily address certain issues as outlined above. The quality of the design and structural elements does not warrant acceptance of the proposal, in the opinion of the Advisory Architects. In general terms, their concerns relate to poor design execution.*

Further revised plans have been received attempting to address the design issues as well as non-compliance issues identified during the assessment period. Further comment is now required to determine whether the revisions are acceptable.

### **Advisory Architects' Comments**

*The Advisory Architects considered that skillion roofs per se are not a problem within the focus area. In this instance however, the design had not been carefully executed, which accounts for the concerns raised by the architects on the previous two occasions and the identification of further issues.*

*The Advisory Architects expressed concern at the low level of design skill reflected in the most recent revised drawings. They made the point that their previous comments only related to the most significant design deficiencies and that the concerns raised did not constitute an exhaustive list.*

*Notwithstanding the preceding comments, the Advisory Architects considered that the proposed design demonstrates sufficient streetscape compatibility, and that the application could be approved subject to the submission of further revised drawing addressing the following concerns, noting that most of their previous concerns have now been addressed:*

- (1) The 'mini orb' cladding needs to be extended to the door and window heads on all elevations and articulated in relation to the brickwork and roof.*
- (2) Elevation 2 facing the-right-of-way is uncoordinated in regard to the relationship between roof of the ensuite / walk-in-robe and the balcony accessible from the activity room above. Either the 'footprint' of the ensuite / walk-in-robe should be changed to be in line with the balcony, or brick balustrading on this side of the balcony should be provided, coordinated with the roof.*
- (3) The extension of the pillar on the eastern side of the balcony projecting above the roof line should be deleted as it is unnecessary and unsightly. The pier along the eastern side of the alfresco should be utilised to accommodate a barbeque or similar.*

*The Advisory Architects considered that the solid portion of the front fence screening the pool area is acceptable.*