



NOTES

August Council Agenda Briefing
Held in the Collier Park Community Centre
Tuesday 15 August 2006
Commencing at 5.30pm

Present:

Mayor, J Collins, JP (Chairman)

Councillors:

G W Gleeson	Civic Ward (from 5.46pm)
B W Hearne	Como Beach Ward
L M Macpherson	Como Beach Ward (from 5.45pm)
L J Jamieson	Manning Ward
C A Cala	McDougall Ward
R Wells, JP	McDougall Ward
R B Maddaford	Mill Point Ward
S Doherty	Moresby Ward
K R Trent, RFD	Moresby Ward (from 5.33pm)

Officers:

Mr C Frewing	Chief Executive Officer
Mr S Cope	Director Strategic and Regulatory Services
Mr M Kent	Director Financial and Information Services
Mr R Bercov	Manager Development Services
Ms D Gray	Manager Financial Services
Mr N Kegie	Manager Community, Culture and Recreation (until 6.10pm)
Mr M Taylor	Manager City Environment (until 6.20pm)
Mr S McLaughlin	Legal and Governance Officer
Ms A Spaziani	Human Resources Manager
Mrs K Russell	Minute Secretary

Gallery

Three members of the public were present and one member of the press

Apologies

Cr L P Ozsdolay	Manning Ward - leave of absence
Cr D S Smith	Mill Point Ward

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 Items presented in order to make informed decisions.

ITEMS THE SUBJECT OF THE AGENDA BRIEFING

Prior to the Chief Executive Officer commencing his presentation of the August Council reports Cr Jamieson raised questions in relation to the response provided in the Agenda paper at Item 5.1.2. The Chief Executive Officer responded to the questions raised.

The Chief Executive Officer then commenced the presentation and gave a brief summary of each of the following reports on the August 2006 Council Agenda. Questions and points of clarification were raised by Members and responded to by the officers.

9.0.1 Progress Report on Sewerage Disposal Options for Sir James Mitchell Park

This report provides an update on the progress of establishing a Working Group to investigate available options for containment / disposal of sewage from large events staged on Sir James Mitchell Park.

Note: Cr Macpherson arrived at 5.45pm and Cr Gleeson arrived at 5.46pm

9.2.1 Proposal for Trust Fund - Restoration of the Old Mill Precinct

This report deals with a request from Lloyd Collins on behalf of his client to establish a Trust Fund for the purpose of restoring the Old Mill and upgrading the Old Mill Precinct.

9.2.2 Safer Australia Day Strategy 2007

This report considers a Strategy to address issues such as crowd control, traffic management etc associated with the Australia Day Skyworks event.

9.2.3 Community Partnerships 2006/2007

This report considers expanding the Community Partnerships program to include a new partnership agreement with *Millennium Kid.*

Note: Manager Community, Culture and Recreation left the meeting at 6.10pm

9.3.1 Eight Aged Persons' Dwellings, No.26 Gillon Street, Karawara

This proposal is for 8 Aged or Dependent Persons' Dwellings that requires Council's discretion in relation to the number of dwellings.

9.3.2 Change of use from Shop to Cafe/Restaurant, 78 Banksia Terrace, Kensington

The application relates to the conversion of an existing Shop and House to a Café/Restaurant and Council consideration is sought in regard to the 'discretionary classification' of the proposal.

9.3.3 Balcony Enclosure for existing Multiple Dwelling, 32/144 Mill Point Road, South Perth.

Following the refusal of application for an enclosed balcony addition under DA the applicant has now requested Council consideration of the proposal.

9.3.4 Additions/Alterations to Existing Multiple Dwellings, 88 & 90 Mill Point Road, South Perth.

The report seeks planning approval for additions/alterations to an existing block of 8 Multiple Dwellings to from 12 M/Dwellings.

9.3.5 Pruning, Removal or Stump Grinding of Street Trees

This reports considers tenders received for the Pruning, Removal and Stump Grinding of Street and Amenity Trees within the City of South Perth.

9.3.6 Como Beach Reserve Landscape Upgrade

This report deals with the tenders received for the Como Beach Landscape Upgrade.

9.5.1 Equal Representation of Delegates - Central Metropolitan Zone

The purpose of this report is to consider the number of voting delegates that each member of the Central Metropolitan Zone should be entitled to be represented by.

Note: Manager City Environment left the meeting at 6.20pm

9.6.1 Monthly Financial Management Accounts - July 2006

This report presents the monthly management account summaries.

9.6.2 Monthly Statement of Funds, Investments and Debtors at 31 July 2006

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

9.6.3 Warrant of Payments Listing

This report presents a list of accounts paid by the CEO under delegated authority for July 2006.

9.6.4 End of Financial Year Management Accounts June 2006

Note: The Chief Executive Officer advised that this report on the end of financial year accounts is currently being finalised and will be circulated prior to the Council meeting.

9.6.5 Capital Projects Review to 30 June 2006

A schedule of financial performance is provided for all approved Capital Projects to 30 June 2006.

9.6.6 Significant Financial Variances

This report provides the identification and reporting of relevant variances between actual performance and budget expectations.

NOTICES OF MOTION - CR JAMIESON

The Mayor referred Members to the two Notices of Motion from Cr Jamieson proposed to be included in the August Council Agenda. Copies of the Notices were circulated to Members.

The Chief Executive Officer referred to the Notice of Motion in relation to the Facilitated Workshop on Canning Mews and sought advice in relation to arranging the facilitated workshop. He said he believed that he had correctly interpreted part (d) of the relevant Council resolution from the July meeting:

(d) the lessons learned and a Management Plan be established in an internal Workshop.....

and that an internal workshop should be just that except for the facilitator. The CEO then asked for clarification from Member in order that he could notify the appropriate people. The CEO further stated that the other concern was that if the Motion as proposed was adopted at the next Council meeting and people outside the organisation are to attend the Workshop then there would not be a lot of time to invite these people.

Note: There was no response to the request for clarification of the membership of the proposed 'internal workshop' sought by the CEO from Council Members present and it was agreed that the topic would be considered by Council at its meeting on 22 August 2006.

DECLARATION OF INTEREST : CHIEF EXECUTIVE OFFICER : ITEM 13.1.1

"I wish to declare a conflict of interest in Confidential Agenda Item 13.1.1 on the Council Agenda for the meeting to be held 22 August 2006. As I am the subject of the report item in question I will leave the Council Chamber while this matter is being debated."

Note: The Chief Executive Officer left the Council Chamber at 6.40pm.

MEETING CLOSED TO THE PUBLIC

The Agenda Briefing was closed to the public at 6.40pm while *Confidential* item 13.1.1 was discussed.

Note: The three members of the public gallery and the member of the press together with the following officers left the Chamber at 6.40pm.

Mr S Cope	Director Strategic and Regulatory Services
Mr G Flood	Director Infrastructure Services
Mr M Kent	Director Financial and Information Services
Mr R Bercov	Manager Development Services
Ms D Gray	Manager Financial Services
Mr S McLaughlin	Legal and Governance Officer

13.1.1 Recommendations from CEO Evaluation Committee Mtg: 24.7.06 *CONFIDENTIAL REPORT*

The report presents to Council the Committee Recommendations from the meeting held 24.7.06.

Confidential Report Item 13.1.1 was discussed. Questions were raised by Members and responded to by the Manager Human Resources.

Closure

the Mayor closed the August Agenda Briefing at 7.10pm.



NOTES

CONCEPT FORUM

- Investment Review
- SEMRC Future Waste Management
**Held in the Collier Park Village Community Centre
Tuesday 5 September 2006 commencing at 5.35pm**

Present:

Mayor J Collins, JP (Chairman)

B W Hearne	Como Beach Ward
L M Macpherson	Como Beach Ward
L P Ozsdolay	Manning Ward
C A Cala	McDougall Ward
R Wells, JP	McDougall Ward
D S Smith	Mill Point Ward
K R Trent, RFD	Moresby Ward

Officers:

Mr M Kent	Director Financial & Information Services
Mr S Cope	Director Strategic and Regulatory Services
Ms D Gray	Manager Financial Services
Mr S Camillo	Manager Environmental Health and Regulatory Services

Guests:

Mr Rod O'Dea	Director, Fixed Interest, Grange Securities
Mr Ben Kay	Associate Director, Fixed Interest, Grange Securities

Apologies:

G W Gleeson	Civic Ward
L J Jamieson	Manning Ward
R B Maddaford	Mill Point Ward
S Doherty	Moresby Ward - leave of absence
Mr C Frewing	Chief Executive Officer

OPENING

The Mayor opened the Concept Forum at 5.35pm and welcomed everyone in attendance.

1. Investment Review Presentation

Mr Rod O'Dea delivered a presentation on the services provided by Grange Securities Limited and also provided information on a number of new investment opportunities that Council may like to consider.

The major elements of his presentation were:

- Grange Securities - background and credentials
- Regulatory framework
- Investment management services
- Investment management
- Investment process
- Investment universe - other investment options
- Explanation of Standard and Poors ratings system
- Managed portfolio performance
- References and levels of service used by different clients.

Council Members asked a number of questions relating to risk and return, different financial instruments, how Council's investment policy related to the range of financial instruments and our existing investment performance.

Feedback from Council indicated some interest in exploring the use of financial instruments such as Floating Rates Notes (FRN) which are permissible within the existing investment policy - but are not currently used. There was feedback indicating support for the City exploring FRNs as an investment option and the potential to place some funds with Grange if a competitive rate was available - but a strong preference for the City to retain control over its investment funds rather than using a portfolio management service. Other investment instruments such as structured credit and mortgage backed securities (which are outside the City's current investment policy) did not receive favourable feedback.

Note: This part of the Concept Forum concluded at 6.35pm.

2. **SEMRC Future Waste Management Presentation**

The Director Strategic and Regulatory Services presented an overview of the background to the City's involvement in the SEMRC, the current resources recovery feasibility study and future waste management options.

It was noted that this was an initial presentation and that further information is being gathered to be presented in approximately three months.

The presentation covered the following topics:

- Background to the establishment of the SEMRC
- SEMRC structure
- SEMRC major activities
- SEMRC Resource Recovery Facility Feasibility Study
- Objectives of the Study / Study Area / Study Progress
- Current data relating to the City's waste collection/disposal arrangements
- Waste Education Program
- Future waste management options

Questions were raised by Members and responded to by officers.

3. **Closure**

The Mayor closed the Concept Forum at 7.35pm and thanked everyone for their attendance.



NOTES CONCEPT FORUM

- Senior Citizen's Centre Review
- Builders/Developers Compliance Review
**Held in the Collier Park Village Community Centre
Wednesday 6 September 2006 commencing at 5.30pm**

Present:

Mayor J Collins, JP (Chairman until 6.15pm)

B W Hearne	Como Beach Ward
L M Macpherson	Como Beach Ward (from 6.00pm)
L P Ozsdolay	Manning Ward
C A Cala	McDougall Ward
R Wells, JP	McDougall Ward
D S Smith	Mill Point Ward
K R Trent, RFD	Moresby Ward (from 6.30pm)

Officers:

Mr C Frewing	Chief Executive Officer
Mr S Cope	Director Strategic and Regulatory Services
Mr R Bercov	Manager Planning Services (from 6.33pm)
Mr N Kegie	Manager Community, Culture and Recreation (until 6.15pm)
Mr T Pavlos	Community Development Co-ordinator (until 6.15pm)

Guest

Apologies

Cr L M Macpherson	Como Beach Ward - anticipated late arrival
Cr K R Trent, RFD	Moresby Ward - anticipated late arrival
Cr S Doherty	Moresby Ward
Cr R B Maddaford	Mill Point Ward
Cr L J Jamieson	Manning Ward
Cr G W Gleeson	Civic Ward

OPENING

The Mayor opened the Concept Forum at 5.30pm and welcomed everyone in attendance.

1. Senior Citizen's Centre Review

The Manager Community Culture and Recreation provided a presentation. The purpose of the presentation was to provide information on the City's two Senior Citizens Centres in the context of current and future needs for seniors in the community. This follows the decision made by Council in July 2006 to enter into service agreements with the two Seniors Centres.

The presentation outlined the following topics:

What is the City doing in the broader seniors area

- Identifying Needs
- Gathering information and research findings
- Networking
- Hosting a Seniors Network Forum
- Ongoing community consultation
- Support for seniors activities & services
- Continued support for the Seniors Centres

Current Activities and Services at the Seniors Centres

- Meals on Wheels
- Podiatry, Hairdressing
- Lunches and Special events
- Activities and Outings

Issues for consideration

- Lack of clarity regarding relationship
- Associations Vs Centres
- Ageing membership
- Leadership
- Increased reliance on City
- Resistance to change
- Positioning the City for baby boomers

Opportunities

- Service agreements with the associations
- Greater community usage of the centres
- Ongoing engagement with the wider seniors population in the City
- Consider a seniors advisory group
- Development of a Seniors and Older Citizens Strategy for the City

Future Directions

- Continued support for the Senior Citizens Associations
- Greater range of seniors focused activities and programs
- Increased usage of the centres by seniors and older citizens – by members and non members
- Need to review the constitutions of each centre.

The Manager Community, Culture and Recreation advised that since the decision of Council in July he had written to, and met with the presidents of both associations to inform them of the decision and to discuss how the agreements would be developed. It had been decided that the two presidents meet with the Manager Community, Culture and Recreation again once the presidency of the Manning Centre is confirmed. Discussion about the development of the agreements will include how the Board and Membership is to be involved in the process.

Questions and comments were raised by Members and responded to by Mr Kegie.

Members comments included:

- Development of strategic plans for each of the centres would assist them in preparing for the future
- Senior Centre activities should have a broader focus to attract new members
- Less focus on the term 'Seniors' when considering activities and programs while continuing to provide opportunities for older citizens
- A review of the current constitutions of the associations is to be part of the development of the service agreements including the methodology of procuring Board members

- Gain insight into what the City of Canning is doing. (*Discussions after the meeting with Canning's Executive Director Community Services clarified Canning's involvement in aged services. Canning has a population of nearing 88,000 of which approx 12,500 are aged 60 and over). It was indicated the City of Canning Aged Care Services provide a range of services to the frail, aged and people with disabilities/impairments in the community. Has: 3 Day Centres, home and community care services, meals on wheels, numerous other age related activities, accommodation including hostel, 2 retirement villages and shared accommodation options. Of the total staff of 545, approximately 150 staff including casuals and part timers are employed in this area. This is equivalent to 95 FTEs. Plus utilises between 200 to 220 volunteers to support the service).*
- The Meals on Wheels service provided by the South Perth centre was seen as key to the vibrancy of that centre
- The development of a seniors strategy for the City should have a broad scope over the seniors population in the community and not just a focus on the centres

Members received copies of the presentation at the conclusion of the Briefing.

Note: This part of the Concept Forum concluded at 6.15pm

2. **Builders / Developers Compliance Review**

The Chief Executive Officer introduced the subject explaining that tonight's briefing was a follow up to the Concept Forum held on 10 July "Assessment of Planning Approvals" to outline the results of a recent audit of planning assessments.

The Director, Strategic and Regulatory Services explained that advice had recently been obtained from an independent practising private building practitioner regarding the need for Council to verify the compliance of 'as-constructed' buildings with plans approved.

The Director, Strategic and Regulatory Services then gave a PowerPoint presentation covering the following topics:

- Building legislation / compliance framework
- Building inspections - legislative requirements
- WA Local Government current building inspection practice
- Proposed WA Building Act
- Resource implications of change to building inspection practices

Questions were raised by Members and responded to by officer. It was agreed that further information would be provided on the Excelsior Development.

3. **Closure**

The Mayor closed the Concept Forum at 7.40pm and thanked everyone for their attendance.



NOTES

CONCEPT FORUM

- Civic Triangle Presentation
**Held in the Collier Park Village Community Centre
Tuesday 12 September 2006 commencing at 5.30pm**

Present:

Mayor J Collins, JP (Chairman until 6.15pm)

B W Hearne	Como Beach Ward
L M Macpherson	Como Beach Ward (from 6.20pm)
L P Ozsdolay	Manning Ward
R Wells, JP	McDougall Ward
R B Maddaford	Mill Point Ward
D S Smith	Mill Point Ward

Officers:

Mr C Frewing	Chief Executive Officer
Mr S Cope	Director Strategic and Regulatory Services
Mr Glen Flood	Director Infrastructure Services
Mr M Kent	Director Financial and Information Services

Guest

Mr John Syme	Syme Marmion & Co
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Apologies

G W Gleeson	Civic Ward - leave of absence
Cr L J Jamieson	Manning Ward
C A Cala	McDougall Ward
Cr S Doherty	Moresby Ward - leave of absence
Cr K R Trent, RFD	Moresby Ward

OPENING

The Mayor opened the Concept Forum at 5.30pm and welcomed everyone in attendance.

1. Civic Triangle Presentation

The Mayor and the Chief Executive Officer introduced the topic. It was agreed to review the Civic Triangle in September following discussion of the Strategic Financial Plan in the lead up to the adoptions of the 2006/07 Budget.

The Director Strategic and Regulatory Services explained that the City has yet to explore the implications of the Network City Strategy of the City in total, however is currently undertaking community engagement projects (which is funded under the Network City Communities Program) for the proposed South Perth train station.

The Community Engagement Project represents Stage 1 of the preparation of a Precinct Plan for the South Perth train station and Peninsula Area; this stage will generate a Community Vision for the Precinct. The subsequent Stage 2, yet to be funded, will involve the preparation of an urban design Concept Plan for the Precinct.

The present Community Engagement Project has included Stakeholder Consultation, Focus Groups and a Community Forum. A community survey is about to be undertaken with the final report to be completed and submitted to the City by the end of November.

One of the outcomes of this Study is that increased densities was anticipated by the participants.

The Civic Triangle was probably the key focus site within the Precinct review as it was in a prominent location and is central to the railway station and the Mends Street jetty as well as being adjacent to the Mends Street Commercial Precinct.

John Syme, of Syme Marmion presented a PowerPoint presentation covering the following:

- Development context
- Development scenarios
- Workshop 2 outcomes
- Scenario summaries
- MCA results (this is multi criteria analysis)
- Results Analysis
- Key Decisions
- Decision elements
- Workshop 3 - Review and Implementation
- Design Principles for Development

- General Recommendations
These recommendations included a rezoning of the site to R160 to maximise development potential of the site. The rezoning would not affect the 'building bulk'. The proposal included a combination of residential and commercial development.

- Recommended Implementation Strategy
It was generally acknowledged that the disposal options of the City entering into a joint venture or being principal developer was not appropriate. As a consequence, the City would focus on lease and sale options.

The Director Financial and Information Services then presented a summary of the key aspects of the presentation that he had delivered in March 2006 in relation to this site. These included:

- Strategic importance of the site
- Inter-relationship with the Strategic Financial Plan
- Exit Price versus Entry Price
- Previous cash commitment to progressively acquiring the site since 1986
- Potential cash inflows and the impact on the Strategic Financial Plan
- Trade offs and other funding options

2. Closure

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

Community Partnerships



Agreement

This Agreement is made on 2006

The Parties

The parties to this agreement are:

City of South Perth ("the City")
Cnr Sandgate Street and South Terrace
SOUTH PERTH WA 6151

and

MILLENNIUM KIDS INCORPORATED ("Millennium Kids")
Studio 1, Community Education Building
Heathcote
58 Duncraig Road
APPLECROSS WA 6153
WESTERN AUSTRALIA

Community Partnerships

Background

City of South Perth

Through its Strategic Plan, Connected Community Plan, Sustainability Strategy and Funding Assistance Program, the City of South Perth articulates a commitment to developing partnerships with organisations for the benefit of the City of South Perth community.

Community Partnerships is the most significant category of the City's Funding Assistance program enabling the City to enter into partnerships with identified organisations that provide major benefits to the City of South Perth Community.

Community Partnership Agreements can provide for funding of initiatives by external organisation to assist in meeting the City's objectives as well consolidating existing partnering arrangements. These agreements can also outline initiatives aimed at increasing community networking, information sharing and capacity building for the City, external organisations and the City of South Perth community.

Millennium Kids Incorporated

Millennium Kids has collaborated with the City of South Perth since inception in 1999. The Millennium Kids precursor, the Kids Helping Kids Environmental Conference launch in 1996, was a direct result of the collaboration between the City of South Perth and South Perth Primary School, where a partnership was formed to support young people and their environmental endeavours through practical action projects. This partnership saw the beginning of a youth organisation that empowered young people to be aware and active in their environment. The program has worked with and supported schools and young people in the City of South Perth with City of South Perth support since that time representing the voice of young people locally, regionally and internationally.

Eight of the fifteen current Youth Board representatives are from the City of South Perth.

Joint Objectives

This partnership agreement articulates ways in which the City of South Perth and South Millennium Kids Inc will work together to provide the following benefits for the community:

1. Sustainability education and projects in COSP schools
2. Travelsmart education and projects in COSP schools
3. Continued development of links with the City's Youth Advisory Council
4. Development of sustainability initiatives in the City of South Perth community

The Operative Part

1. Commencement

This agreement commences on2006

2. Funding

The City will provide Millennium Kids Inc with \$16,500 (inclusive of GST) as a part of this partnership agreement. The Funding is provided to assist Millennium Kids Inc to implement programs detailed in Clause 4.1 (\$11,000) and 4.2 (\$5,500).

Funding under this agreement is subject to the City receiving Millennium Kids most recent audited financial statements, current certificate of incorporation and details of current office holders and board members.

3. GST

The City will not provide funding until it receives written evidence of Millennium Kids Inc's Australian Business Number (ABN) and fully compliant Tax Invoices as per GST legislation.

4. Programs

4.1 Millennium Kids Inc agrees to deliver the 'Exploring the Waterways' program in at least 8 schools in the City of South Perth and produce a report on the involvement by each school. 'Exploring the waterways' comprises

- A performance of the play 'The Swash Line - A South Perth Wongi'
- Discussions stimulated by the play on all the issues concerning local waterways, including current and past use, sustainability, water quality, natural habitats, indigenous use, etc.
- Schools to choose a waterways site to adopt if they have not already done so.
- Classes to research the history of the local waterways with MK and produce ideas on future practical actions which should be undertaken by the community and the City.
- Develop and implement initiatives such as spring plantings

4.2 Millennium Kids Inc agrees to deliver the Millennium Kids Sustainability RoadShow promoting TravelSmart to 10 primary schools in the City of South Perth. The Millennium Kids Sustainability RoadShow will be co-ordinated by South Perth kids for South Perth kids.

4.3 Millennium Kids Inc agrees to collaborate with the City to ensure that the City's Youth Advisory Council (YAC) can be well informed about sustainability issues on a global and local level. This collaboration will involve initiatives such as;

- Representation by the YAC at Millennium Kids meetings
- Representation by Millennium Kids at YAC meetings
- Representation by both bodies on working parties to develop collaborative projects

4.4 Millennium Kids Inc agrees to develop initiatives with the City that promote the City's sustainability and environmental objectives including but not limited to Clean up Australia Day, Fiesta, Tree Plantings and Shoreline Revegetation,

5. Promotion

5.1 The parties will promote the Community Partnership in any appropriate communication and public relation opportunities.

6. Indemnity

6.1 Millennium Kids Inc agrees to indemnify the City for loss or damage to any person or property arising from the City's obligations under this Agreement.

6.2 This indemnity includes, but is not limited to, loss or damage:

6.2.1 arising from claims and actions; and

6.2.2 resulting in the payment of damages and costs.

6.3 This indemnity includes, but is not limited to, loss or damage in connection with:

6.3.1 loss of life;

6.3.2 personal injury; and

6.3.3 loss or damage to property.

7. Termination

7.1 The Parties agree that this Agreement will terminate if both Parties agree in writing to terminate this Agreement.

7.2 The Parties agree that this Agreement will terminate if Millennium Kids Inc dissolves or goes into administration.

7.3 The Parties agree that this Agreement will terminate if the City gives Millennium Kids Inc two weeks notice in writing after Millennium Kids Inc has breached a clause of the Agreement and continues to breach that clause of the Agreement after the City has given Millennium Kids Inc a notice in writing to remedy the breach within 30 days.

7.4 If this Agreement is terminated then the parties agree that Millennium Kids Inc will return to the City all of the Funding that Millennium Kids Inc has not been applied or committed to its Programs.

7.5 The Parties agree that this Agreement will terminate upon the passing of 30 June 2007.

8. Accounting

8.1 Millennium Kids Inc agrees to maintain proper books of accounts and financial statements relating to programs funded under this agreement.

8.2 Millennium Kids Inc agrees to allow the City to view its books of accounts and financial statements related to programs identified in Clause 8.1 upon request.

8.3 If requested by the City, Millennium Kids Inc agrees to engage an independent auditor to audit the Millennium Kids Inc books of accounts and financial statements in relation to the Funding.

8.4 Millennium Kids Inc agrees to allow the City to view the audit statements identified in Clause 8.3 upon request.

8.5 Millennium Kids Inc agrees to provide the City with an Acquittal Report detailing how the funds were acquitted by December 2007.

9. Notices

9.1 Each party shall give all notices in writing to the other party at the address each party nominates for this purpose.

10. Interpretation

10.1 In this Agreement:

10.1.1 words expressed in the plural shall also include the singular and words expressed in the singular shall also include the plural; and

10.2 In this Agreement the following definitions shall apply:

10.2.1 "Agreement" means this Deed of Agreement for the purpose of Funding.

10.2.2 "Funding" means the amount of \$16,500 (inclusive of GST) that the City provides to Millennium Kids Inc.

10.2.3 "GST" has the same meaning as it has in section 195-1 of the *A New Tax System (Goods and Services Tax) Act 1999*; and

10.2.4 "Programs" means all community programs that Millennium Kids Inc provides in order to meet the objectives of this partnership agreement.

Execution and date

Executed as an agreement on 2006.

The common seal of)
The City of South Perth)
was affixed here in the presence of:)

Common Seal

Signature of CEO

Name of CEO

The common seal of)
Millennium Kids Inc Inc.)
was affixed here in the presence of:)

Common Seal

Signature of authorised person 1

Name of authorised person 1

Position of authorised person 1

Signature of authorised person 2

Name of authorised person 2

Position of authorised person 2

City of South Perth Development Approval Application Wesley College – Joseph Green Centre Redevelopment

1.0 Description of Development

The Joseph Green Centre is located in the centre of the Wesley College Campus, it was designed by Forbes & Fitzhardinge Architects in 1968 and constructed over three stages:

- 1972 – Auditorium
- 1975 – Metalwork and Woodwork Workshops / Art Studio / Music
- 1977 – Boarding Kitchen and Dining

The structural engineers were Bruechle Gilchrist & Evans. The building comprises a concrete framed structure with some load bearing masonry construction. The external brickwork façade has significant erosion problems which require corrective action in the form of re-grouting and protective render / paint coating system. The structural condition of the building is sound and represents a significant physical opportunity for redevelopment.

A Campus Masterplan Study undertaken in 2004, identified a series of precincts within the Campus which related built form and aesthetic treatment. The Masterplan has been presented to Council and the DAC previously. The College's intention is to maintain an ongoing programme of building upgrade and new development which reinforces the Wesley College "feel" and contributes to its sense of place. Several buildings on Campus have been identified as being non-conforming in terms of their image, materials and aesthetic contribution to the overall Wesley College Campus image. (The recently completed Wesley Boarding House Redevelopment is an example of the College's intention to upgrade and extend existing buildings with aesthetic treatment that relates to an identifiable Wesley College character).

The existing Joseph Green Centre requires significant external modification in order to create an image and scale more sympathetic to the Wesley College character. The proposal seeks to increase the degree of transparency and visible activity. Its external façade requires maintenance action and it is proposed to render and paint in a matching brickwork colour.

The building lacks sufficient vertical circulation and a new stair tower is proposed for the west elevation linking the Middle School Quad level with the upper Gallery level via a glazed bridge which provides a lobby at each level. The stair tower is an elegant steel framed and glazed element with a polished aluminium crucifix integrated into the structure – it is the intention of the College for the tower to be a spiritual symbol for the centre of the Campus.

Adjacent to the proposed stair tower an informal amphitheatre is anticipated in the near future for the current rose garden embankment (with the rose garden relocated to the upper embankment). The amphitheatre would provide an assembly area, event venue and general social space. It is part of an ongoing upgrade of the grounds being developed by the College's Landscape Architects, Tract WA.

The existing day boy food services is a canteen located at the breezeway on the mid-level. The canteen is limited in its capacity and does not meet contemporary expectations of the College. The proposal is to create a new café style venue at the Swan Street end of the Joseph Green Centre. The existing laundry (and former transformer room) are to be demolished. The new extension will create indoor and outdoor dining opportunity which promotes both healthy eating and positive socialisation opportunity. A canteen servery will also service covered outdoor area. The concept creates the image of a street café with a relationship with the Swan Street footpath whilst also addressing the green space of the Middle School Quad. Canvas awnings and market umbrellas complete the image. The building fabric is brickwork with banding and white tendered corbel features.

The café is serviced by the existing Boarding Kitchen, which will be expanded in terms of storage and equipment capacity. The existing Boarders Dining Room will be maintained and upgraded.

The College have a current application for a Building Licence before Council to extend an existing storage building to create the new campus laundry facility.

A large passenger lift will be incorporated into the former stair well location on the west side of the building providing disability access to all levels of the Joseph Green Centre and gaining access to the first level colonnade walkway which links the 'original' school buildings. Currently, there is no disabled provision between all of these levels.

The intermediate or mid-level of the Joseph Green Centre incorporates a new extension (over the Café) shown on drawings grids 1 to 5. The new works incorporates two flexible learning studios which primarily support music and new egress stair.

The existing building incorporates the former woodwork, metalwork and art studios at the intermediate level – these facilities have been wholly replaced with the new Design and Technology / Art Centre built adjacent to the east. The vacated studios are to be remodelled to provide specialist facilities for:

- Media Studies
- Music (individual and small group practice)
- Rehearsal (Music / Drama)
- Music Instrumental Storage.

The existing breezeway will be upgraded with slip resistant tiles (as per the D&T / Art Link). The former electronics, workshop, staff area and canteen are remodelled to create collegiate space for both Science and Performing Arts faculties. (The existing Science Centre is insufficient for the current range of programmes and relocation of the Science faculty facilitates future opportunities in the Science Centre). The new works also provides for additional provision of both student and staff toilets.

The next level up is the Auditorium Level which incorporates a new extension, shown on drawings from grids 1 to 8. The new extension is partly constructed over the existing building (from grids 5 to 8). The new addition incorporates the 'Knowledge Centre' (which is an annexe to the Campus Library with a focus on provision of study and research opportunity for senior students) and the Wyvern Centre (which is currently located on the northern side of Swan Street and provides a focus for specialist curriculum programmes for students who are either in advance or behind in their learning).

The existing Auditorium and stage at the intermediate level are proposed to be modified to provide a more effective teaching and learning facility primarily for the Performing Arts faculty. It is also the College's intention to maintain the venue for assembly and performance. The proposed is to remove the raised stage and modify the proscenium arch to incorporate an acoustic operable wall system which creates a new drama studio theatre. The Auditorium will incorporate retractable seating units to optimise efficient set up for large group opportunities. The existing entry area is modified to create a larger enclosed gallery / lobby space using the existing roof and structure to support glazed and framed enclosure. Existing toilets are maintained and upgraded with a new accessible toilet and servery created. An existing disabled ramp services this level.

The upper level – Gallery level, connects with the existing cloister or colonnade walkway which links to the Campus Library and beyond to Kefford and Ward Buildings. The existing 'Gallery' to the Auditorium will be modified to allow for an operable wall system to segment the gallery from the Auditorium creating a lecture theatre opportunity – egress paths are to be maintained. The new extension to the Gallery level is shown from grids 1 to 8. The new works incorporates a new Staff Room Facility and a new Boardroom. The College wish to provide their staff with a quality staff lounge, dining and social environment. The satellite kitchen is linked to the Boarder's dining area below with a new dumb waiter. Additional staff toilet provisions are also provided at this level. The facility will be used day to day by staff for relaxation, individual work, group meetings and as a professional development venue. From time to time the College will also use the space for hospitality, parent functions, etc. The large terrace provides both an external space to enjoy the city / river views and also allows for the Gallery level to setback from Swan Street and the Middle School Quad.

The building will incorporate air-conditioning and the location of the plant and equipment will be on the east side of the building (between grids 6 to 8) and will incorporate appropriate screening from ground level view.

The existing Joseph Green Centre requires upgrades to meet BCA and code requirements – the redevelopment will bring all aspects of the building up to current standards.

2.0 Landscape

The redevelopment of the Joseph Green Centre as proposed integrates with the existing landscape of the surrounding area. The Middle School Quad remains an open lawn area. The character of Swan Street remains the same with the exception of removal of an existing concrete planter and frangipani which area adjacent to the pedestrian crossing and create a potential risk by reducing a driver's view of pedestrians.

The proposal for the Amphitheatre **does not** form part of this application and will be separately submitted by the Landscape Architect in the near future. The concept has been included for information on the College's future intentions a this time.

3.0 Traffic and Carparking

As a result of recommendations arising from the Campus Masterplan document the College has proceeded to appoint a Traffic Consultant. The College will make available to the City of South Perth the reports and recommendations on general traffic and carparking management for the campus should Council consider it necessary to review as part of its assessment of this Application.

The Joseph Green Centre Redevelopment provides an enhancement of specialist teaching and learning facility for the College. The redevelopment **will not** result in the increase in overall student enrolments or staff numbers.

There is no provision of general learning classrooms in the proposal.

Therefore, the proposal **does not** incorporate any additional carparking provision for the campus.

4.0 BCA – Green Star Rating

The Applicant will provide a separate report on the building's Green Star Rating as supplementary information.

5.0 Building Heights

The relative levels (as surveyed) for the Joseph Green Centre Redevelopment are as follows:

o Existing Footpath (Swan St.) :	RL 7.60
o Boarding Kitchen / Dining :	RL 8.38
o Mid-level / Intermediate :	RL 12.19
o Auditorium Level :	RL 16.00
o Gallery Level :	RL 19.43
o Bio Box Level :	RL 22.52

The height of the uppermost parapet wall above the Auditorium (grids 9 to 16) is RL 25.73.

The highest ground level which relates to the southern end of the building is RL 15.00. Therefore, the overall height of the building from the highest ground level is 10.73 metres.

The proposed redevelopment involves a majority of internal refurbishment and recycling of the existing building with new extensions at the northern end (Swan Street frontage).

The building height will be assessed against Section "6.2 Building Height Limits" – paragraph 1(d) as added to the City of South Perth Scheme Text by Amendment No. 6.

The following table provides responses to the requirements of Section 6.2(1) (d):

6.2 Building Height Limits

(1)(d) Notwithstanding the provisions of paragraph (a) and in addition to the extent of variation permitted under paragraphs (b)

and (c) and clause 6.1, in the case of an existing building which exceeds the prescribed Building Height Limit, the Council may approve additions to that building above the prescribed Building height Limit, provided that:

- (i) subject to clauses 6.11(8) and 7.8, the additions will not extend the plot ratio area of the building beyond the prescribed maximum;
- (ii) walls of the additions will not extend to a greater height than the highest wall of the existing building;
- (iii) in the Council's opinion, the additions will contribute positively to the visual enhancement of the building, the scale and character of the streetscape, the preservation or improvement of the amenity of the area, and the objectives for the precinct;
- (iv) in the Council's opinion, there will not be a significant adverse impact upon adjoining neighbouring properties; and

Applicant Response

- (i) The new additions to the Joseph Green Centre will not take the plot ratio area of the Campus beyond the prescribed maximum.
- (ii) The walls of the additions (including screening to rooftop A/C plant and equipment) will not extend to a greater height the highest wall of the existing building. (The height of the highest parapet wall is RL 25.73m).
- (iii) The additions contribute positively to the visual enhancement of the building, the scale and character of the streetscape, the preservation or improvement of the amenity of the area, and the objectives of the precinct by:
 - o Reducing the overall bulk and mass of the building with articulation, transparency, introduction of lightweight panel cladding and solar louvers.
 - o Introducing the street café concept which provides activity and a social hub for the Campus.
 - o Use of architectural image, colour, detailing and form which expresses a sense of place and relates to the adjacent Middle School, D&T / Art Centre and the redeveloped Boarding House. It is an architectural solution which contributes to the maintenance and evolution of a Wesley College character.
 - o Relating to Swan Street with a well proportioned three storey building (with the upper Gallery level set back) and provision of an active street edge. The existing footpath is maintained and daily use by surrounding residents as a walking route is encouraged.
 - o The building demonstrating school activities and a positive learning community within the wider Precinct.
- (iv) The Joseph Green Centre is located at the epicentre of the Wesley College Campus. The proposed extensions will not overlook any of the adjoining neighbouring properties.
The College invites Council to visit the existing building and examine the current views from which the views from the

proposed new additions can be anticipated.

The activities proposed within the new additions will have no impact upon adjoining neighbouring properties.

Note: There are only two adjoining neighbouring properties on the northern end of the Campus (front Leane Street and Mill Point Road).

- (v) advertising of the proposed additions has been undertaken in accordance with the provisions of clause 7.3.

The College will provide additional information materials to Council to facilitate the advertising of the proposal in order to ensure that residents are fully informed of the nature of the application.

LP/302
P2379/20284
L Watson / (08) 9220 4118
lwatson@hc.wa.gov.au

September 8, 2006

Chief Executive Officer
City of South Perth
Civic Centre
□Cnr Sandgate Street & South Terrace
SOUTH PERTH 6151
Attention: Mrs Gina Fraser

Dear Gina

WESLEY COLLEGE, CHAPEL & MEMORIAL ROSE GARDEN, SOUTH PERTH
Preliminary Concept: Joseph Green Centre Refurbishment

Thank you for your letter received on Monday, 21 August 2006 and the information provided regarding *Wesley College, Chapel and Memorial Rose Garden, South Perth* and *Aquinas College and Chapel, Salter Point*.

We appreciate being advised of the current application for planning approval for the refurbishment of the Joseph Green Centre at Wesley College.

Our preliminary research indicates that the Joseph Green Centre was constructed in 1973-1974 to commemorate the school's Golden Jubilee year. A dining hall, kitchen and series of manual arts rooms were added to the undercroft of the building in 1978.

The building is one of the largest on site and originally functioned as the school hall. Many assemblies, concerts and events have been held in the building. The Reverend Joseph Green, after whom the building was named, had a long association with the College before his death in 1974. The manual arts extension was named after George Ferguson, a former scholar and manual arts teacher.

The existing Joseph Green Centre is located away from the chapel and memorial rose garden and what we understand to be some of the earliest buildings on the site (the JF Ward Building, the former Headmaster's House, the RE Kefford Wing and the Hamer Building). We note that the new performing arts centre will occupy approximately the same footprint and be of a similar overall scale as the existing building, with some increase in massing towards Swan Street. Although your letter refers to the demolition of the building, it appears from the information provided that parts of the existing building will be retained and refurbished.

Whilst the Heritage Council has not undertaken a heritage assessment of *Wesley College, Chapel and Memorial Rose Garden* at this stage, given the date of construction of the existing Joseph Green Centre, it seems unlikely that the proposal to demolish or partly demolish the building to create the proposed new performing arts centre will generate any heritage issues. The continued use of the building and/or site for performance-based activities is supported.

Given the above, I confirm that we do not require the application to be formally referred to the Heritage Council, however we would appreciate a copy of your Council's determination for our records.

Attachment 9.3.1 (c)

We are aware that Wesley College intends to continue its refurbishment campaign, with Stage 2 comprising the upgrade of the landmark 1961 Old Boys' Memorial Chapel and the internal refurbishment of the c.1925 Kefford Wing and c.1940 Hamer Building. As *Wesley College, Chapel and Memorial Rose Garden* is part of the Heritage Council's 2006/07 Assessment and Registration Program, modifications to these buildings would be of interest to the Heritage Council and we would appreciate any future applications for these buildings being referred to the Heritage Council for advice prior to your Council's determination.

Should you have any queries regarding this advice please contact Ms Lara Watson at lwatson@hc.wa.gov.au or on 9220 4118.

Yours sincerely

Ian Baxter
DIRECTOR

